



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

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*Minutes
Selectboard
Monday, June 19, 2017*

5:30pm – Public Hearing/Site Walk at Corey Hill Road

The entire Selectboard, Road Agent Jerry Farwell, Town Administrator Tad Putney, and residents of Corey Hill Road met at 2 Corey Hill Road and walked to the end of the road. At the end of the road, there was discussion of where a turnaround/hammerhead could be located. Attendees then walked back down to 2 Corey Hill Road and the Hearing was recessed to the Town Hall meeting room at 6:45pm.

In the Town Hall Meeting Room

Selectboard members present: John Carr, Brendan Denehy, Tom Humphreys, Val Ogden and Eddie Arnold along with Town Administrator Tad Putney.

Also Present: Town Counsel Bill Drescher, Corey Hill Road Residents Jesse Mendenhall, Evalyn Maghakian, Jim Treacy, Mary Passamonte, Ken Hang, Derek Gagnon, Randy and Khiem Colburn, Finance Committee Members Linda Chomiak and Brian Rater, and residents Roger Ogden, Jordan Bailey and Ann Somers.

6:16pm John opened the meeting.

John moved, seconded by Eddie, to go into non-public session per RSA 91-A:3 II (a) (Personnel); Voted Yes 5-0.

John moved, seconded by Brendan, to come out of non-public session and seal the minutes; Voted Yes 5-0.

6:25pm Pledge of Allegiance

The Pledge of Allegiance was recited.

Public Input

Brendan commented that the Route 13/Route 130 intersection project looked great.

Brendan also recognized and congratulated **Alexi Mignault** as this year's recipient of Brookline's Scholarship Award.

Resident **Roger Ogden** stated that there is an issue at the Transfer Station regarding a lip that has developed on the edge of the pavement just past the trash compactor on the right-hand side. He feels this is a hazard to anyone pulling up and stepping out of their car on that side. His daughter had recently fallen as a result of it. He also expressed

frustration with individuals parking for extended periods of time in the area of the “still good” table as it has caused unnecessary congestion, especially on Saturdays. **Tad** said both matters would be looked into.

Approve Minutes

Brendan moved, seconded by Eddie, to approve the public minutes from the June 5th meeting as written; Voted Yes 4-0, Tom abstained. Brendan moved, seconded by Val, to approve non-public minutes from the June 5th meeting as written; Voted Yes 4-0, Tom abstained.

Sign Warrants for Payment

The **Board** signed Accounts Payable Warrant #25 in the amount of \$723,026.93, Payroll Warrant #26 in the amount of \$54,824.69 and Police Detail Payroll Warrant in the amount of \$3,690.00.

Appointments and Notices

The **Board** members signed the appointment slip for **Jerry Jaworski** as an Alternate Member to the Conservation Commission.

The **Board** gave notice of its intent to appoint **Tom Humphreys** as a Representative to the Souhegan Regional Landfill District at the next Selectboard meeting.

Eddie moved, seconded by Tom, to appoint Eric Pauer as the At-Large-Resident to the Public Works Study Committee; Voted Yes 5-0.

TAP-2 Sidewalk/Bridge Project Discussion

Tad noted that the Board had received a memo from Jay Kramarczyk in support of TAP-2. **John** said we’ve had some ups and downs with the budget. One item out of our control is the schools. He noted he has received word that the schools could be looking at spending \$3 million in the near future and he is concerned about the TAP-1 project cost overruns and therefore does not support the TAP-2 project. **John** noted we are at a tax rate of \$32.56 and if we keep going with projects we will be at \$35.00. **Val made a motion to cancel TAP-2 in its entirety.** She also noted Jay’s letter and the concerns about safety. She said she would like to look at work-arounds to address safety concerns on Mason Road near the lake. **Val** suggested repositioning the large covered bridge as one option, which would save money. **Tom seconded Val’s motion** and said the Board has a responsibility to taxpayers to not spend more than we take in. **Eddie** said that while he does not support the project given the expense, he understands the town voters have voted to go ahead with the project. He further said he was not in favor of spending a large amount of money on a project that is not necessary. He would prefer to put TAP-2 before the town voters again when the actual costs are more certain. **Brendan** noted that “TAP-2” refers to the sidewalk and pedestrian bridge project that was voted on at March’s town meeting. He noted voters voiced strong support for the project and doesn’t feel it appropriate for the Board to go against town voters without notifying the voters via the meeting agenda and suggested, at a minimum, we table the motion. **John** said warrant articles are never explained correctly. **Tad** confirmed that the town meeting authorizes the Selectboard to pursue a

