



TOWN OF
BROOKLINE, NEW HAMPSHIRE

BOARD of SELECTMEN

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Minutes
Board of Selectmen
Monday August 20, 2012

Selectmen Clarence Farwell, Darrell Philpot, Jack Flanagan, Karl Dowling and John Carr were present along with Town Administrator Tad Putney.

Also present were Brian Rater, Forrest and Judy Milkowski, Keith Thompson, Louise Price, Peter Cook, Brendan Denchy, Ann Somers, Loring Webster, Helen Ballou, Buddy Dougherty, Lynne Abt, Melanie Levesque, Robert Tonneberger, Alan Rosenberg and Sarah Marchant.

Police Station Addition – Safety Complex.

Peter Cook said they received 4 bids from Brookline contractors for work on the police addition. All were qualified. Three of them were low bidders. The fourth can't do the work in our time frame.

Darrell asked how much of the work will remain in town. **Peter** said he didn't know the amount.

Clarence said the rumor in town is that the bids were over the cost of the project by \$20,000. **Peter** said that was true but they reduced the scope so it's within \$3,000-\$7,000 not considering contingences.

Darrell asked about a schedule. **Peter** said the ground breaking will be in about a week. **Darrell** asked that the selectmen be notified of the date and time of the ground breaking.

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Darrell moved, seconded by Jack to approve the minutes of August 6th. Voted yes 5-0.

Warrants

The Selectmen approved Warrant # 47 in the amount of \$1,288,693.91 and payroll in the amount of \$42,488.10. **Tad** noted a purchase by the fire department for gear without accompanying bids. He said Scott was out today but will talk to him tomorrow.

Bond - Hobart Hill Rd/Louis Drive

On the recommendation of the planning board and road engineer *Jack moved, seconded by Karl to increase the construction bond for the three phases of Hobart Hill Road and Louis Drive to \$103,625. Voted yes 5-0.*

Mason Road

Jack said he talked to the commissioner at the state level who said painting the center line depends on the amount of traffic on the road. Mason Road has about 3,000 cars per day. The state's criteria are 6,000. **Brendan** asked the cost and said Mason Road is one of the busiest roads in town. **Brian** said there's a dangerous corner by Webb's house. **Tad** said the cost to paint a center line is \$1 per foot. **Clarence** said he would measure the distance from Potanipo Hill Road to Route 13. **Karl** said we

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should get Chief Quigley's input. **Darrell** asked what the threshold is. What if the residents on Old Milford Road want a center line on their road? **Tad** will check with Chief Quigley.

Heating Oil

Tad said Hollis sent out 8 requests for heating oil bids for both Hollis and Brookline and received 2 back: Shattuck Oil for \$3.218 and Fred Fuller Oil for \$3.195. The problem with Fuller is that they only guarantee the price through April 30, 2013 and the school year ends June 30, 2013. Shattuck Oil has agreed to match last year's price at \$3.199.

Karl moved, seconded by Darrell to go in with SAU at Shattuck Oil's price of \$3.199 for the 2012-2013 heating season. Voted yes 5-0.

PSNH Lease

Tad said PSNH said no to the offer to exchange land for a 20-25 year lease. They offered to pay \$400 annually for the lease. **Jack** suggested we ask for \$3,200 for the past 8 years they haven't paid anything and then \$400 yearly. The others agreed **Tad** should make that offer.

Mixed Use Ordinance

Brian said a mixed use overlay would allow homeowners to use their whole house for a business. He said this came from the Visioning process and Master Plan. **Brian** said 160 people responded to their survey and 121 were for mixed use zoning. In the Master Plan two thirds of the responses wanted more development in the center of town. **Brian** said when the Committee came to the selectmen to see if they should continue with a mixed use ordinance, Clarence was the only one not in favor of it. **Brian** said there's been much confusion on what's allowed which is why the committee agreed to get professional help. He said there are over 700 members on Yahoo; 63 said to accept the grant; 7 said not to accept the grant and 5 said they need more information. **Brian** said the town has the final say on the wording of the ordinance; the grant is for assistance in writing the ordinance. He asked the selectmen to accept the grant so they can do the work and then decide whether to put it on the ballot. **Darrell** said he looked at other towns that have mixed use zoning. They are very detailed on what they want and don't want in town. **Brian** said their survey was very detailed on what people wanted which is why they separated Route 130 into three areas. **Lynne** asked if the ordinance goes to the planning board. **Brian** said it does go to the planning board. They look at it and decide whether to make changes and go forward with putting it on the town ballot. **Melanie** said this is our opportunity to make the town what we want it to be. **Forrest** asked how it relates to our zoning. **Sarah** said we could create a new zoning area or overlay. **Forrest** asked if it was easy to change it if it were passed. **Sarah** said it would be a change on the town ballot at town meeting. **Helen** asked if someone could have a business but not live there. **Sarah** said most towns don't require the owners to live there. **Peter** asked what percentage of zoning questions have been turned down. **Brian** said rarely, that's why we need the residents to have their say. **Brendan** said this grant is similar to hiring an architect for the police station. It will give people something to look at. **Darrell moved, seconded by Karl to accept the grant to have Nashua Regional Planning Commission develop a Mixed Use Ordinance. Voted no 3-2; Darrell and Karl voting yes.** **Darrell** said he would work with the group to put something together. **Louise** said she is on the committee and is neutral on the issue but the people in town should be able to make an educated decision. **Jack** said the ratio is 10-1 that the people in the center of town don't want it. He said he talked to Sarah's father and there are septic and parking issues in the center of town. **Jack** said it's not a good idea for the town. **Brian** said

