

TOWN OF JEFFERSON  
SELECT BOARD  
June 3, 2019

The regular meeting of the Board of Selectmen for the Town of Jefferson was held at the Select Board Office Monday June 3, 2019 at 7:00 pm

**PRESENT:** Kevin Meehan, Chair; Tom Brady and Cindy Silver members comprising a quorum of the Board.

**OTHERS PRESENT:** Linda Cushman, Assistant to Selectmen; Melissa Elander, Clean Energy NH

Kevin Meehan opened the regular Select Board meeting at 7:00 pm. The Highway and Transfer Station report was reviewed.

Tom Brady led the Pledge of Allegiance

The warrants were signed for the payroll and accounts payable.

Invoices were approved for payment May 28, June 3 and June 10, 2019.

**Minute Approval:**

Tom Brady made a motion to accepted the minutes of the May 13, 2019 meeting as presented. Cindy Silver seconded the motion. The motion carries.

**Public Input:**

Melissa Elander introduced herself, stating that she is working for Clean Energy NH and is being funded by a grant to work with local governments in Coös County as the North County Energy Circuit Rider. Ms. Elander said that she will at no cost to the town, provide technical and project support to local communities. At this point Ms. Elander said she is introducing herself to every community in Coös County. Her job is to help identify and help implement energy saving projects. Some of the projects that Ms. Elander has worked on are street lighting, energy audits, improving insulation in municipal buildings, solar installation and a number of other energy projects. Solar energy has been a big interest of several communities. Ms. Elander said that she can do energy audit of buildings and establishing a baseline for energy use in municipal buildings. There is a free online tool that she can she an employee of the town how to use so they can use the baseline information having a spread sheet to show usage.

Ms. Elander explained some of what Clean Energy NH is. They are a nonprofit based in Concord, NH. Clean Energy NH was awarded a three-year grant from the Tillotson Fund to deliver technical assistance for energy projects to North Country municipalities. The areas that are being focused on are energy us/cost tracking, project identification, funding and financing, and implementation.

Ms. Elander asked if Jefferson had done any upgrades in the past. Kevin said that a few years ago the lighting in the Town Office, Town Hall, Fire Station and Highway Garage had been done. Tom said that the street lighting would be interesting to see about upgrading especially where the Board is just

starting to talk about that. The current street lights were upgraded about 10 or 15 years ago. Ms. Elander asked if Jefferson owns the poles. Kevin said no he believes most of the poles are owned by Eversource. Ms. Elander said that Eversource has a well working program to replace streetlights. She believes that Towns pay upfront for the LES's . Towns are seeing a one to three year pay back on the savings. For example Berlin the conversion to LED cut their budget in half. Ms. Elander said that she could get some contact information in other towns that the Board could talk to so to find out how the change is working for them. She said that Randy Perkins of Eversource is the person who handles all this information. Tom asked if the energy audit Ms. Elander had spoke about could include the school building. The only problem would be getting the information for the past usage. Cindy said that she is sure that we would be able to get the numbers from the School District. Kevin said that the school usage wouldn't be consistent with how the Town would be using the building at the same levels. Kevin said the numbers from the School District would not be of value to get a baseline for the Town's use. Cindy asked Ms. Elander if she knew anything about the school building. Cindy said that the Town has taken ownership of the property and is working on a feasibility study. We have done a huge survey that went would to all tax payers and gotten a large response. There is a lot of interest in that building. Ms. Elander said that it sounds similar to Colebrook as there High School is closing. Colebrook is looking to sell the building and want to do an energy audit. Ms Elander said that in a case by case she is able to work with towns to try and get some money to do an energy audit. Unfortunately in this she has not been able to get anyone to fund this because the end use of the property has not been determined yet. Ms. Elander said that with the Colebrook school once a end use has been determined then funding for an audit should be available. Eversource has rebate programs available to cover some costs. Cindy said to add to that it is a very sound structure, great roof no leaks. Ms Elander asked if the heating system was new. Tom said that there has been a new biomass was added about 5 years ago. Tom said that the three main uses that came back on the survey would be to have the town offices, library and senior center. So depending on how the feasibility study goes and the towns people wants the Board would be looking at using the building not selling it. Ms. Elander asked how old the building is. Cindy said that it was built in the late 50's and added onto in the 90's Cindy said that it is a concrete building and is energy efficient in that aspect. Ms. Elander said that once the Town has a plan she would be happy to help. Ms. Elander said that what she does isn't something the Town can't do, it's just that she has the time to do it. First she would contact Eversource to have them do a free energy audit. If Eversource should say no there are other options, Community Development Authority you could apply to for a grant to do an audit. This would have to full in line with the outcome of the feasibility study.