project and the Selectboard can decide whether it actually pursues it or not. **Eddie** noted many people believe the project is a good thing and many believe it is a bad thing. We need to weigh taxpayer benefit versus the cost of projects. **Brendan made a motion to table the vote until July 19th, seconded by Eddie. John called the vote three not in favor and two in favor of Brendan's motion.** **Val** said she is against the project and noted along Route 113 in Pepperell, Dunstable, Tyngsboro and Dracut there are no sidewalks on that rural route and she likes that where she has grown up it has not changed over the years and believes there are other ways to make the roads safer. **Brendan** said that the town has changed since he was a kid. He used to be able to fish on the Mason Road bridge, but the town has grown and he sees a need for the project. **Jerry Farwell** noted the voters in March voted to spend the money on the project. **John** said voters voted to raise and appropriate the money, but the Selectboard has the decision of whether the town spends the money. **John called for a vote on Val's motion. Three board members voted Yes and John noted two Board members voted against (Eddie and Brendan).** Other than Mr. Farwell's comment, the Board did not take public input on the topic.

Continuation of Corey Hill Road Public Hearing

At 7:00, **John** opened a continuation of the Corey Hill Public Hearing. **Tad** provided historical background on the Corey Hill Road subdivision. **John** invited Jesse Mendenhall to speak on behalf of the residents. **Jesse** provided history of Corey Hill Road. He said years ago Clarence Farwell had said to residents that eventually the road would be turned over to the town, but it never happened. For 43 years, up until last summer, the road was maintained by the Farwells. In the summer of 2016, **Jesse** said that Jerry Farwell advised the residents that he would no longer be maintaining the road. This last winter residents paid Jerry for plowing. In 2012, the residents sent the Selectboard a petition to make the road a town road, but the effort was shelved. **Jesse** said that they have now paid for the title search to make tonight's meeting possible. In October 2016, several residents met with Jerry and Tad and got an estimate from Jerry for construction, excluding engineering and planning costs. **Jesse** said they are requesting Corey Hill Road be accepted as a class V road and that the town waive unnecessary requirements to make the process easier. He also asked for clarity on what steps and process are necessary and they look forward to working with the town. **Tom** asked if there was anything in writing that the road would be turned over to the town. The residents said "no" – only verbal. **Khiem Colburn** said for 17 years the road has been a problem for her vehicles, including needed repairs and it is not fair to have to pay for maintaining the road. **John** asked for cost estimates for engineering. **Tad** speculated somewhere around \$15,000-\$20,000, but we will need to look into a more precise amount. **Attorney Drescher** said the Planning Board will require an engineer to design the road for the town with the cost to be borne by the residents of the road. **Val** asked Attorney Drescher what paperwork would need to be drawn up with Mr. Farwell. He said it was his understanding that Mr. Farwell will just deed the land with the road over to the town. He said other paperwork would include a "Selectmen's Return", which would have a legal description of the roadway and a Resolution

assessing the costs and it would go to the Registry of Deeds. **Attorney Drescher** noted if the incremental increase in the assessed value to Corey Hill properties is less than each property's share of the project costs, the excess amount would need to be borne by taxpayers or by a direct payment by the residents. **Tad** gave an overview of the betterment assessment process for collecting project costs from the road's residents. **Eddie** asked about the timing of doing construction versus getting ownership of the underlying road. **Attorney Drescher** said we would own the road before we do construction. **Jim** confirmed that the Farwells maintained the road for many years at no cost to the residents. **Eddie** asked if Corey Hill Road could be brought up to town specifications, but gravel only. **Tad** said that is up to the Selectboard, if it wanted to permit it. **Attorney Drescher** confirmed it was up to the Selectboard, but with the need for a turnaround/hammerhead, it will require the plan gets Planning Board approval and the Planning Board may require pavement. If both the Selectboard and Planning Board agree it is okay for the road to be gravel, it would be permitted. **Eddie** said he would like to see the costs of doing the project with paving and just gravel. **Tad** suggested recessing the hearing until we have more information, including:

- The estimated impact on assessed values if the project is completed (both paved or gravel road)
- Cost of engineering plan from the town engineer
- Updated costs of construction (both paved and gravel)

Eddie said he would also like to know the estimated annual cost to maintain the road if it is only gravel. **Evalyn** asked if they will need to do the survey and, if so, should they proceed with it now. **Tad** said a survey will be needed. **Attorney Drescher** suggested not moving forward with the survey until the Selectboard makes its decision. **Tom moved, seconded by Eddie, to recess the Public Hearing until 7pm on Monday, August 14th; Voted Yes 5-0.**

The Public Hearing was recessed at 7:40pm.

