

Lincoln Board of Selectmen - Meeting Minutes
February 09, 2009 - 5:00 pm

Present: Chairman Peter Moore, Selectman Deanna Huot, Selectman Patricia McTeague,
Town Manager Peter Joseph, and Administrative Assistant Susan Chenard
Audience Members: Charlie Cook, Joe Chenard, Pat Romprey

Chairman Moore called the meeting to order at 5:10pm.

Routine Business

- **Approval of the Public Meeting Minutes of January 26, 2009** - A **motion** was made by Selectman Huot, seconded by Chairman Moore, to approve the public meeting minutes of January 26, 2009, as amended. Selectman McTeague abstained as she was not present at that meeting. The vote was unanimous.
- **Approval of the Public Meeting Minutes of February 2, 2009** - A **motion** was made by Selectman Huot, seconded by Selectman McTeague, to approve the public meeting minutes of February 2, 2009, as amended. The vote was unanimous.
- **Review of 2009 Town Meeting Warrant** – The Board reviewed changes to the proposed 2009 Town Meeting Warrant, as recommended by our contact at the DRA (Department of Revenue Administration). This involved removing the recommendations of support by the Budget Committee or Selectmen on some articles, as only special warrant articles are allowed to carry these recommendations, and the relocation of notes explaining some articles' purposes. The petitioned article is not legally worded as written, so the moderator will need to explain that it must be printed as petitioned, but that it will need to be amended on the floor to insert the language "raise and appropriate". There is a possibility that DRA may disallow it even if approved. The Board discussed some other fine-tuning of language for discontinued funds and any re-appropriations there from, as suggested by DRA. We will check the number of remaining years for the Dubois article.

After speaking with DRA, Finance Director Helen Jones thought of an article for Food Pantry donations. The Town Manager and she worked on language which has been sent to DRA for approval. The idea would be to be able to expend gifts (donations) and not keep any principal in a newly established Food Pantry Expendable Trust Fund. There was some discussion regarding how to handle everyday expenses out of a trust account. Potentially, the funds could be expended from the general fund, and then Trustee of Trust Funds Cook could reimburse from the capital reserve fund on a quarterly basis. Deposits could be handled by collecting these in the safe and depositing on a monthly basis. Teniel Rineer, who runs the food pantry at the community center, will need to purchase supplies and groceries on account, if possible.

A **motion** was made by Selectman McTeague, seconded by Selectman Huot, to approve the warrant articles presented as a unit today, with the condition of the correct number of remaining years on the Dubois article. The vote was unanimous.

- **Discussion of multi-year lease of "old salt shed" to White Mountain Snowmobile Club** – Town Manager Joseph distributed a memo describing the assessed value of the parcel where the old salt shed is located, and that the taxes

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on this property would work out to \$1012 this year based on valuation and the tax rate. He had told Chris Goodbout, president of the snowmobile club, that it would be this type of calculation, and will meet with Mr. Goodbout soon to work out the details. The Town Manager would then bring the proposed lease back to the Board for approval. Joe Chenard commented that it was one of the oldest buildings in town, being the barn of the original Hanson Farm.

- **Future Plans for Lincoln Green** – Chairman Moore explained the current situation, where the owners had not been able to commit to maintaining the facility as senior and disabled housing. He said that he would rather not gamble based on what is best for the current owners, and expressed his concerns that the owners may want to convert the affordable housing to condominiums in 2012. Joe Chenard and Pat Romprey said the property doesn't have enough land to be able to perform such a conversion, based on current zoning density requirements. Chairman Moore felt we should proceed as if we were looking to replace that Lincoln Green facility, and that we should talk to AHEAD, who has been successful at creating affordable housing in the Littleton area. Selectman McTeague noted that she and Kathy Cook should be in that meeting. Three years is not much time. Joe Chenard mentioned some 2000 acres of state-owned "surplus land" off Hanson Farm Road, on the other side of Hanson Brook by Nancy Dowland's property. He felt it had natural drainage, level land, access to water, etc. and would be ideal for a joint venture. There was a discussion that elderly and disabled housing, and affordable or workplace housing, are two separate issues. Chairman Moore felt our first priority was to save or replace Lincoln Green, but we could also look at the other. He also differentiated "workforce housing" from subsidized housing, noting that we would secondarily be looking at housing for those that live here and are working but cannot afford \$400,000-500,000 homes. We should work with AHEAD or a similar entity and have the Town be a conduit, but not necessarily the financial backing for such a project.

➤ **Town manager's weekly report**

1. We received about 15 responses to our road engineering RFP. The Town Manager and Public Works Director Bill Willey are working on a pros and cons list. They have narrowed the list to four out of the five lowest bids, with the fifth not being experienced in this type of project. Town Manager Joseph would like to release the ten most expensive bidders at this point, leaving strong contenders of Horizons Engineering, KV Partners, TF Moran and Holden still in the running. Chairman Moore said that if the Town Manager and Public Works Director were in agreement, the others could be released. Selectmen McTeague and Huot agreed. The Town Manager plans to have a recommendation by the next meeting.
2. Next Monday is the President's Day holiday and no meeting is scheduled. However, the Board would need to meet before February 23rd if there is a need to add the food pantry article to the warrant. Peter Joseph and Helen Jones would work to get an answer on this article, and then schedule a brief Board meeting to discuss the article. Deanna Huot suggested a short morning meeting during the week.

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3. The Town Manager was planning on scheduling a hearing on a Union Grievance for the next Selectman's meeting on 02/23/09. He would provide the Board with more information prior to this date.

Other Business

Administrative Assistant Chenard presented a veteran's tax credit application for Mr. Magill. Credentials were verified and the credit approved. Ms. Chenard also asked the Town Manager and Selectmen for their reports for the annual report, and Chairman Moore said they would be working on that later this evening.

Chairman Moore was happy to see the A-frame signs disappearing from Main Street and being located no further than 25 feet from their business' door. However, merchandise signs like the kayak still hanging from that tree, need to be corrected next. The town Manager will start that process.

Chairman Moore asked if we had heard from the Donahue's regarding the business park lots. Town Manager Joseph reported that we had not heard from them, so Chairman Moore suggested he write a letter saying that town meeting may have it brought up. Chairman Moore also asked about progress with the NCCA purchase of Map 16, Lot 312. Town Manager Joseph saw Rick Kelley just the other day and was told that it was going to our attorney this week.

Selectman Huot will accompany Selectman McTeague to the Contract negotiations class on February 12th in Concord.

Non-Public Session

At 6:30 pm, the audience left, and a **motion** was made by Selectman Huot, seconded by Chairman Moore, to enter into **non-public session** per RSA 91-A:3 II(d). The vote was unanimous. The Board discussed the offer for purchase of the lot adjacent to the Common Man Restaurant by Alex Ray. The Board decided to refuse the offer as they would not like to sell the property at a loss and get less tax money than currently received in rent. At 6:38 pm, a **motion** was made by Selectman Huot, seconded by Selectman McTeague, to reconvene the public session. The decision was unanimous.

At 6:39 pm, the meeting was adjourned.

Date: _____

Approved by:

Chairman Peter Moore

Selectman Deanna Huot

Selectman Patricia McTeague