

**Town of Woodstock  
Selectmen's Meeting  
Tuesday, July 9, 2019**

**Woodstock Selectmen:** Joel Bourassa, Scott Rice

**Lincoln Selectmen:** OJ Robinson, Jayne Ludwig

**Staff:** Judy Welch, Butch Burbank, Nate Hadaway, Tara Tower, Jim Conn, Mike Welch

**Public:** Mike Donahue, Patrick Griffin, Bill Waterhouse, Bob Stahler, Donna Wyre, Charyl Reardon, Paul Beaudin, Jerry Stringham, John Durocher, Kristen Durocher, Peter Thompson, Larry Berg, Mike Clatlin, Kurt O'Connell, Steve LaFrance, George Bureau, Brenda Vance, John MacKay

Joel called the meeting to order at 5:30 p.m. Joel noted that the first half of the meeting would be the Joint Meeting and welcomed the Town of Lincoln. He pointed out that a recording device would be used for the Joint Meeting and that limited public participation would be allowed.

**Joint Board Meeting:**

**Transfer Station Roof Repair/Replacement:**

The Boards reviewed two proposals provided by the Lincoln Town Manager, Butch Burbank, for the repair of the Transfer Station roof: Blue Lodge Spray Foam LLC proposal for \$33,910, and Riess Construction resubmitted their proposal for \$27,700.

Butch informed the Boards that Blue Lodge Spray Foam LLC brought in a sample of the product for him to look at. Butch explained that this is a fairly new roofing system that would apply polyurethane foam and silicone spray over the whole existing roof. He said it has a 20-year warranty but he is not convinced that this is the right approach for the facility and has concerns about its life expectancy. Butch feels the long-term proper way to fix the roof is to put a steel roof back on and recommended accepting Riess Construction proposal.

OJ pointed out that Riess' scope of work would leave half of the main building with the old roof on it and questioned its condition. Butch and Jim Conn stated that the other half was fine and didn't need to be replaced.

After a lengthy discussion about the scope of work detailed in each proposal and the difference in pricing, Scott motioned to accept Riess Construction proposal. Jayne seconded the motion and the vote was affirmative.

**Transfer Station Roof Repair/Scale:**

Lincoln's Public Works Director, Nate Hadaway provided the Boards with two quotes for a 30-ton scale at the Transfer Station: Northeast Scale quote is for \$70,000 and Fairbanks is for \$81,177.00.

Butch would still like to recommend the 50-ton scale. The price difference between a 30-ton and a 50-ton scale is minimum; \$1200.00 - \$1500.00 range. Butch informed the Boards that the whole industry is moving toward 50-ton scales and explained that a 50-ton scale would handle anything that the Towns would need in the future. Butch said the return on investment on this scale will happen in just a few years. He noted that the trucking costs are not going to change and trucking our waste is only going to escalate because the waste has to go somewhere. Butch explained that it's important to weigh what's coming in but equally or more important that we weigh every pound that is going out. He thinks it's very important that our contracted trucking service has to go on that scale so we have a certified record of what is leaving our facility. Butch noted that we are already \$12,000 in the hole from what we have taken in versus what we have sent out.

Nate noted the only difference between the two scales was the number of load sensors. The Northeast Scale has a 6-loaded sensor and the Fairbanks has a single load sensor. Nate recommends the Fairbanks single load sensor because it has a better warranty, has fewer mechanical issues, and is less expensive to repair.

After a lengthy discussion, Scott motioned to purchase a 50-ton Fairbanks scale. OJ seconded the motion and the vote was affirmative.

**Transfer Station Recycling Facility Regulations:**

Discussion was held pertaining to the Transfer Station Recycling Facility Regulations and Fees. These regulations and fees have not been reviewed or updated in 9 years. Both Boards agreed that the entire document needs to be looked at. Joel, Jayne, Nate, and Jim will work together to update the regulations and to establish a proposed fee schedule to present to the Joint Boards for approval.

**Intergovernmental Agreement/Transfer Station:**

Discussion was held pertaining to the Intergovernmental Agreement. Joel stated that the last time this document was looked at was in October of 2013. He explained this agreement was an auto renew agreement that renewed again for another five years in January of 2019. Joel is concerned about the auto renew portion of this agreement. He feels the substance in this agreement is already outdated and needs to be looked at prior to 2024. Joel and Jayne will work together to review and update the Intergovernmental Agreement to present to the Joint Boards for approval.