Review and Decide on Austin/Martin Conservation Easement Language

Drew Kellner of the Conservation Commission was in attendance to answer any questions on the proposed Conservation Easement for the Austin/Martin properties. **Tad** explained that at the last Board meeting, the members had seen a 9-page summary of the easement's proposed "uses" and "restrictions". **Attorney Drescher** said he had reviewed the document. **Brendan moved, seconded by Eddie, to authorize John to sign the Austin/Martin property easement document; Voted Yes 5-0.**

Accept Donations for Conservation Land Purchases

Eddie moved, seconded by Tom, that the Town of Brookline accept donations and grants totaling \$409,245 and for said funds to be placed in the Town's Conservation Fund, also known as the "Land Acquisition Fund" with the funds to be used for the

purchase of lots K-33 and K-34, improvements to either lot, and/or payments of debt service related to their purchase; Voted Yes 5-0.

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Sign Conservation Bond Documents

The Board members signed the bond documents related to the conservation bond for the purchase of the Austin and Martin parcels.

Update on New Mason Road Well

Tad said the new well drilled on Mason Road at the Anthony residence received favorable water test results. An invoice was received for the work done by Skillings and it was capped at the \$11,000 amount originally authorized by the Board. Payment is included on this week's warrant.

Fines for Animals at Town Beach

Tad said that following some complaints the Recreation Commission, which is responsible for managing the Grove, recently voted to prohibit animals from inside the fence at the Grove. However, in order for the police to enforce the rule, the Selectboard needs to set a fine schedule for violations. **Tom** asked that there be an exception for certified service animals. **Tad** said there will be. After further discussion, **Brendan moved, seconded by John, to establish fines of \$25 first offense, \$50 second offense, including officer discretion for warnings; Voted Yes 5-0.**

Closure of Wildwood Drive – July 1st

Tad outlined a request that had been received from a resident on Wildwood Drive to close Wildwood Drive beginning at 3pm on July 1st for a block party. **Tad** said he had reached out to the emergency services department heads and they expressed concerns about having the road blocked in the event of an emergency. Based on a suggestion from Eddie, **Tad** had asked the resident if he would be able to keep one lane free of items in the event of an emergency and he said they would. After further discussion, the Board approved the request, but only if the entire road was kept clear of any stationary items during the event. **Brendan moved, seconded by Eddie to permit the closure of Wildwood Drive from 3pm-9pm on Saturday, July 1st so long as stationary items were not in the road; Voted Yes 4-1, Val voting No.**

Bids for 2006 Police Cruiser

Brendan provided information on a 2006 Dodge Charger, for which the Town is seeking sealed bids through noon on Monday, July 17th. Bids are scheduled to be opened at the Selectboard meeting on July 17th.

Other Business

Eddie said that he was in favor of moving to weekly meetings to allow for the Board to make progress on various project without having lengthy meetings. Other Board members were willing to do so. **John** said that the Board will meet weekly beginning July 3rd on a trial basis. **Tad** said that at the next meeting, the items on the agenda will

include the Selectboard's submission for the 2018-2023 Capital Improvements Plan and a discussion with the Fire Chief regarding the roof project at the fire station.

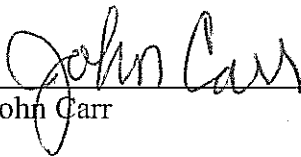
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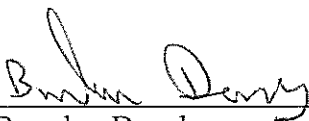
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Meeting adjourned 8:13pm

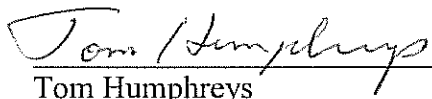
Minutes submitted by Sharon Sturtevant.



