



**TOWN OF
BROOKLINE, NEW HAMPSHIRE
SELECTBOARD**

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

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*Minutes
Selectboard
Monday, September 30, 2013*

Selectboard members Darrell Philpot, Karl Dowling, John Carr, Susan Adams and Brendan Denehy were present along with Town Administrator Tad Putney.

Also present were Ann Somers, Loring Webster, Brian Rater, Keith Thompson, Louise Price, Jodi Tochko, Betty Hall, Chris Adams, Myra Emmons, Eddy Whitcomb, Peter Cook, Clarence & Marcia Farwell, Peter & Ann Webb and Scott Knowles.

Darrell opened the meeting with the Pledge of Allegiance.

Minutes

Brendan moved, seconded by Karl to approve the public session minutes of September 16th. Voted yes 4-0; Sue abstained.

John moved, seconded by Brendan to approve the two sets of non public session minutes of September 16th. Voted yes 4-0; Sue abstained.

Warrants

The Selectboard approved Warrant # 40 in the amount of \$91,690.19 and payroll in the amount of \$47,270.52.

Transfer Station

The annual groundwater monitoring is complete. Nothing was above the NHDES standards. ChemServe noted Dioxane in GZ-1, but the level was not high enough to cause concern. We will continue to monitor it with future tests.

Town Report Bids

The Selectboard approve the bid request for 700 copies of the 2013 town report.

Health Officer

John Carr's term expires October 25th as Health Officer. The Selectboard signed the nomination paper for the state to appoint John Carr for another three year term.

Cemetery Trustees

Tad noted that the records indicate we elected 3 Cemetery Trustees until the mid 1930s, then Trustees of Trust Funds until 1965 and the positions have been listed as Town Trustees since then in town reports. According to RSA 289:4, the Town is required to elect at least 3 cemetery trustees or delegate the duties and responsibilities to the Selectboard. According to RSA 289:7, the cemetery trustees need to prepare deeds of cemetery lots for the Selectboard to sign. **Karl** suggested that we adopt a policy for cemetery trustees. It was agreed that Brendan and Tad will work on a policy and then we'll advertise for three

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cemetery trustees for election at town meeting. The Trustees of Trust Funds will still handle the financials.

TE Sidewalks

Tad reported that the sidewalk project started today. For the next three weeks there will be one lane open on Main St. A letter was received from Felix Monius expressing his concern that the sidewalk will increase pedestrian traffic and will greatly increase the possibility of damage to his property.

Tad said there is another Bicycle and Pedestrian Grant Program opportunity for up to \$25,000. Based on a discussion with the road agent, there are three options for more sidewalks: Rte 130 past the cemetery; Old Milford Rd; beginning at the top of Steam Mill Hill Rd; and Mason Rd toward Cleveland Hill Rd. The preferred project is to continue on Rte 130 past the cemetery. ***Karl moved, seconded by Brendan to apply for the grant to continue a sidewalk on Rte 130 past the cemetery. Voted yes 5-0.***

Rail Trail Rehab Program

Tad reported that about 1,000' of rail trail has been rehabilitated behind the property formerly owned by Ganos on Route 13.

Lower Town Hall Renovations

Tad reported that renovations to the lower town hall were started last Friday and expects it to be complete about November 1st. The Tax Collector/Town Clerk's Office, Building Inspector and Food Pantry will move to the lower town hall.

Police Dept.

Highway Safety Grant

Karl moved seconded by John to authorize Darrell to sign for the Highway Safety Grant for 24 patrols over the next year. Voted yes 5-0.

Gun Range

Regarding the question of frequency of use of the gun range, Chief Quigley sent a letter and said it will be used for the department's semi-annual qualifications (spring and fall) on days that the transfer station is not in operation. It will be used by sworn law enforcement personnel from Brookline and perhaps, on occasion, surrounding towns.

Public Hearing – Pole Permits

The public hearing opened at 7:15 pm.

The purpose of the public hearing is to discuss amending all pole licenses as recommended by Avitar Associates. Via telephone Attorney Bill Drescher said Avitar Associates has been assessing FairPoint and PSNH for use of the poles. We need to amend the pole licenses to statutorily required language in order to assess the tax. FairPoint brought suit against 180 towns in 2012. The following needs to be added to the pole license: ***In accordance with the requirement of RSA 72:23, (I) (b), the licensee(s) and any other entity now or hereafter using or occupying municipal property pursuant to this license shall be responsible for the payment of, and shall pay, all property assessed personal and real property taxes no later than the due date. Failure to pay duly assessed personal and real property taxes when due shall be cause to terminate this license.***

The public hearing was closed at 7:20 pm. ***Karl moved, seconded by John to add the statement to pole licenses as recommended by Attorney Drescher. Voted yes 5-0.***

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Public Hearing – Annex

The public hearing opened at 7:30 pm.