Cindy said that you mentioned solar, perhaps a little later as thing move along she would like to hear more about this. Ms. Elander said that her back ground is energy audits. There are many towns that are looking into solar in one way or another. Some towns are father along in the process like Berlin. Ms Elander said that she feels that there will be a lot happening with solar in the next few years. Ms. Elander asked if Jefferson is on the Coös loop. Tom said that he believes that it does. It runs in Randolph and across the Valley Road and heads toward Whitefield. Ms. Elander said that Whitefield was looking at a very large project, however the infrastructure can not handle the extra load. Tom said that this is a major problem for us. He said that he is also a County Commissioner and his fellow Commissioner Paul Grenier and Mayor of Berlin has said that Berlin has run into same problem, they can't ship the power out. Tom said that the County has come up against the same problem when looking into any of these project that the Coös loop is in poor shape and in need of upgrades. This seem to be a problem for several towns so they are turning into looking at just putting in solar to operate municipal buildings. Tom said that is type of project would be interesting to talk about for the school building. Ms. Elander said that what she has started doing is keeping track of towns that interested in solar moving forward and running into this road block. With enough interest she said that may be able to get something done to remove this road block.

Ms. Elander said that she would get some contact information of a couple of towns that have done streetlights and give the Town the contact information for Eversource. Tom asked if Ms. Elander could give the Town contact information for towns that she has worked with on large solar farms, should the Town be interested in doing something like this so that we wouldn't be behind everyone else in the county should something become available. Whatever contact information she may have would be nice. Clean Energy NH has created a RFP template should anyone be interested, also a spreadsheet to have bidders fill out. It is very heavy financial stuff the spreadsheet gives you an apple to apples comparison.

Ms. Elander said that she would check back with the Board in a couple months to see how the school building has progressed.

### **Reports of Departments/Boards:**

*Highway Department:* None

*Office:*

Linda Cushman reported that she had completed the posting of the RFQ. There has been one inquiry from EH Danson Associates of St. Johnsbury, VT.

Linda said that she has been working on a subdivision for the Planning Board as Charlene Wheeler is out.

Have worked on a couple assessing questions. There is a party wanting to purchase a piece of property who wants the current owner to remove a portion a the property from current use. Linda said that you just can not take property out of current use without having a specific reason such as it no longer qualifies. The Realtor wanted a quote on what the current use penalty would be if the land was taken out of current use. Linda said that she can not give a quote when the selling price and any other pertinent information is not know. The current use penalty is based on true and fair market value.

Tom asked when the billing for the special duty officer at Santa's Village would be billed. It will be done on a monthly schedule.

### **Unfinished Business:**

Eversource asked for something in writing requesting the street light be reinstalled at the intersections of 115 and Isreals River Road and Meadows Road and Cherry Mountain Road.

Then Eversource requested a letter from NH DOT stating that DOT had sold or gave the Town their pole at the intersection of 115 and Isreals River Road. NH DOT did a letter granting the Town use of the pole. This has been forwarded to Eversource.

Eversource did respond stating that they would be reactivating the light.

Cindy asked if when Eversource is reactivating the streetlights if they would put in the LED lights then that would be two lights all ready done.

Cindy asked if Eversource would just change out the current streetlights with LED. No, there has to be an agreement with Eversource. It was about 15 years ago when the Town changed to the metal halgen

lights and there was a purchase agreement done then. Cindy said that she knows it is an extra step, however she asked Linda to check into it. Linda said that she would asked the question.

Tom asked if all Eversource would have to do is install the light bulbs. Linda said that she didn't think so, the light pole at the Isreal's River Road is just the pole and arm

Linda said that Michelle Grey had asked if there were any CAD drawings of the school building. There had been a question asked if they where available in CAD form Linda said that she had told her no, however we do have some paper drawings. Linda said it may be a good idea to take the drawings to the walk through on Tuesday should someone want to look at them. The other question that was asked was if there is a survey of the property. No, there is no current survey.

