



Office of Board of Selectmen

143 Main Street, P.O. Box 310, Belmont, New Hampshire 03220-0310
Telephone: (603) 267-8300 Fax: (603) 267-8327

Selectmen's Meeting Minutes
Monday, August 22, 2022, 10:00 a.m.
Belmont Mill
Tioga Meeting Room

Present were Chairman Ruth Mooney, Selectman Jon Pike, Selectman Claude Patten, Jr., TA Alicia Jipson, Assessing Admin Colleen Akerman, DPW Director Craig Clairmont, Building & Grounds Supervisor Patrick Golden, Parks & Recreation Director Danielle St. Onge, Fire Chief Mike Newhall, Police Chief Mark Lewandoski, Building Official Russ Wheeler, Code Enforcement Officer Mark Ekberg, Budget Committee Chairman Ron Mitchell, Kevin Sturgeon, Dennis Grimes, and Heritage Commission Member Jack Donovan. Via Zoom was Finance Director Katherine Davis, Town Planner Sarah Whearty, Land Use Technician Karen Santoro, Librarian Eileen Gilbert, Assistant Fire Chief Deb Black and Cemetery Trustee Sharon Ciampi.

Those present stood for the Pledge of Allegiance.

Minutes:

Selectman Claude Patten, Jr. moved the minutes of the meeting held on August 8, 2022 as written; seconded by Selectman Jon Pike and the motion passed unanimously.

New Business:

Heritage Commission – Penstock Update – Heritage Commission Member Jack Donovan reviewed the evaluations that were submitted and answered some questions for the Board. The Commission has no plan to pay for the initial site evaluation as the quotes are very costly just to have someone take a look at things.

Mr. Donovan met with Town Planner Sarah Whearty and Land Use Technician Karen Santoro to see if there was any way for Town Departments to aid, but it is too expensive. The previous Land Use Technician was concerned about it dropping into the river. The consultant, Mr. Whatney, was not concerned that it would drop; but if it does, he said it will stay put and not move. The Commission proposes safety measures such as adding support grates and caps to address concerns. The Commission is capable of funding some of the safety projects, but not the efforts to preserve or restore. The consultant estimated that it might last another 80 years if it was preserved but there are no funds for that type of project. The Commission has determined that it cannot take on a project of this scope. The Board recommended DPW Director Craig Clairmont review and inspect the safety concerns and make suggestions for affordable solutions. The Board thanked Mr. Donovan for his presentation.

Acceptance of Updated 2022 Emergency Operations Plan (EOP) – Chief Newhall distributed copies of the updated plan to Board members. The State requires updates every so many years. The Hazardous Materials Plan is done and was already accepted. These plans are required in order to apply for and obtain grants. The EOP explains how to respond to a large-scale incident such as a flood or active violence. It dictates how management runs the scene. The last update was in 2015. Chief Newhall said DPW Director Clairmont wanted the Board to know this project took 4 months to complete and involved every department head in Town as well as the school superintendent.

Selectman Pike motioned to accept the Town of Belmont 2022 Emergency Operations Plan as presented. The motion was seconded by Selectman Patten and the motion passed unanimously.

Fire Department Roof Replacement Quotes – Chief Newhall explained these quotes are for the roof of the garage; not the smaller building. It includes the trim around the doors and the bottom of the roof. He said the price dropped significantly from what was budgeted.

Selectman Patten motioned to accept the bid from Paramount Roofing & Remodeling in the amount of \$6,700.00 to repair/replace the roof on the Fire Department garage/outbuilding with funding to come from the Municipal Facilities line. The motion was seconded by Selectman Pike and the motion passed unanimously.

H. L. Turner Group Inc. Quote for Mill – TA Jipson reported that H. L. Turner Group provided a quote for design schematic services for the 1st, 2nd and 3rd floors of the Mill. There are limited funds this year and likely next year, so the scope of services is not as large as usual. The design schematic can be given to Bonnette, Page and Stone to get quotes for the rehabilitation work. Chairman Mooney confirmed the price includes schematics for budgeting and the bidding process.

Selectman Pike motioned to accept the H. L. Turner Quote for the design schematics for the 1st, 2nd and 3rd floors of the Mill in the amount of \$18,400.00. The motion was seconded by Selectman Patten and the motion passed unanimously.

Appoint TA Jipson as NHMA Legislative Policy Forum Voting Delegate – TA Jipson said that former TA Jeanne Beaudin was the delegate in the past. NHMA represents municipalities on legislative policies and makes recommendations. Chairman Mooney asked if there is advance notice of upcoming legislation. TA Jipson stated yes, and that Towns are invited to participate at the forum on September 23rd. Chairman Mooney said there are some interesting things coming forward including regulating and limiting the use of firearms on municipal property. She asked Police Chief Lewandoski if he also gets notice of these legislative policies. He said he does, but not through NHMA; typically, it is through Primex.

Selectman Pike motioned to appoint TA Jipson as the NHMA Legislative Policy Forum Voting Delegate for 2023-2024. The motion was seconded by Selectman Patten and the motion passed unanimously.

Other New Business:

Special One Time Highway Payment Senate Bill 401 Update – TA Jipson explained the Town will formally accept these funds at a future noticed public hearing. She is waiting for the bridge funds to come in so that both can be noticed at the same time. The Town received a letter that the State of New Hampshire is awarding \$165,767.44 as a one-time payment for the maintenance, construction, and reconstruction of highways. It is projected that the Town will receive \$125,888.00 to go towards municipal bridges. There was discussion about whether there is a time limit on using the funds. TA Jipson said they will be accepted as unanticipated revenue. DPW Director stated he interpreted from the letter that there is a time limit on the highway funds and that they need to be used by June 2023. TA Jipson will confirm any time limits so that the Town does not lose any funding.

