

SELECT BOARD MEETING MINUTES
October 19, 2020

There was a meeting of the Select Board Monday, October 19, 2020 at 7:00 p.m. The meeting was held in person and by remote teleconference.

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

ALSO PRESENT: Kathi Marshall, Assistant to the Select Board. David Torr, Bill and Nancy Greenlee and Chris and Tracey Nelson were also present.

Tom Brady called the meeting to order at 7:01 p.m. and read the following statement:

As Chair of the Jefferson, New Hampshire Select Board I find that due to the state of emergency declared by the governor as the result of the COVID-19 pandemic and in accordance with the governor's emergency order #12 pursuant to executive order 2020-04 this public body is authorized to meet electronically. (There is also a physical location from which to observe and listen contemporaneously to this meeting, which is the town hall.) Please note which was authorized pursuant to the governor's emergency order. However, in accordance with the emergency order I am confirming that we are:

- A. Providing public access to the meeting by telephone and in person, and we are utilizing a telephone service so all members of the Town of Jefferson Select Board have the ability to communicate contemporaneously during this meeting through this platform. And the public has access to listen and, if necessary, to participate in this meeting by dialing the following phone number: 1-866-678-6823 and needing ID number 8959399 followed by the pound (#) sign.
- B. Providing public notice of necessary information for accessing the meeting. We previously gave notice to the public of the necessary information for accessing the meeting including how to access the meeting telephonically. Instructions have also been provided through the Town of Jefferson's website www.jeffersonnh.org
- C. Providing a mechanism for the public to alert the public body during the meeting if there is a problem with access. If anybody has a problem please call 586-4553 or e-mail towwnofjefferson@myfairpoint.net.
- D. During the meeting if the public is unable to access the meeting. In the event the public is unable to access the meeting they will be adjourned and rescheduled.

Please note that all votes that are taken during this meeting will be done by a roll call vote, and please remember the meeting is being recorded.

Tom began by taking roll call attendance: Tom Brady, Chair, "present." Cindy Silver, Select Board Member, "present." Kevin Meehan, Select Board Member, "present." Kathi Marshall "present" at the Town Hall. All persons were alone at their locations.

ACCOUNTS PAYABLE AND PAYROLL

Cindy made a motion to accept the payroll and accounts payable for week ending 10.10.2020 as presented and to authorize Kathi to pay them and to sign the reports for the board members. Kevin seconded the motion and a roll call vote was taken. Cindy voted “aye,” Kevin voted “aye,” and Tom voted “aye.” The motion passed.

PUBLIC INPUT

Nancy and Bill Greenlee: The Greenlees live on Starr King Road. They came before the board to discuss the issues they are having with regard to hikers who climb Starr King, but leave their vehicles on Starr King Road. They block the Greenlees' access and make it difficult to get in and out of their driveway. This year on the weekends there have been between 35 and 42 vehicles parked on the road leading down from the small upper parking area. Signs have had no impact in deterring the parking.

The Greenlees have been in touch with the Forestry Service, the Sheriff's Department and others in an effort to rectify this situation. They believe it will be dangerous if fire or emergency vehicles need to get to the top.

Nancy submitted a two-page presentation to board members of what she and Bill have done to this point to manage the situation, as well as the people to whom they have reached out for guidance. She suggested the board contact the Forestry Service since the Forestry Service told her they would like to work with the town in order to come to a workable and useful solution.

Tom informed the Greenlees that over the past couple months Kathi has brought this issue before them and they have had several discussions about how best to do away with road side parking on the hill. Kathi agreed to contact the latest representative from the Forest Service, Dawn McCarthy, to see if she would meet with the board on the Starr King issue. Board members assured the Greenlees they would work on this issue throughout the winter and try to have an effective solution for next year's hiking season.

Chris & Tracey Nelson: The Nelsons came before the board to discuss the decision voted upon at Town Meeting concerning a town well and the Nelson's purchase of the property it sits on in order to obtain water rights. The Nelsons own the Old Corner Store, and have had many difficulties in trying to access clean water for their business.

Tracey said they came to readdress the purchase of that piece of town property so they could access the well water. Tom asked if they had any idea how they wanted to proceed. Tracey wanted to know how much the property would be if they purchased it. Tom said the town would have to have the property appraised.

Kathi told the Nelsons the board would have an appraiser come to appraise the property. Tracey asked at whose expense the appraiser would be obtained. Tom said it would be at the Nelsons' expense. Tom said the board would discuss whether or not they would select the appraiser or the Nelsons' would. Kathi also mentioned there would be a contract drawn up by the town's legal counsel and Tom agreed saying there were many factors and stipulations that would come into play. Tracey was a little

concerned because she has to get back to the state with their plans for moving forward. She asked about a timeline. The state would like to hear back by December 1.

Tracey asked if the town would find an appraiser within a couple weeks. Tom said they would definitely start the process, and they would get back to the Nelsons.

David Torr: Mr. Torr came before the board because he is concerned with the Airbnbs in Jefferson. He said there are three in Jefferson right now. Some have loud music and parties. Mr. Torr is also concerned about old, dilapidated buildings that should be torn down so children don't get hurt around them. He has spoken about it to the fire chief and was told to address the board with his concerns. He said his greatest concern is the Airbnbs. He asked the board members where they stood on the issue.

