



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

**P.O. BOX 360 – 1 Main Street
BROOKLINE, NH 03033-0360**

Telephone (603) 673-8855, ext. 213

Fax (603) 673-8136

Selectboard@brooklinenh.us

<http://www.brooklinenh.us>

*Minutes
Selectboard
Monday, February 14, 2022*

Selectboard members present: Drew Kellner, Eddie Arnold, Brendan Denehy, Dana Ketchen, and Steve Russo. Also present: Jay Chrystal.

6:30pm - Drew opened the meeting with the Pledge of Allegiance and reviewed the rules for hybrid meetings.

Public Input

Drew apologized to the public for the audio function not working at the previous meeting and confirmed it is working tonight.

Discuss Including Dept. Head Interviews with MRI for Town Admin. Search

Eddie moved, seconded by Steve, to allow MRI to interview department heads via telephone for up to 30 minutes as part of the Town Administrator search process; Voted Yes 5-0.

Review and Sign Town Meeting Warrant and MS-636

Dana moved, seconded by Steve, to approve, and authorize the Board to sign, the "Town Warrant" for the 2022 town meeting: Voted Yes 5-0. Dana moved, seconded by Eddie, to approve the MS-636; Voted Yes 5-0.

Discuss Schedule for Attendance at All-Day Elections March 8th

The Board set the schedule for "All-Day Election" coverage on Tuesday, March 8th. The Board assigned members to make motions and presentations (if needed) for each item on the town meeting warrant.

Review Non-Public Minutes for Unsealing

Brendan moved, seconded by Eddie, to unseal the following non-public minutes:

{From 2021}: March 22nd Set #6, May 17th Set #6, July 12th Set #5, July 26th Set #3, August 9th Set #1, September 7th Sets #3 and #8, October 18th Set #7, December 13th Sets #1 and #2, December 27th Sets #1 and #6. {From 2022}: January 10th Sets #4 and #7, January 24th Sets #1, #5, and #8, and January 25th Set #2; Voted Yes 5-0.

After further clarification, *Brendan moved, seconded by Dana, to unseal non-public minutes from November 29th, 2021, Set #2; Voted Yes 5-0.* **Drew** said the subject of one set of non-public minutes unsealed tonight was a meeting the Board had to discuss dedicating the "Town Report" to **Tad** this year. He said **Jill Ketchen** wrote the draft and after a few minor edits it was finalized. **Drew** thanked **Jill** for doing an excellent job.

*Minutes
Selectboard
Monday, February 14, 2022
Page 2*

Bond Hearing: \$1,249,500 Conservation Bond for Approximately 305 Acres
7:00pm - Drew opened the Bond Hearing and read the Notice of Public Bond Hearing: *Pursuant to RSA 33:8-a (I), a public hearing will be held at 7:00pm on Monday, February 14th, 2022 to solicit public input on a proposed bond of up to \$1,249,500 for the purchase of conservation land. The hearing will be held in the Town Hall meeting room located at 1 Main Street in Brookline. It will also be available via Zoom link.*

Drew then read the Conservation Bond Warrant Article #4 (By Ballot at Meeting): *To see if the town will vote to raise and appropriate the sum of \$1,249,500 (gross budget) to acquire full ownership interest in parcels of land, in the Town of Brookline, with said properties including one parcel of approximately 132.2 acres owned by Makepeace Family Revocable Trust and shown on the town's tax maps as Map A, Lot 1, one parcel of approximately 112.5 acres owned by Federal Hill Properties LLC and shown on the town's tax maps as Map B, Lot 80, two parcels consisting of a total of approximately 47.4 acres owned by Clarence L. Farwell and shown on the town's tax maps as Map A, Lots 4 and 5 and two parcels consisting of approximately 13.2 acres owned by Clarence and Marcia Farwell and shown on the tax maps as Map B, Lots 78 and 100 on such terms and conditions as determined by the Selectboard, except that the future use of said properties shall be limited in perpetuity to conservation purposes in a manner consistent with the purpose and intent of RSA 36-A and the same shall be managed and controlled by the Town of Brookline Conservation Commission, and to authorize the issuance of not more than \$1,249,500 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and, also, to authorize the Selectboard to issue and negotiate such bonds or notes and to determine the rate of interest thereon. (60% ballot vote required). 2 in favor, 2 opposed, and 1 abstention (2-2-1) Vote by the Selectboard; No vote was taken by the Finance Committee.*

Jay Chrystal said the bond amount has been amended to \$1,187,500. He said all of these properties are in the Hutchinson Hill Road area and all except one about one another, with the last property being at the top of Brookline on the Milford line. **Jay** said payment negotiations were based on development potential and how imminent development would be. He said the Farwell properties combined would bring 19-22 building lots, the Makepeace property approximately 35 building lots and the Federal Hill property another 20 building lots, so the potential is somewhere around 74 lots. He said the low estimate would be 63 and high estimate would be 87 potential building lots. **Jay** said there was discussion about using some of the Land Acquisition Funds, but it was decided to keep those for a "fast action" situation on other properties we are working on right now and the fact that bond money is still relatively cheap at 2-3%; we won't see a better bond situation. **Jay** reviewed the potential bond payment schedule and said he will be calculating costs per house value for town meeting presentation. There were no questions from the public. **Drew** closed the Bond Hearing at 7:12pm.

Steve asked when do interest rates lock in for the bond. **Drew** said he believes June of 2022. **Brendan** made the observation that these properties have a lot of feeder streams and wetlands that feed into Scabbard Mill Brook, which feeds into Lake Potanipo,

*Minutes
Selectboard
Monday, February 14, 2022
Page 3*

which feeds into the Nissitissit River. He said this is a good purchase for those concerned with well water and aquifers. **Jay** said, from a natural resource perspective, this is one of the more important areas, including prime wetlands, that we have been able to get our hands on in the last 20 years. **Dana** said this land purchase is key to connecting to land the town already owns. **Drew** said connectivity is a large goal with conservation because it creates wildlife corridors. **Jay** said he will be putting together a town-wide Zoom presentation, so people can have more information before town meeting.

7:22pm *Drew moved, seconded by Eddie, to go into non-public session per RSA 91-A:3 II (a) compensation; potentially others; Roll Call Vote Yes 5-0.*

7:41pm *Drew moved, seconded by Eddie, to come out of non-public session and seal the minutes; Roll Call Vote Yes 5-0.*

7:41pm meeting adjourned.

Minutes submitted by Sharon Sturtevant.

Drew Kellner

Eddie Arnold

Brendan Denehy

Dana Ketchen

Steve Russo