



**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@brookline.nh.us](mailto:Selectboard@brookline.nh.us)

<http://www.brookline.nh.us>

*Minutes  
Selectboard  
Monday, April 9, 2018*

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

Also present: Ann Somers, Loring Webster, Linda Chomiak, John Carr, Romeo Dubreuil, Jay Chrystal, Jerry Farwell, Jim Solinas, Peter Lemay, Lorraine Marshall, Laura Flanagan, Ben Chandler, George Razzaboni, Gerry Tanguay, and Robin Gelinis.

6:30pm **Brendan** opened the meeting with the Pledge of Allegiance.

**Public Input**

**Linda** asked, on behalf of the Finance Committee, if there is any additional support above and beyond what was provided last year that the Board would like to see for the coming year. She asked the Board to give it some thought and let the Finance Committee know.

**Tad** said he wanted to let the Board and public know that the auditors were here last week doing the annual audit and based on recent years we should have the report by the end of the summer. He added there were no surprises; everything went well.

**Approve Minutes**

*Eddie moved, seconded by Ron, to approve the minutes from the Monday, March 26, 2018 meeting as written; Voted Yes 5-0. Eddie moved, seconded by Ron, to approve both sets of non-public minutes from the Monday, March 26, 2018 meeting; Voted Yes 5-0.*

**Sign Warrants**

*The Board signed Accounts Payable Warrant #15 in the amount of \$844,485.47, Payroll Warrant #16 in the amount of \$51,544.29 and Police Detail Warrant in the amount of \$1,676.25.*

**Appointments**

*The Board signed reappointment slips for the following:*

*Buddy Dougherty as Full Member to the Conservation Commission*

*Drew Kellner as Alternate Member to the Conservation Commission*

*Alan Rosenberg as Full Member to the Planning Board*

*Jill Adams as Alternate Member to the Planning Board*

*Kristen Austin as Deputy Treasurer*

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**Brendan** noted that the Board gave notice to appoint Jack Fallon to the Town History Committee at the last meeting but, since it is not a permanent committee, there is not an appointment slip and we need a motion from the Board. *Eddie moved, seconded by Ron, to appoint Jack Fallon to the Town History Committee; Voted Yes 5-0.*

**Review and Discuss Re-Adopting Code of Ethics**

After a brief discussion, *Ron moved, seconded by Val, to readopt the Code of Ethics; Voted Yes 5-0.*

**Review and Discuss Annual Auditor's Questionnaire**

After review, *Eddie moved, seconded by Ron, to authorize Brendan to sign the Auditor's Questionnaire; Voted Yes 5-0.*

**Old Business**

**Review and Discuss Contract for Safety Complex Landscaping:**

After reviewing the two bids received last fall, followed by a brief discussion, *Val moved, seconded by Ron, to accept the three-year contract with Wilson's Ground Maintenance; Voted Yes 4-0-1, Eddie abstained.* **Eddie** said the Board needs to keep a watchful eye on the Town Hall lawn drainage and lawn color issues.

**Selectboard Emails**

**Brendan** said there is an email on the Town website that the Board recently voted to go directly to the Selectboard Chair but, in the interest of being timely, he would like it to go directly to the Town Administrator because in most cases these are action items that need to be addressed. **Tad** said he is happy to receive the emails directly and forward them on to the Selectboard being mindful of the Right-to-Know law and not engaging in discussion through email on matters that should be discussed in a public forum. **Loring** said decisions should never be made through email because of the Right-to-Know law.

**Review and Discuss Lease Agreement for Fire Command Car**

**Tad** said we received the three-year lease agreement from the lease company, for the purchase of the Fire Department command car, which was approved at Town meeting. **Roger** said he's done some research on the Fire Department's spending history and it is not insignificant. **Tad** said the payments for the fire radios were built into the fire department's budget and that is a large part of the recent increase. **Roger** said he is concerned about his taxes and he doesn't know if the command car is a want or a need. **Val** asked if anyone else is concerned about this. She said we need to have a discussion about if a command car is really necessary. **Jerry** said this should have been discussed at Town meeting; it has already been accepted by the voters. **Brendan** suggested we table this and discuss it at the next meeting with the Fire Chief and Fire Wards. The Board agreed.