Kevin explained that the town is in the process of putting all the information together in order to learn how to address Airbnbs, and the issue is one that is going on around the state. It is basically a work in progress. Tom said there are state laws we must follow, and right now the state is hearing from many different towns about their concerns with Airbnbs. Decisions will come out of these sessions, and guidelines and regulations will be set up for towns to use. But right now towns must obey the laws of the state and cannot make up their own.

APPROVAL OF BOARD MINUTES FOR 10/12/2020

Cindy made a motion to approve the meeting minutes dated 10/12/2020 as presented. Kevin seconded the motion. A roll call vote was taken with Cindy voting "aye," Kevin voting "aye," and Tom voting "aye." The motion passes.

REPORTS OF DEPARTMENTS AND BOARDS

Board members read and accepted the highway report and the business report for the week.

NEW BUSINESS

Building Permit/M. Fraser: Kathi presented the building permit from Mr. Fraser for the deck that was built on the back of his building. He informed the board the deck replaced the old blacksmith shop that had been torn down because it was deemed unsafe. The deck was constructed on the same spot. His permit was complete with payment. Mr. Fraser submitted this permit in response to a letter sent to him from the board asking if he had a permit to build the deck.

Cindy made a motion to approve Mr. Fraser's building permit and Kevin seconded the motion. A roll call vote was taken with Cindy voting "aye," Kevin voting "aye," and Tom voting "aye.": The motion carried.

Nobis Engineering: Kathi presented the new contract from Nobis Engineering who test and monitor the landfill. The projection for next year's cost will be \$4,870.00 for the year. This year, 2020, the cost had been \$3,320.00. If the board signs a 3-year contract Nobis will try to hold some of the pricing. For 2022 they anticipate a cost of \$3,320.00, the same as this year. The only figure they can't project at this time is the testing and lab work that will need to be done.

Kevin made a motion to approve the 3-year contract from Nobis for \$13,412.00 and to authorize Kathi to sign for the board members. Cindy seconded the motion. A roll call vote was taken with Cindy voting “aye,” Kevin voting “aye,” and Tom voting “aye.” The motion carried.

Other Business

Lancaster Ambulance Contract: The ambulance contract for 2020-2021 is the same price as last year's, \$16,051.50. It covers April 1, 2020 through March 31, 2021. Kathi said the contract needs to be signed by all three board members and to be notarized by Polly.

Board members agreed they would stop in to the office when Polly is on duty so she can witness their signatures and notarize it.

Asbestos Removal Estimates: Affordable Asbestos Removal came in with a proposal of \$21,000 and BEI submitted an estimate of \$19,450. Cindy said Affordable Asbestos will need a couple weeks to complete the job, while BEI will have a work time of 6 days. Cindy said she would like to move on this and get the asbestos taken care of before we move onto the next project with Eversource.

Kevin made a motion to accept the proposal from BEI to begin work on the asbestos removal. Cindy seconded the motion. Tom asked them how they planned to pay for it. Cindy said we needed to contact the bank to find out what we need to do to activate the promissory notes. Kathi said she would call Sarah at Passumpsic to find out how to begin.

Kevin amended his original motion saying he moved to accept the proposal from BEI to begin work on the asbestos removal contingent on Passumpsic Banks approval of the three bank notes so the town can begin work. Cindy seconded the motion. A roll call vote was taken on the original motion with Cindy voting “aye,” Kevin voting “aye,” and Tom voted “aye.” A second vote was taken on the amended motion with Cindy voting “aye,” Kevin voting “aye,” and Tom voting “aye.” The motion carried.

Town Hall Door: The main town hall door is often open all day since it is very difficult to close. Kevin said he would go down to look at it and maybe a handle would help on the inside to enable you to pull it closed easier. Kathi said the biggest problem is when people leave they don't shut it tightly so it gets caught by the wind and stays wide open. Kevin said it might need an automatic closer that will pull the door shut automatically. He will check both.

PUBLIC INPUT – None

NON-PUBLIC (None)

Any Other Business: Cindy mentioned that Chris sent an e-mail and wanted to have Mark put a couple loads of gravel at the Waumbek to fill in a ditch by the upper side of the pool area. It would allow the fire department to get in and out and also would make it easier for Mark to plow. Chris will see if he can have it approved by the Waumbek. Chris will also check with Mark to have it done.

Kevin made a motion that Mark should deliver a couple loads of gravel to the Waumbek to fill in a ditch by the upper side of the pool area contingent on Chris getting permission from the Waumbek for him to do so. Cindy seconded the motion. A roll call vote was taken with Cindy voting “aye,” Kevin voting “aye,” and Tom voting “aye.” The motion carried.

COVID-19 Expenses: Kathi informed the board that a check had come in from the state reimbursing the town of Jefferson for their COVID-19 expenses. The check was in the amount of \$5,890.52.

Kathi: When Kathi took her vacation it fell over the holiday of Columbus Day, which is a paid holiday for her. She asked the board if she might take Friday, the 23rd off to compensate for that. Tom asked her to see if Linda could fill in for her and Kathi said she would.

Adjournment: Cindy made a motion to adjourn the meeting. Kevin seconded the motion. Tom took a roll call vote. Cindy voted "aye," Kevin voted "aye," and Tom voted "aye." The motion carried, and the meeting was adjourned at 8:30 p.m.

The next meeting of the Select Board will be Monday, October 26, at 7:00 p.m.

Respectfully submitted,