

TOWN OF JEFFERSON  
SELECT BOARD  
August 5, 2019

The regular meeting of the Board of Selectmen for the Town of Jefferson was held at the former school building (178 Meadows Rd.), Monday August 5, 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 and Kathi Marshall

Kevin Meehan opened the regular Select Board meeting at 7:15 pm.

The Board reviewed 3 building permits, and signed warrants for payroll and accounts payable. Invoices were approved for payment August 5, 2019.

**Meeting Minutes Approval:** Cindy motioned to accept the Select Board public meeting minutes for July 25, 2019, and July 29, 2019. Tom seconded the motion. The motion carried with minor grammatical changes.

Cindy motioned to accept the Select Board non-public minutes for July 25, 2019 and July 29, 2019. ( The July 29 non-public minutes were not included in the package.) Tom seconded the motion to accept the July 25, 2019 minutes, and the motion carried with minimal grammatical changes.

Linda asked if the July 25 non-public minutes could be unsealed. Tom moved to release the minutes and Cindy seconded the motion. The motion carried.

Kevin led the Pledge of Allegiance.

**Public Input:** None

**Report of Departments and/or Boards:** Mark Dubois had not been in so there was no Highway Report. Linda explained the office had a regular day. She worked on both sets of meeting minutes and took standard phone calls. Charlene did say the Planning Board is working on the master plan in hopes of beginning in September.

**Unfinished Business: ADG** Kevin stated things went very well with Chris Kennedy and his assistant. They took measurements at the town office, the library and the school. Mike and Stewart came in to offer their input, as well as members of the library trustees, and members of the Historical Society. It was very productive. The town will have copies of the school plans when Chris returns.

With regard to Michael Fraser and 959 Presidential Highway, Linda had more information from the attorney. At this point she says we may want to slow down. Charlene is looking at having the planning board set up some regulations regarding airbnbs. Without some sort of regulation we can't really do anything. Cindy wanted to know if the lawyer had anything in writing with regard to running a business in a residential area. She felt they should at least have to register with the town. When people run

businesses out of their own home, there should be some sort of protocol for them to follow.

Linda said it is a Planning Board function to implement such actions. Tom wanted to know what we can establish with a regulation. Linda said Charlene is checking into this. If you read the RSA it says the town cannot require information from these airbnbs.

Tom said these people are renting to the public. If an inn is being taxed because it is renting to the public, the airbnb should incur one. An inn has to be inspected by the Fire Department if they are renting to the public, and with an airbnb they do not require a safety inspection. For public safety they should come under some sort of inspection.

Linda said at this time we don't have a lot to stand on in trying to enforce anything. We've done our part as far as checking into things. Cindy said we will have to see what Charlene finds.

Kevin said we may have to work on what the wording is to describe exactly what a business is. Linda mentioned the RSA again. There are limitations to what we can and cannot do.

Tom wanted to know if there could be a minimal insurance requirement for an airbnb, but also mentioned he couldn't imagine an insurance company wanting to insure one through their homeowner's policy. If they have to acquire a commercial insurance policy, why wouldn't they fall under business laws.

Cindy said we need to do more research.

Linda asked Kevin if he would call Mr. Fraser since he has mentioned wanting to speak with Kevin.

Kevin said he would call Linda for Mr. Fraser's phone number.

There was no other unfinished business.

### **New Business:**

*Maintenance of Compactor:* Linda asked about the maintenance of the compactor. Atlantic Leasing called to see if we wanted to do annual maintenance. Last year it cost \$862 for the inspection and maintenance work, and it included 25 gallons of oil. They would come in September or October to do the work. It was decided to have it done, so Linda will call the company.

*Extra Maintenance at Soldiers Monument:* Linda said that there is some extra brush and trimming needed at the monument, and Rodney asked if he and Bruce could go up and do a little extra work to straighten things up. Kevin said that was okay.

*Rental of 178 Meadows Rd:* Rental of the old school property (178 Meadows Rd) has been requested in order to hold a graduation event on June 13, 2020. Kevin said we can't say the school will be available at that time, since we are in the middle of determining what role the school property will be fulfilling in the future. Linda said she will tell them we cannot book that date.

*Spectrum:* Linda received an e-mail from Spectrum. A man named John Mayer will be doing negotiations for the franchise renewal for the state of New Hampshire. We have his contact number, so we will try again.

Linda checked with Eversource regarding the pricing on changing the town street lights to LED. There are 30 fixtures. Eversource will pay \$100 per fixture (\$3,000), but we have to get another electrical service to do the work. Linda mentioned Affinity LED lighting of Dover. Rockingham Electric and Royal Electric have also done this work before.

Kevin said we must get an idea of the overall cost.

Tom said we should get a few estimates. Kevin said if we got one, we'd at least have a ballpark figure to work with. Tom suggested calling the contact person in Dover to get the information. Linda said they estimate that your cost savings is about 40%. – within two years your expenses are recovered.

Linda said right now if we have a problem with a light, Eversource will come and replace it. If we go LED Eversource will replace it, but we must maintain our own inventory of LED lights.

Tom wondered how long the lights last. He mentioned that in a major US city (perhaps Detroit) they changed over to LED and now all the lights are failing and the losses incurred are in the millions.

Linda said Lancaster and Bethlehem have changed over to LED lighting, and we could check with them regarding cost and effectiveness.

*Jefferson Athletic Association:* Linda said she received the e-mail from Cindy regarding the bill for the portable toilet at Forrest Hicks Field. Linda asked if the Jefferson Athletic Association was paying for any of the cost, or if the bill would be paid by the town. Cindy said the association met last week and the association will pay June and a portion of July invoices (50%), and the town is to pay April and May invoices (50%).

*Police Agreement with Lancaster:* The agreement between Jefferson and Lancaster for special duty police coverage at Santa's Village, was signed by the Board. Kevin said we should look into updating Whitefield's agreement, and Tom agreed.

**Public Input:** None

**Non-Public RSA-91-A:3 (if needed):** None

**Any Other Business:** Cindy said she could not reach Colonel Town regarding the flag football games. Linda told her she no longer needed to check since the football members feel our field is too small for them.

Cindy inquired about Stephanie Glidden of WMRHS, regarding an appointment for Mike Berry and Robert Scott to discuss WMRHS's 2020 Building Renovation Project. Linda told her she is scheduled for Monday, August 12.

In order to do a cost study, Tom asked previously for the year-to-date mowing expenditures. Linda compiled them and said she would send the information to him via e-mail.

No other business.

**The next meeting will be August 12, 2019.**

**Adjournment:**

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

The meeting adjourned at 8:15 pm.

Respectfully submitted,