### **New Business:**

Building permits for Sean Nordin and Rodney Monahan were reviewed. Mr. Nordin has applied for a permit to construct a new house, the Board approved the permit.

The permit from Mr. Monahan was not acted upon. Mr. Monahan will be contacted letting him know that he needs to get a variance from the Board of Adjustments for the setbacks. Linda said that she had been looking into what variance

Bruce Hicks has asked if the Town would help maintain the Kilkenny View Road as it is access to the Town owned cemetery. Bruce said that he and Mr. Jacquart would be willing to purchase the gravel if the Town would spread it. Linda suggested if the Town is going to do the grader work it may be a good idea to make a turn-around at the further end of the cemetery so people would keep off the abutters property. This is just a suggestion to maintain the road. If the Board has a better suggestion.

The Board approved the request to spread the gravel on Kilkenny View Road as the road is the Town access to the cemetery.

Cindy asked about how much time would it take to grade the road. Linda guessed that it would take about half a day considering there hasn't been much done to the road since it was built. Tom asked how long was the road. Approximately 850-feet. Cindy asked if the Town owned the road. No, it is a private road. The road accesses the Town cemetery and the two abutting properties. Cindy and Kevin both said they do not have a problem with doing this. Tom agreed.

Linda said that she has had a complaint from an abutter on the Stag Hollow Road saying their neighbor has a privy on the property. A privy is if properly installed needs to be inspected by the Select Board as well as have a building permit. The problem is that the property is being rented. Linda said the property owner is a mortgage company. She has an email address for a contact person at the mortgage company. The owner of record is the responsible party. The Board agreed that the mortgage company should be contacted.

Cindy said that there was a break in at the snack shack on May 29<sup>th</sup>. They only took all the candy about \$100 worth, and nothing else. Cindy said that she reported it. She has asked Lucas Simon to get the door repaired.

There was a request form the US Department of Commerce for 2020 New Construction Program. This is to gather information for the Decennial Census Program. It is estimated to take about 48-hours of work. They are asking if the Town wants to participate in this program. It was the decision of the

Board not to participate.

Cindy asked if there was a building permit issued for a building in the area of 644 Ingerson Road. Linda said that if it is for the Robbins property yes a permit was approved last fall. Tom asked if Mr. Robbins has submitted a new permit for a house. No, not yet Mr. Robbins is getting the septic system information.

Cindy asked if when Mark and/or Mike are traveling around Town if they would check for the delineators at the end of the culverts as a lot of them have broken. The other thing Cindy asked was about lines on the Isreal's River Road. She said that there were lines there before Central paved the road. Cindy asked if there were any thought about relining the road. Tom asked if the road was ever lined. Linda said yes, when the State owned the road. The Town has never painted the road. Tom said that he never remembers the road being lined.

Tom asked if it would be possible to have Mark Dubois create a schedule of road maintenance so that the Board would have a general idea of when a road will be worked on. This does not have to be something that is to a strict schedule. It is just to have a general idea of when work would be done so to be able to give residents an answer when being asked the question. Tom said that he would like to see where it is planned to do ditching work. The Board may have roads that they would like to have ditched. Cindy said that a schedule would be helpful.

Cindy asked if the Board has decided when they can get together with Mark to go down and view the work site on Larcomb Road. No, Tom asked if this could be pushed out to July then he would have more time.

**Public Input:** None

**Non-Public RSA-91-A:39(if needed):** None

**Any Other Business:**

Linda asked Tom how long it takes to get a water sample result back from the State. He said that it usually is a quick turn-around. Linda said that there hadn't been anything come back from When John took the samples.

Cindy asked if the Board was all right with the mowing bill from John Silver, Jr. Kevin said that he just wondered how the bill compares with other mowing jobs. One question Kevin did have was the difference in the rate and this question should probable be asked of John. Cindy said that the first rate of \$45 was for power broom, then the higher rate was for the mower and trimmer. Kevin said that was what he was thinking.

Cindy said that John(Jr) was up on Cherry Mountain Road and mowed the cemetery because it needed it.

**The next meeting will be June 10, 2019.**

**The walk through for the RFQ will be held June 4, at 3:00 pm starting at 178 Meadows Rd.**

**Adjournment:**

Tom made a motion to adjourn. Cindy seconded the motion. Motion carries.

The meeting adjourned at 8:30 pm.

Respectfully submitted,