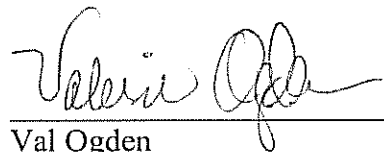
John Carr



Brendan Denehy



Tom Humphreys



Val Ogden



Eddie Arnold

Background for Corey Hill Road Public Hearing

June 19, 2017

- We are here tonight to address a petition submitted to the Selectboard by residents of Corey Hill Road to make their private road into a town road. Corey Hill Road is off of Sargent Road and is about 1,100 feet long.
- The Selectboard members just met and viewed the road as the first part of this Public Hearing.
- By way of background, Corey Hill Road was first approved by the Planning Board on June 14, 1973 as an 8-lot subdivision
- The road appears to have been constructed as depicted on the plan, with the exception of a “temporary turnaround” which is shown at the end of the road and has not been constructed
- In August 1974, the Planning Board approved a modified plan, which reduced the subdivision from 8 to 7 lots
- In November 1982, the Planning Board approved another revision, which resulted in reducing the subdivision to a total of six lots
- All six lots are currently occupied by residential homes.
- The land on which the current road sits is owned by Clarence Farwell
- The purpose of this meeting is to provide the Corey Hill Road residents an opportunity to make their case for the road becoming a town road.

06/19/17

Town of Brookline, NH
W#25-2017

Date	Num	Name	Memo	Amount
1010 - General Checking Acc't				
06/19/201	50440	AFSCME Council 93	W#25-2017	-227.15
06/19/201	50441	Air Cleaning Specialists of ...	W#25-2017	-33,200.00
06/19/201	50442	Alec's Shoes	W#25-2017	-259.90
06/19/201	50443	AT & T	W#25-2017	-41.10
06/19/201	50444	Avitar Assoc of New Engla...	W#25-2017	-3,777.29
06/19/201	50445	Beltronics Inc	W#25-2017	-202.00
06/19/201	50446	Bergeron Protective Clothing	W#25-2017	-483.70
06/19/201	50447	Big Brothers Big Sisters of ...	W#25-2017	-250.00
06/19/201	50448	Bound Tree Medical LLC	W#25-2017	-947.97
06/19/201	50449	Bridges	W#25-2017	-500.00
06/19/201	50450	Brookline School District	W#25-2017	-70,768.00
06/19/201	50451	Business Card	W#25-2017	-236.44
06/19/201	50452	C L Farwell Construction L...	W#25-2017	-10,288.00
06/19/201	50453	CASA of NH	W#25-2017	-150.00
06/19/201	50454	Central Paper Products Inc	W#25-2017	-127.53
06/19/201	50455	Chappell Tractor Sales Inc	W#25-2017	-8.44
06/19/201	50456	Charter Communications	W#25-2017	-320.35
06/19/201	50457	Child Advocacy Center	W#25-2017	-250.00
06/19/201	50458	Coast to Coast Solutions	W#25-2017	-202.70
06/19/201	50459	Community Council of Nas...	W#25-2017	-3,500.00
06/19/201	50460	D.C. Slocomb Co	W#25-2017	-1,521.20
06/19/201	50461	David Cook	W#25-2017	-12.48
06/19/201	50462	DeMoulas Supermarkets Inc	W#25-2017	-180.63
06/19/201	50463	DNG Auto	W#25-2017	-298.00
06/19/201	50464	Drescher & Dokmo	W#25-2017	-3,914.54
06/19/201	50465	Eddy W Whitcomb	W#25-2017	-419.00
06/19/201	50466	Education & Professional ...	W#25-2017	-2.50
06/19/201	50467	Eversource	W#25-2017	-860.03
06/19/201	50468	Fire Smart Promotions	W#25-2017	-322.50
06/19/201	50469	Ford Credit Dept 67-434	W#25-2017	-13,177.65
06/19/201	50470	Gavin Remodeling Inc	W#25-2017	-102.50
06/19/201	50471	Gerard Michaud	W#25-2017	-73.95
06/19/201	50472	Grey Rock Landscaping	W#25-2017	-6,783.00
06/19/201	50473	Harbor Homes	W#25-2017	-3,000.00
06/19/201	50474	Hayner/Swanson Inc	W#25-2017	-8,754.49
06/19/201	50475	Health Trust Inc	W#25-2017	-57.69
06/19/201	50476	Hillsborough County Treas...	W#25-2017	-115.80
06/19/201	50477	Hollis/Brookline Co-op Sch...	W#25-2017	-508,813.00
06/19/201	50478	Home Health & Hospice C...	W#25-2017	-10,000.00
06/19/201	50479	Interstate All Battery	W#25-2017	-293.70
06/19/201	50480	Jessica Royea	W#25-2017	-41.14
06/19/201	50481	JP Pest Services	W#25-2017	-354.00
06/19/201	50482	Lamprey Health Care	W#25-2017	-1,100.00
06/19/201	50483	Leggs Painting LLC	W#25-2017	-500.00
06/19/201	50484	LHS Associates Inc	W#25-2017	-225.00