The purpose of the public hearing is to discuss the future of the “Annex” building located at 4 Main Street. **Tad** said the Facilities Committee looked at four alternatives:

1. Selling the building and land;
2. Removing the building and retaining the land;
3. Cleaning out the building and retaining it;
4. Retaining the original portion of the building and removing the “shed” portion.

He said the facilities committee recommended to the Selectboard that the building be removed and the land retained by the town.

Building Inspector **Paul Harvey** checked the building and found it structurally sound. He recommended the following be addressed as soon as possible:

1. Re-roofing;
2. Repair rear exterior wall;
3. Main panel wiring;
4. Correct the mold issue.

Assistant Chief/Fire Inspector **Scott Knowles** inspected the building and recommended the following:

1. Existing Emergency lights in the building do not work;
2. Smoke detectors in the bays do not work;
3. Roof should be repaired or replaced to prevent further damage of the building and further mold issues.

Tad said estimates to repair the building include: \$10,000 for the roof, \$10,000 for removal of the mold, \$3,000 for exterior painting, and \$2,000 for repair of exterior trim; a total of \$25,000. The estimate to remove the building is about \$25,000. **Ann Webb** asked why we don't sell the building.

Tad said the facilities committee didn't want to sell a ½ acre piece of land in the center of town. **Peter Webb** asked if the septic and well are functional. **Tad** noted the septic is functional and the well is shared with the house behind the building. **Peter** said the town would receive taxes if it were a commercial use. **Marcia Farwell** said it was not zoned for Commercial use and we should keep it for storage. **Jodi Tochko** said the library needs storage and would cost \$3,000 - \$4,500 yearly to rent space. It will create a problem for the library and Friends of the Library to demolish the building. **Clarence Farwell** suggested we put it on hold for a year. **Keith Thompson** said the building has a historical value to the town. It was the post office until 1913, a millinery and bakery and a fire station in 1919. It was the ambulance building until the safety complex was built. **Brian Rater** said we have a current need for library storage. **John** said parents have expressed concern with mold on the books. **Myra Emmons** said the books in the bay with mold are not the books in circulation. When asked how much the library book sales make, **John Lindgren** said about \$3,000 per year. **Chris Adams** said he feels the estimates to repair the building are too low. **Darrell** said as elected officials, we need to get true estimates to use the building as cold storage. **Betty Hall** said her son Sid is paying to store books in Milford and suggested another public hearing. **Scott Knowles** suggested any books left over after the October book sale are stored in another bay of the building. **Marcia** said we should find the money to fix the roof.

The public hearing was closed at 8:15 pm.

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Darrell said we need to take care of electrical, smoke detectors and the issue of the stairs. **Brendan** said we're looking at the town's 250th anniversary in 2019 and it's time to think about whether to save the building.

Non Public Session

Darrell moved, seconded by John to go into non public session under RSA 91-A: 3, (e) litigation.

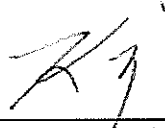
Voted yes 5-0.

On returning to public session, *Darrell moved, seconded by Brendan to seal the minutes. Voted yes 5-0.*

Meeting adjourned at 8:45 pm.

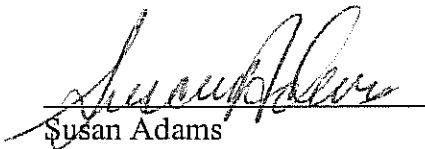
Minutes submitted by Rena Duncklee.