**Review and Discuss Transfer Station Evaluation Committee Charter**

**Tad** gave the Board a draft of the Transfer Station Evaluation Committee Charter for their review. He said he would like to see the Board announce they are seeking volunteers for the committee tonight – with a two week deadline. **Val** said she thinks

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a little more time is needed to discuss this at the next two meetings. **Eddie** wants to uphold the wishes of the voters and thinks the next meeting would be plenty of time to get volunteers and finalize the charter. **Brendan** said the people made clear to the Board what they want and agrees with **Eddie**. The Board will decide at the next meeting.

**Romeo Dubreuil Re Water Testing for New Homes**

**Tad** said last fall he discussed with the Selectboard the Building Inspector's desire to require a more comprehensive water test that includes testing for radon and arsenic, prior to the issuance of Certificates of Occupancy for new homes. **Romeo** said he reached out to Brookline builders about the DES recommendations for expanding the elements being tested for when a well is drilled. He said some were for it, some against it. He said he believes the Health Officer and the Selectboard need to decide on this together if they want to pursue it. **Tad** said there are two different bodies that could require this and DES is not requiring it, so it is up to the Board and Health Officer. **Peter** said it is up to the resident to have the test done. **Jay** said DES has spent the last seven years trying to educate the public about water testing. The tests required now are very basic in scope. **Tad** said if the town wants to pursue expanded testing, the Board and Health Officer must decide what elements will be included in the test and what the standard will be to determine pass/fail. **Ben** asked if they had seen the DES publication he held up and said it states the governing body must make the decision. **Tad** said the governing body is the Selectboard and the legislative body is the voters at town meeting. He also stated town counsel has suggested it would be best for a requirement of enhanced water testing, if pursued, be incorporated into the town's zoning and voted on at town meeting. **Tom** asked if it make any difference in town where you're going to find radon. **Robin** said there is no telling where radon is. Radon in water is less dangerous than radon in the air. 89% of risk comes from the air and he has found radon all over Brookline. **Tad** said one of the challenges for builders is having the testing done at the Certificate of Occupancy stage – effectively the finish line of building a house as it makes it difficult to absorb the cost of a mitigation system, if needed. **Ben** said every home that changes hands has a water test for radon and arsenic. He noted the DES report has no enforceable level for radon and asked if a new requirement would require mitigation. **Tad** said there are two options for addressing a "failed" test. One is the homeowner signs off on the results and it is put in the building file and the other is that a mitigation system is required. **Robin** said in existing homes the test will be accurate but new construction could get a very low number and the reason is the wells have not been turned over. **Ron** asked how many days to turn over a well. **Jay** said they run the pump continuously for 48 hours and then test the water. It is as accurate as it could be. **John** said he recommends the Board take their time before mandating anything. He said on May 24 he will be attending a health seminar on water testing. **Brendan** asked **John** to advise the Board following the seminar. **John** agreed. **Eddie** said he agrees with **John** and this would be a good opportunity to put the DES information in the Welcome Packet that goes to new residents. **Laura** said other towns are testing but not requiring mitigation. **Val** suggested it would be good to document areas in town that have water issues.

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**Jay** said the state has a database where a private well owner can enter their property to find out any issues with the well. He said that the town of Londonderry recently did a baseline study that used funds to test private wells around the town and they populated a database with the results. **Romeo** said in closing a more comprehensive water test should be done, including volatile organic compounds, and for a cost of about \$150. **Gerry** said all the costs add up. He asked if we are going to mandate it and tie it to a Certificate of Occupancy. **Brendan** said this is information gathering right now. **Brendan** asked where the board would like to go with this, **John** is going to a meeting in late May and we could have him come back following the session. **Ron** said we can keep looking at it. **Eddie** agrees with **Brendan** and suggested getting something into the Welcome Packet. **Val** said she would like to hear what **John** says when he comes back from the seminar. **Brendan** asked **Romeo** to provide information on what the current water test covers and what the proposed test would cover for the next discussion. **Brendan** thanked the attendees for their input. **Tom** said he moved into his house and discovered radon so he put in a mitigation system.