Old Business

Code Enforcement Case Updates - CEO Mark Ekberg informed the Board that he now has a specific contact person for the 15 Johnson Street property. The management company said they are unable to remove items from the property due to the eviction process; however, they could relocate the items. It was suggested the items be relocated to dumpsters until they can be removed.

CEO Ekberg noted that the RVs are gone from 176 Durrell Mountain Road. However, 752 Laconia Road is going backwards after making some progress earlier. Selectman Pike stated this needs to go to court. Chairman Mooney agreed.

The Board asked about Town Counsel's recommendation to pursue the 15 Johnson Street property owner legally. Selectman Pike suggested sending a 15-day certified letter or the Town will take the property. Fire Chief Newhall stated this process will be more difficult if it is put off until winter. CEO Ekberg reports the bank listed as the owner is not claiming responsibility. Selectman Pike recommended getting a "writ to quit" and the Town will take the property. CEO Ekberg noted that Town Counsel has not been communicating with him or sending him copies of legal letters they have sent. Chairman Mooney stated if the law firm is not responsive, another law firm may need to be considered because the CEO cannot do his job if there is a void in communication. TA Jipson will follow up with the law firm.

CEO Ekberg reported that 194 Gilmanton Road has until the end of August to get a response from the ZBA. It is temporarily at a standstill. He said 292 Durrell Mountain Road is making significant progress and 43 Rogers Road has been cleared out

Other Old Business:

Oil Contract – TA Jipson reported the Town was able to lock in with Irving at a rate of \$3.853 for oil with a longer contract length of one year. Building & Grounds Supervisor Patrick Golden explained there were supply difficulties last year that resulted in delays getting deliveries. This requires constant checking of all tank levels.

Library – Budget Committee Chairman Ron Mitchell said he met with the Library Trustees and employees and recommended a new library building. They were hesitant. He received some pricing that a basic unfinished building could be constructed for \$150,000.00 - \$175,000.00. Funds could be raised. Adding on to the existing historical building would be quite expensive. Selectman Pike commented there should be some plans somewhere from David Morse's time on the Board. He also wanted to know what happens to the Duffy fund. Chairman Mitchell said that Trustee of the Trust Funds member Dave Caron will be checking into that. Selectman Pike also recommended speaking with Town Planner Sarah Whearty and former TA Beudin about any possible restrictions on the land at the park location.

Parks & Recreation – Director Danielle St. Onge reported that Old Home Day went well and Summer Camp wrapped up last week. The Board congratulated her for doing an “awesome job” on Old Home Day.

There was discussion about the proposed skate park. The Town is pulling back an application on the group's behalf because they have not worked on things over the summer. Director St. Onge will be following up with the group to ensure they have received their non-profit status; and that they have been working with the school on the voter approval that will be needed.

Assessment Sales Update – TA Jipson reported that sales update letters were sent to property owners with updated assessments values on Friday. Taxpayers who contact Town Hall are being referred to the website and to schedule an informal hearing with KRT as indicated in the letters. Selectman Pike expressed concern about the tight window for scheduling the information hearings. TA Jipson will request that KRT extend the date.

There was discussion about the process and intent of the sales update, notification to taxpayers, and criteria for the adjustments. There was concern about missing out on updated properties, however KRT can't capture what they don't know about. When there is a full revaluation KRT will measure and list properties. They also receive notice when a building permit is issued, or if the MLS for a new sale shows updated features. Work completed without permits can be reported to the Town as a complaint and it will be referred to the appropriate department. Reports for construction activity or disturbances near the lake can be reported to NHDES. TA Jipson re-iterated that this was a sales update and not a full revaluation, which won't take place until 2024. This update is relative to sales and the current market and was necessary to bring assessments in line with the market.

Sargent Park – B&G Supervisor Patrick Golden asked about the status of the camera installation at the park. He noted the gate will be closed for the winter. The camera deposit

has already been paid. It was the consensus of the Board to either pull the deposit or to get a signed agreement to hold the same pricing for installation in the spring. New bids can be compared if necessary.

Mill Building/Town Hall – Planning Board Members Dennis Grimes and Kevin Sturgeon asked about the status of moving Town Hall to the Mill. Chairman Mooney responded that the quote the Board accepted from H. L. Turner is for the design work at the Mill. She said the current Town Hall owes us nothing and it has the records vault, the time capsule, and good storage. The Board has suggested that it would be a good Parks & Recreation space once Town Hall is moved to the Mill building. Chairman Mooney noted that if the current Town Hall building were to be sold as some have recommended, there would be no control over what it becomes and the character of downtown could be significantly affected. Mr. Grimes and Mr. Sturgeon requested the Board consider using the old bank building for Parks & Recreation instead. There was a discussion about the status of the bank building and the work required to open and use the building. Selectman Pike maintained that the current goal is to get Town Hall moved to the Mill building. Selectman Patten agreed that the Mill building is a priority right now.

Next Meeting: The next meeting date will be September 7, 2022 at 10:00am.

Non-Public:

Chairman Mooney moved to enter non-public session in accordance with RSA 91-A:3 II (c) at 11:47 am. Roll call was taken and those present and voting were Jon Pike, Ruth Mooney and Claude Patten, Jr. Also present was TA Alicia Jipson. The Board returned to public session at 12:44 pm.

No voting took place.

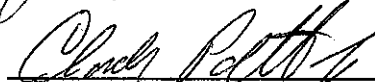
The meeting was adjourned at 12:45 pm.



Ruth P. Mooney, Chairman



Jon Pike, Vice Chairman



Claude B. Patten, Jr., Selectman