Darrell Philpot



Karl D. Dowling

John J. Carr



Susan Adams



Brendan Denehy

09/30/13

Town of Brookline, NH
W#40-2013

| Date | Num | Name | Memo | Amount |
|--------------------------------------|-------|------------------------------------|-----------|------------|
| 1010 - General Checking Acc't | | | | |
| 9/18/2013 | 44829 | Business Card | W#40-2013 | -220.60 |
| 9/18/2013 | 44830 | WEX Bank | W#40-2013 | -126.14 |
| 9/23/2013 | 44831 | Charter Communications | W#40-2013 | -75.00 |
| 9/30/2013 | 44832 | Charter Communications | W#40-2013 | -54.99 |
| 9/30/2013 | 44833 | American T-Shirt Co of NH | W#40-2013 | -159.00 |
| 9/30/2013 | 44834 | Amsterdam | W#40-2013 | -141.76 |
| 9/30/2013 | 44835 | AT&T | W#40-2013 | -22.22 |
| 9/30/2013 | 44836 | Avitar Assoc of New England Inc | W#40-2013 | -6,443.74 |
| 9/30/2013 | 44837 | Bergeron Protective Clothing | W#40-2013 | -36.29 |
| 9/30/2013 | 44838 | Big Green Recycling | W#40-2013 | -12.00 |
| 9/30/2013 | 44839 | Bob Rochford | W#40-2013 | -69.99 |
| 9/30/2013 | 44840 | Burbee Sand & Gravel Inc | W#40-2013 | -616.00 |
| 9/30/2013 | 44841 | C L Farwell Construction LLC | W#40-2013 | -23,435.25 |
| 9/30/2013 | 44842 | Chief Supply Corp | W#40-2013 | -268.48 |
| 9/30/2013 | 44843 | Craftsmen Press | W#40-2013 | -361.00 |
| 9/30/2013 | 44844 | D.C. Slocumb Co., LLC | W#40-2013 | -225.00 |
| 9/30/2013 | 44845 | David J Riley | W#40-2013 | -64.50 |
| 9/30/2013 | 44846 | Devincentis Electric LLC | W#40-2013 | -431.96 |
| 9/30/2013 | 44847 | DuBois & King Inc | W#40-2013 | -9,555.00 |
| 9/30/2013 | 44848 | EZ Diabetic Supplies | W#40-2013 | -196.42 |
| 9/30/2013 | 44849 | FairPoint Communications | W#40-2013 | -89.15 |
| 9/30/2013 | 44850 | Gall's Inc | W#40-2013 | -90.33 |
| 9/30/2013 | 44851 | Grainger | W#40-2013 | -57.42 |
| 9/30/2013 | 44852 | Granite State Concrete Co Inc | W#40-2013 | -444.29 |
| 9/30/2013 | 44853 | Great America Financial Services | W#40-2013 | -156.65 |
| 9/30/2013 | 44854 | Harvey Recycling of Fitchburg LLC | W#40-2013 | -494.94 |
| 9/30/2013 | 44855 | Industrial Traffic Lines Inc | W#40-2013 | -400.00 |
| 9/30/2013 | 44856 | Lee Duval | W#40-2013 | -230.00 |
| 9/30/2013 | 44857 | Leighton A White | W#40-2013 | -425.00 |
| 9/30/2013 | 44858 | LGC Health Trust | W#40-2013 | -17,299.47 |
| 9/30/2013 | 44859 | Liberty Supply Inc | W#40-2013 | -47.50 |
| 9/30/2013 | 44860 | Lisa Pigott | W#40-2013 | -26.92 |
| 9/30/2013 | 44861 | Massachusetts Dept. of Revenue | W#40-2013 | -352.00 |
| 9/30/2013 | 44862 | MD's Trash Removal Inc | W#40-2013 | -110.00 |
| 9/30/2013 | 44863 | Metropolitan Life | W#40-2013 | -1,475.00 |
| 9/30/2013 | 44864 | Monadnock Mtn Spring Water Inc | W#40-2013 | -17.50 |
| 9/30/2013 | 44865 | Neptune Uniforms & Eqpt., Inc | W#40-2013 | -695.50 |
| 9/30/2013 | 44866 | New Hampshire Rocks | W#40-2013 | -30.00 |
| 9/30/2013 | 44867 | NH Dept. of Health & Human Serv... | W#40-2013 | -502.00 |
| 9/30/2013 | 44868 | NH Retirement System | W#40-2013 | -21,078.95 |
| 9/30/2013 | 44869 | NH Superior Repair | W#40-2013 | -237.53 |
| 9/30/2013 | 44870 | Northeast Utilities System | W#40-2013 | -250.00 |
| 9/30/2013 | 44871 | PSNH | W#40-2013 | -2,869.65 |
| 9/30/2013 | 44872 | Purchase Power | W#40-2013 | -60.00 |
| 9/30/2013 | 44873 | Rena Duncklee | W#40-2013 | -15.87 |

Town of Brookline, NH
W#40-2013

09/30/13

| Date | Num | Name | Memo | Amount |
|-------------------------------------|-------|-------------------------------|-----------|-------------------|
| 9/30/2013 | 44874 | Scott Knowles. | W#40-2013 | -18.99 |
| 9/30/2013 | 44875 | Source 4 | W#40-2013 | -74.96 |
| 9/30/2013 | 44876 | Staples Contract & Commercial | W#40-2013 | -65.46 |
| 9/30/2013 | 44877 | Staples Credit Plan | W#40-2013 | -431.74 |
| 9/30/2013 | 44878 | Tad Putney | W#40-2013 | -99.98 |
| 9/30/2013 | 44879 | Thompson West | W#40-2013 | -40.25 |
| 9/30/2013 | 44880 | Two Dave's Auto Inc | W#40-2013 | -439.50 |
| 9/30/2013 | 44881 | U.S. Cellular | W#40-2013 | -548.30 |
| Total 1010 · General Checking Acc't | | | | -91,690.19 |
| TOTAL | | | | <u>-91,690.19</u> |

Daniel H. Goff Kj John J. Galt
Susan Adams Brandon Donohy