**Joint Department Quarterly Updates:**

**Community Center/Tara Tower:**

Recreation Director, Tara Tower reported that the Community Center will be closed the week of August 19<sup>th</sup>. The flooring is being redone in the childcare section therefore all their equipment will be moved to the multipurpose room. Tara informed the Boards that the roof damage was patched during the last storm. The company came back and sealed around all the vents and where the roofs come together. She said Andy, from the Public Works Department, repaired the drywall that was damaged from the leaks and repainted. She also said the staff has been working to clean out the garage and she has been working with the Rotary to turn that into usable storage. A new power pole has been installed at the end of the street so she is looking into removing the pole in the middle of the parking lot and moving power to the new pole.

**Recreation/Tara Tower:**

Recreation Director, Tara Tower said the two big things they have been working on in the Recreation Department is LED lighting for slope side lighting at the Kane and the Community Fest.

**Nate Hadaway/Transfer Station:**

Public Works Director, Nate Hadaway would like to start making the transition to accepting no cash at the Transfer Station. Nate would like to purchase a card reader and only accept credit/debit cards and checks. The Board will incorporate this when updating the regulations for the facility.

**The next Joint Select Board Meeting will be held in Lincoln on Monday, November 18<sup>th</sup> at 5:30 p.m.**

OJ motioned to adjourn the Joint Selectmen's Meeting at 6:22 p.m. Scott seconded the motion and the vote was affirmative.

Joel called the Woodstock Selectmen's Meeting to order at 6:23 p.m.

**Public Participation:**

Mike Donahue asked the Board to consider adding handicap parking spaces on Main Street when they begin painting the lines. The Board asked Mike Welch to contact NHDOT to check on regulations.

**Kurt O'Connell/John Durocher/WMMP Racetrack:**

Kurt O'Connell and John Durocher asked the Board to consider some type of regulations for the racetrack. Kurt said that something needs to be done about the noise coming from the campground and the number of people down there. He said he has been woken up at 2am and 4am from the noise of the partying there. John Durocher asked the Board to look into decibel control. He said the noise coming from the racecars is absolutely deafening. He said it's like an amphitheater in the valley with mountains on both sides. He can't even have a conversation on his deck.

The Board will look into hiring a professional to do a decibel level testing. They will try to set up a meeting with the new owner to address the start time of the races, decibel control, the noise coming from the campground, and police patrol. In the meantime, the Board encouraged them to call the police department when there is an issue.

**George Bureau/Brenda Vance/Paradise Road Waterline:**

George approached the Board concerning the waterline on Paradise Road. He questioned the status of hooking the Paradise Road waterline together to loop the system. He brought the Board a sample of the dirty water they have been experiencing and said this has been going on for many years. The Board informed George that Mike has been working with Pennichuck and the engineer. The lines have been marked and they plan to loop the system this summer.

George informed the Board that he has a french drain at the end of his driveway that Bill Mellett put in many years ago to help curb all the water from going onto his property. George said the dirt is washing out around the drain and under the road. He is concerned that the ground may give way and someone will go through it. The Board asked Mike to take a look at it.

**Larry Berg/Mike Clatlin/AHEAD/Peeling Development/Pump Station:**

Larry Berg is the Director of Development for AHEAD and Mike Clatlin is the Executive Director. AHEAD has purchased the property across from Maple Haven Campground and plan to build a 64-unit affordable housing development over the course of a couple of years. Larry wanted to provide the Board with an update on the proposed Peeling Development Project. Larry informed the Board they have started working with Steve LaFrance, from Horizons Engineers, on predevelopment work which includes surveying, wetland mapping, permit requirements, a capacity analysis for the Route 112 pump station, and an application and plans to connect to our sewer system.

Larry hopes to have a low-income tax credit application submitted in 2020.

Larry explained that AHEAD would like to involve the community in the development. Mike Clatlin said they would really like Woodstock residents involved when planning this project because they have found in the past that it builds a better community. Mike wondered if the Select Board had any thoughts or ideas on how to go about that. Mike said they have been trying to doing something in this area for 10 years so they know there is a lot of interest. The Board suggested a public hearing.

Joel asked them to define affordable housing. Larry referred to a NH Statute that defines that as rents being no more than 30% of a family's income.

John Mackay questioned how taxes worked on low-income housing. Mike Clatlin explained that they do pay property taxes usually through a PILT. If a PILT is not worked out with the Town there is an RSA that dictates the amount. It usually works out to 80% of the value.