**Review Job Description, Postings and Timeline for Hiring DPW Director**

**Tad** reviewed the proposed timeline for hiring a Public Works Director. **Ron** asked if this is a realistic timeline. **Tad** said he thinks it is as it follows the timeline we are following for the Ambulance Director search. **Tad** asked what the Board thinks about the salary range of \$65,000 - \$75,000. **Jerry** said that is reasonable to start. **Eddie** said it wouldn't hurt to ask other towns what they pay. **Val** asked if the position should require residency. **Jerry** said a reasonable radius is more important than being a resident and opens the door to more applicants. **Eddie** said he was speaking with someone about a system where the director could write down when a job was done, what was done and when it should be done again. **Jerry** said that is similar to the software used recently in the NRPC pilot program that evaluated the town's roads and culverts. The Board agreed to proceed with the posting.

**Review and Discuss Electricity Aggregation Memo of Understanding**

*Eddie moved, seconded by Ron, to authorize Brendan to sign the Electricity Aggregation Memo of Understanding with the Nashua Regional Planning Commission; Voted Yes 5-0.*

**Review Proposals for Chapel Door Refinishing**

**Tad** said **Ann** has done a lot of work and come up with three quotes to refinish the door. **Tad** said the middle quote was for \$980, which is more than the \$500 we had budgeted, but thinks we need to make the investment. He noted the two other proposals were for \$275 and \$2,548. **Eddie** said if we spend more and get better quality then it is worth it. **Tad** said if the Board is comfortable with going forward with this quote, **Ann** will check out the references of the preferred vendor. **Eddie** suggested he may know of someone who could do the job. He will pursue for the next meeting. The Board tabled until the next meeting.

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**Discuss Potential Projects for Metropolitan Transportation Plan**

**Tad** explained that we have received a letter from Nashua Regional Planning Commission seeking any transportation projects we would like to see submitted for the State's 10-year plan. He said the last time the town submitted a project, it was for a left turning lane southbound on Route 13 at Old Milford Road and it was added to the State's plan. The Board suggested adding safety improvements to the intersection of South Main Street and Route 13. **Tad** will prepare the submission for the next meeting.

**Discuss Next Meeting's Agenda Items**

**Tad** noted the following items are on the list for the next meeting's agenda:

- Lauren Martin from Avitar to discuss the revaluation process
- Review the Investment Policy
- Discuss speed limit sign issue on Mason Road that was recently raised by Loring Webster
- Discuss senior housing, which Eddie had asked be included on an upcoming agenda

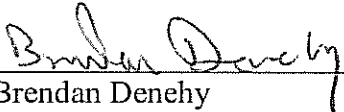
*Brendan moved, seconded by Eddie, to go into non-public session per RSA 91-A:3 II (b) Hiring (c) Reputation (e) Litigation; Roll Call Vote Yes 5-0.*


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

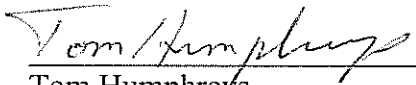
*Eddie moved, seconded by Val to adjourn; Voted Yes 5-0.*


Meeting adjourned at 9:08pm.

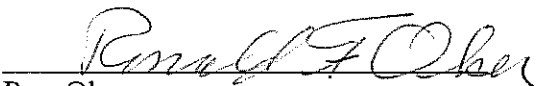
Minutes submitted by Sharon Sturtevant.