06/19/17

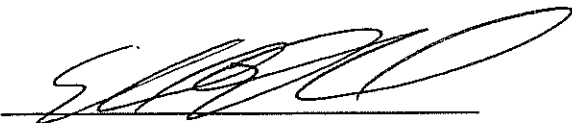
Town of Brookline, NH
W#25-2017

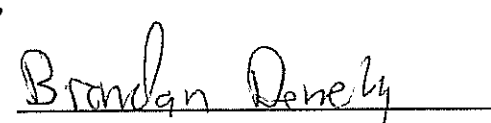
Date	Num	Name	Memo	Amount
06/19/201	50485	Lisa Keehan	W#25-2017	-233.00
06/19/201	50486	Maillet's Water Works	W#25-2017	-186.00
06/19/201	50487	MD's Trash Removal Inc	W#25-2017	-115.00
06/19/201	50488	Metropolitan Life	W#25-2017	-370.00
06/19/201	50489	Milford Regional Counselin...	W#25-2017	-500.00
06/19/201	50490	Monarch Title Service, LLC	W#25-2017	-1,151.80
06/19/201	50491	Neptune Uniforms & Eqpt.,...	W#25-2017	-498.90
06/19/201	50492	NH Dept. of Health & Hum...	W#25-2017	-444.00
06/19/201	50493	NH Fish & Game Departm...	W#25-2017	-27.00
06/19/201	50494	NH Lakes	W#25-2017	-2,500.00
06/19/201	50495	Pitney Bowes Global Finan...	W#25-2017	-133.20
06/19/201	50496	Purchase Power	W#25-2017	-48.00
06/19/201	50497	Reserve Account	W#25-2017	-4,900.00
06/19/201	50498	Ryan Pauer	W#25-2017	-189.84
06/19/201	50499	Rymes Propane & Oil	W#25-2017	-397.71
06/19/201	50500	Sanel Auto Parts	W#25-2017	-46.93
06/19/201	50501	Scott Brooks Excavation L...	W#25-2017	-1,200.00
06/19/201	50502	SHARE Outreach Inc	W#25-2017	-1,500.00
06/19/201	50503	Skillings and Sons Inc	W#25-2017	-11,000.00
06/19/201	50504	Souhegan Valley Transp. ...	W#25-2017	-2,000.00
06/19/201	50505	Spaulding Hill Networks, L...	W#25-2017	-2,076.94
06/19/201	50506	St Joseph Community Ser...	W#25-2017	-960.00
06/19/201	50507	Staples Credit Plan	W#25-2017	-558.35
06/19/201	50508	State of NH - DMV	W#25-2017	-55.20
06/19/201	50509	Syncb/Amazon	W#25-2017	-606.17
06/19/201	50510	Tad Putney	W#25-2017	-681.42
06/19/201	50511	TDS Telecom	W#25-2017	-152.38
06/19/201	50512	The County Stores Inc	W#25-2017	-122.00
06/19/201	50513	The Telegraph	W#25-2017	-93.60
06/19/201	50514	Town of Brookline	W#25-2017	-66.50
06/19/201	50515	Treasurer State of NH-NHCI	W#25-2017	-53.81
06/19/201	50516	U.S. Cellular	W#25-2017	-394.92
06/19/201	50517	Verizon Wireless	W#25-2017	-160.04
06/19/201	50518	WEX Bank-WEX Fleet Uni...	W#25-2017	-627.87
06/19/201	50519	WEX Bank - Sunoco Sun ...	W#25-2017	-1,547.60
06/19/201	50520	Wilson's Ground Maintena...	W#25-2017	-765.38

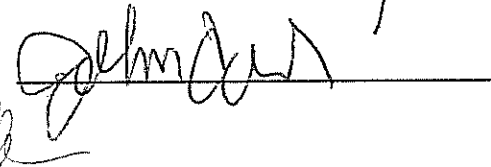
Total 1010 · General Checking Acc't

-723,026.93

TOTAL**-723,026.93**


 Thomas Humphreys


 Brandon Denehy


 John