Steve LaFrance, from Horizons Engineering spoke to the capacity analysis that he complied on behalf of AHEAD. Steve looked at the make and model of the pumps along with the run time hours and reviewed the "as built" plans in the flat file to figure out the number of connections. Steve went through an analysis and determined that an average of 22,000 gallons a day currently flows through the station. Steve estimates the pump station to be running about 36% capacity. Steve calculated what he thought the AHEAD project would produce based on the number of units and came up with an additional 14,400 gallons per day. Steve explained that if he added this flow to the already

existing flow the pump station would only be running at about 60% capacity. Steve said based off this data he feels there is adequate space for AHEAD to connect to the pump station. Steve did mention that while he was working on this analysis, he was contacted by Jeff Goodrich, from Pathway Engineering, and a consultant for Ice Castle because they are proposing a connection to the sewer system as well. Steve said the analysis he prepared was shared with them but wanted to be clear that his analysis was done on behalf of AHEAD and does not include any flows for their development. He said they would have to determine what their flow rate will be and what their peak will be in order to determine whether they can fit in as well. Steve noted that they have a narrow window when they are really busy so their peak is really what's going to be very important. He said those pumps are capable of 250 gallons a minute and that's all they can do. If you overload them you will overload the pump station.

Mike Donahue questioned whether any analysis was done on the treatment plant or the distribution lines to the treatment plant. Steve said they had not done an official analysis but have had conversations with the treatment plant's operator and know the plant is operating at about 60% capacity. Steve doesn't think 15,000 gallons a day will have a significant impact on the plant.

Bill Waterhouse had some questions in reference to low-income housing versus affordable housing. Mike explained that they referred to this as affordable housing but it is really considered workforce housing. Mike said the reality of it is that you need to have a job to be able to live in our environment and you have to be able to pay your rent. Mike said what they are thinking about doing is perhaps integrating some workforce housing with market rate which would be a little higher rent. The whole idea behind this is to make this housing affordable to reside here and rent shouldn't exceed 30% of the renter's income.

#### **Horizons Engineering/Sewer Crossing/Pemi River:**

Steve LaFrance wanted to meet with the Board to talk about the rehabilitation of the sewer crossing in the Pemi River, the best way to approach it, and where to go from here. Steve is concerned about the direction he has been given and wants the Board to understand that there is a significant risk with just armoring the encasement around the sewer pipe. He explained that is not a permeant fix and with the channel continuing to down cut that armor could very well wash away during the next highwater event.

After a lengthy discussion about different alternatives and costs, the Board thanked Steve for his input and concerns, but agreed they would still like to try for emergency permitting to slip line the pipe and proceed with armoring of the encasement.

Scott motioned to have Horizon Engineering draw up a design, put it out to bid, and begin the permitting process. Joel seconded the motion and the vote was affirmative.

#### **Minutes of the June 25, 2019 Meeting:**

Joel motioned to accept the minutes of the June 25, 2019 Selectmen's Meeting. Scott seconded the motion and the vote was affirmative.

#### **Minutes of the July 1, 2019 Meeting:**

Joel motioned to accept the minutes of the July 1, 2019 Selectmen's Meeting. Scott seconded the motion and the vote was affirmative.

#### **Minutes of the July 1, 2019 Non-Public Meeting:**

Joel motioned to accept the minutes of the July 1, 2019 Non-Public Selectmen's Meeting. Scott seconded the motion and the vote was affirmative.

#### **Check Request/Woodstock Firefighter Fund:**

Scott motioned to approve the check request for \$54.19, payable to Melissa Sabourn, for prizes for the Easter baskets and a check request for \$267.82, payable to Melissa Sabourn, for 4<sup>th</sup> of July candy. This money is to be withdrawn from the Woodstock Firefighter Capital Reserve Fund. Joel seconded the motion and the vote was affirmative.

#### **Woodstock Firefighter Fund/Donation:**

The Woodstock Fire Department presented the Board with two gifts totaling \$660.00, on behalf of the Woodstock Firefighters, to be deposited in the previously established Woodstock Firefighter Fund. Joel motioned to accept the gift of \$660.00 from the Woodstock Firefighters and requested that the Trustees of Trust Funds deposit it into the Woodstock Firefighter Fund. Scott seconded the motion and the vote was affirmative.

**Application/Cascade Park/Epstein:**

The Board reviewed an application from Rebekah Epstein to use Cascade Park on October 26, 2019 for a wedding ceremony. The required fee and insurance coverage has been received. Joel motioned to approve the application. Scott seconded the motion and the vote was affirmative.

**Old Business:**

**New/Other Business:**

The Board received a letter from the United States Postal Service pertaining to Delivery Growth Management.

Judy informed the Board that they had a meeting scheduled the same night as National Night Out and questioned whether or not they wanted to cancel it. No action was taken.

Scott motioned to adjourn the Selectmen's Meeting at 7:55 p.m. Joel seconded the motion and the vote was affirmative.

Woodstock Chairperson \_\_\_\_\_

Lincoln Chairperson \_\_\_\_\_

Woodstock Selectman \_\_\_\_\_

Lincoln Selectman \_\_\_\_\_

Woodstock Selectman \_\_\_\_\_

Lincoln Selectman \_\_\_\_\_

Date \_\_\_\_\_