  
Brendan Denehy

  
Eddie Arnold

  
Tom Humphreys

  
Valerie Ogden

  
Ron Olson

Town of Brookline, NH  
W#15-2018

04/09/18

Date	Num	Name	Memo	Amount
<b>1010 - General Checking Acc't</b>				
04/09/201	51591	ANCO SIGNS & STAMPS ...	W#15-2018	-38.45
04/09/201	51592	AT & T	W#15-2018	-42.28
04/09/201	51593	AT&T	W#15-2018	-27.74
04/09/201	51594	B & S Locksmiths Inc	W#15-2018	-626.00
04/09/201	51595	Beth Lukovits	W#15-2018	-440.00
04/09/201	51596	Brookline Library Trustees	W#15-2018	-21,670.52
04/09/201	51597	Brookline School District	W#15-2018	-260,000.00
04/09/201	51598	C L Farwell Construction L...	W#15-2018	-3,026.00
04/09/201	51599	Central Paper Products Inc	W#15-2018	-76.75
04/09/201	51600	Consolidated Communicati...	W#15-2018	-841.89
04/09/201	51601	D.C. Slocomb Co	W#15-2018	-100.00
04/09/201	51602	DNG Auto	W#15-2018	-360.00
04/09/201	51603	EPrint Inc	W#15-2018	-647.50
04/09/201	51604	Eversource	W#15-2018	-30.45
04/09/201	51605	Gall's Inc	W#15-2018	-113.39
04/09/201	51606	Granite State Minerals Inc	W#15-2018	-1,739.88
04/09/201	51607	Green Insurance Associates	W#15-2018	-3,293.00
04/09/201	51608	Health Trust Inc	W#15-2018	-30.00
04/09/201	51609	Hollis/Brookline Co-op Sch...	W#15-2018	-475,000.00
04/09/201	51610	Interstate Fire Protection	W#15-2018	-162.00
04/09/201	51611	Janice M Watt	W#15-2018	-63.36
04/09/201	51612	Jim Solinas	W#15-2018	-96.66
04/09/201	51613	Liberty Supply Inc	W#15-2018	-424.07
04/09/201	51614	Linda Saari	W#15-2018	-11.87
04/09/201	51615	Monadnock Mtn Spring W...	W#15-2018	-87.75
04/09/201	51616	Neptune Uniforms & Eqpt....	W#15-2018	-510.75
04/09/201	51617	NH Dept. of Health & Hum...	W#15-2018	-444.00
04/09/201	51618	NH Local Welfare Administ...	W#15-2018	-30.00
04/09/201	51619	NH Retirement System	W#15-2018	-28,470.25
04/09/201	51620	NH Superior Repair	W#15-2018	-75.11
04/09/201	51621	Pepperell Community Medi...	W#15-2018	-382.50
04/09/201	51622	Rymes Propane & Oil	W#15-2018	-1,085.55
04/09/201	51623	Sanel Auto Parts	W#15-2018	-24.04
04/09/201	51624	Sidney Hall Jr	W#15-2018	-1,033.20
04/09/201	51625	Souhegan Regional Landfil...	W#15-2018	-40,753.74
04/09/201	51626	Staples Credit Plan	W#15-2018	-42.29
04/09/201	51627	Staples Credit Plan - Amb	W#15-2018	-138.38
04/09/201	51628	Tad Putney	W#15-2018	-157.97
04/09/201	51629	The Business Clinic	W#15-2018	-658.00
04/09/201	51630	The County Stores Inc	W#15-2018	-109.06
04/09/201	51631	The Telegraph	W#15-2018	-55.20
04/09/201	51632	Treas.St. of NH, COAF	W#15-2018	-139.00
04/09/201	51633	Tritech's Perform Solutions	W#15-2018	-100.00
04/09/201	51634	United Site Services	W#15-2018	-72.50
04/09/201	51635	US Cellular	W#15-2018	-288.44

04/09/18

Town of Brookline, NH  
W#15-2018

Date	Num	Name	Memo	Amount
04/09/201	51636	Valerie Rearick	W#15-2018	-9.98
04/09/201	51637	Verizon Wireless	W#15-2018	-160.04
04/09/201	51638	WBMASON	W#15-2018	-315.54
04/09/201	51639	WEX Bank-WEX Fleet Uni...	W#15-2018	-185.97
04/09/201	51640	WEX Bank-WEX Fleet Uni...	W#15-2018	-294.40
Total 1010 · General Checking Acc't				-844,485.47
TOTAL				<u>-844,485.47</u>

Brendan Denehy

Thomas Humphrey

[Signature]

[Signature]

Valerie Rearick