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the draft of the ordinance would go to the NH Housing Authority. They can make comments but the town can reject them.

Tax Rate

Karl said he wants all selectmen to be involved in setting the tax rate this year.

Deputy Forest Fire Warden

On the recommendation of Forest Fire Warden Charlie Corey, ***Jack moved, seconded by Darrell to recommend David Joki as a Deputy Forest Fire Warden. Voted yes 5-0.***

Planning Board

The planning board has changed their meeting date to the 3rd Thursday of the month only.

Audit

Jack moved, seconded by Karl to authorize Clarence to sign the letter to the auditors regarding financial statements of the town. Voted yes 5-0.

Budgets

Tad reported on the projected expenditures at the end of the year for the Executive, Personnel Administration, Police and Highway budgets:

Executive, under spend by \$7,100;

Personnel Administration, overspend by \$8,480 due to changes in health insurance coverage;

Police, under spend by \$13,600 due to ammo/firearms and gas;

Highways, no way to know, bidding process is underway for resurfacing roads and snowplowing and sanding are unknown.

Bond – Canney Hill Estates

Darrell moved, seconded by Jack to authorize Clarence to sign the receipt for the Letter of Credit for the Canney Hill Estates subdivision. Voted yes 5-0.

Website

Tad has drafted a Request for Proposal for the development and support of a new website for the town. **Tad** will email it to the selectmen and Lynne Abt for their review.

CIP

The Selectmen reviewed the forms for updating the Capital Improvement Plan.

Clarence will check on whether \$7,500 is a reasonable number for an architect for town hall renovations once the police move to their new facility.

\$10,000 for repair and painting of the exterior trim on the town hall

Karl said we need to address landscaping at the safety complex once the police addition is finished. The selectmen put in \$5,000.

The selectmen moved the cost of an architect for a new library out one year to 2016 and the cost of a new library out to 2017.

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Personnel Plan

Tad said he got some feedback from department heads. **Darrell moved, seconded by Karl to approve the Personnel Plan dated August 20, 2012. Voted yes 4-0; Jack abstained as he wasn't present for the initial review of the updated plan.**

2013 Budgets

Tad asked if the selectmen had any guidelines to department heads in drafting their proposed budgets for 2013, either for the overall budget, wage increases or gas and diesel estimates. He said Consumer Price Index for wages was up 1.3% over the past 12 months and the World at Work survey predicted 2.9% pay increases for 2013. **Darrell** said he would like to see flat to declining budgets. **Karl** said he would work on gas and diesel price forecasts. It was agreed that the department heads should be given discretion on proposing pay increases for 2013.

Non Public Session

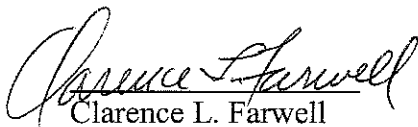
Clarence moved, seconded by John to go into non public session under RSA 91-A; 3, II, (e) (litigation). Voted yes 5-0.

On returning to public session, **Clarence moved, seconded by Darrell to come out of non public session and seal the minutes. Voted yes 5-0.**

Gen. Business

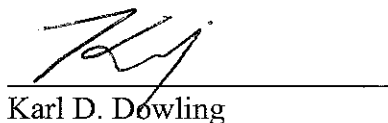
Meeting adjourned at 9:00 pm.

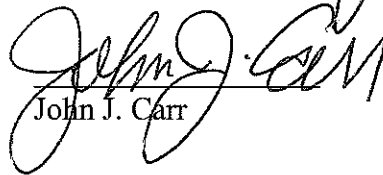
Minutes submitted by Rena Dunklee.


Clarence L. Farwell


Darrell Philpot


Jack B. Flanagan


Karl D. Dowling


John J. Carr