

**BOARD OF SELECTMEN MEETING**  
**Minutes of September 12, 2022**

**CALL TO ORDER:** Chairman Heath Partington called the meeting to order at 7:00 pm; opening with the Pledge of Allegiance. Selectmen Bruce Breton, Jennifer Simmons, Ross McLeod and Roger Hohenberger were present, as was Town Administrator Brian McCarthy.

**ANNOUNCEMENTS:** Mr. Partington reminded all that voting was the following day; polls will be open from 7A to 8P at the High School.

*Chief McPherson* extended thanks to all who had attended the 9/11 Memorial Service, and to Mr. Partington for speaking. He also extended thanks to the General Services Department for their efforts towards completing the renovations at the Station by September 10; adding the project had boosted department morale and expressing appreciation for the Board's support of the firefighters.

Mr. Partington noted the video for the 9/11 ceremony, which he indicated was a worthwhile event, was available online.

**DROUGHT MONITORING/WATER RESTRICTIONS:** Mr. Partington noted that conditions are getting better, however, we are still in a severe drought; reminding all that Level 2 restrictions are currently in place. After brief discussion, the Board made no changes to the current restrictions.

**PUBLIC HEARING – DONATION ACCEPTANCES:** Mr. Partington read the public hearing notice into the record, as follows: *In accordance with RSA 31:95b, the Board of Selectmen will hold a public hearing on September 12, 2022 at 7:00 PM at the Community Development Department; the purpose of which is to consider acceptance of the following monetary donations for use towards the inclusive play area at Griffin Park: \$7,500 from DiPietro Real Estate Group and Premier Mortgage Lending MB #1562647, and; \$5,000 from Enterprise Bank.*

Parks & Recreation Director Cheryl Haas approached to extend her thanks to each of the donors.

Mr. McLeod then moved and Mr. Hohenberger seconded to accept the donations as read with extreme gratitude.

Mr. Hohenberger inquired as to what the total donations were as of now, and Ms. Haas advised she was unsure of the amount, however, an additional \$10,000 had just been posted for acceptance. She advised she can obtain the total donations and provide that information to the Board.

Motion passed unanimously.

**PUBLIC HEARING – ROAD ACCEPTANCES:** Mr. Partington read the public hearing notice into the record as follows: The Board of Selectmen will hold a public hearing at 7:00 pm on September 12, 2022 at the Community Development Department to consider acceptance of the following as public roads: Winslow Lane from station 0+00 to 4+28.36, and; Dunraven Road Extension from station 0+00 to 7+69.45.

He then advised that the request to accept to Winslow Lane had been withdrawn; adding the Planning Board and Community Development Department continued to recommend that Dunraven Road Ext. be accepted and the remaining bond released.

Mr. McLeod moved and Mr. Hohenberger seconded to accept Dunraven Road Extension from station 0+00 to 7+69.45. Passed unanimously.

Mr. McLeod then moved and Mr. Hohenberger seconded to release the remaining bond funds in the amount of \$15,576.75 to Kyle and Shelley Draeger. Passed unanimously.

**FELLOWS ROAD POINT WELLS:** Mr. Hohenberger moved and Mr. Breton seconded to enter into a nonpublic session under 91-A:3, II e, legal. Discussion ensued regarding the intent of this agenda item, which was to discuss the current status and viability of the wells, and whether the discussion would need to be moved into non-public. Mr. Hohenberger explained he felt any public discussion would quickly move to non-public matters, thus his motion.

Mr. Partington called for a roll call vote on the motion. All “yes” save for Mr. Partington.

*Public session* resumed at 7:42 PM, with Mr. Partington advising that the Board had discussed the wells and their yield, as well as the need for further discussion. No decisions were made.

**TOWN HALL REPAIRS:** Mr. Partington advised that the HDC had, at their last meeting moved to “*recommend the appropriation of \$300,000 to re clad the Town Hall and perform remediation recommendations outlined in Steve Bedard’s report. Ms. Pynn asked Mr. Griffin to amend his motion to include the building being re cladded with in-kind materials. Mr. Griffin agreed to the amendment, and Mr. Farmer seconded.*

*Mr. Partington asked if the Town Hall could be resided with vinyl or any other material. In response to his question, Ms. Pynn asked Mr. Griffin to amend his motion to include the use of cedar for replacement trim and siding. Mr. Griffin agreed to the amendment, and Mr. Farmer seconded; the motion passed 5-0. . He noted that Dennis is generally in favor of that idea.”*

Mr. McLeod indicated that he had spoken to General Services Director Dennis Senibaldi, who had advised that work to address the moisture issues at the building can be done in parallel to the re cladding; adding that completing spot repairs concerned him, as did Mr. Bedard’s report itself. He felt that this approach was better, noting that replacement with cedar will visually look “in kind”, which is part of the goal. Mr. McLeod noted he would support the re cladding with the understanding the moisture issues will be worked on at the same time to avoid similar issues down the road.

Peter Griffin, HDC Vide-Chair, approached noting that the original siding on the building was probably old growth materials, which are no longer available; adding that by replacing all of the existing material the building can be better evaluated. He suggested that the building/process also be documented, via photo or video, as the project progresses.

Mr. Hohenberger sought clarification as to what the re cladding would do to available grant monies, that is, if the boards are pulled off is the building still historic. Mr. Griffin replied that, to his understanding, the grant would become null and void. Lengthy discussion ensued regarding the LCHIP grant, the age/construction of the various parts of building, the integrity of wood, LCHIP funding that was obtained for a portion of the Bartley House, and any existing damage.

As to the latter, Mr. Hohenberger noted he would like to get another assessment on the building as it is not known for a fact that there is underlying damage. Discussion ensued regarding the pros and cons of siding the building, the need for another assessment, and who would complete same; with Mr. McCarthy concurring with the importance of gauging the overall structure of the building.

Bob Coole, Morrison Road, suggested that the building inspector be asked to give his opinion on the structure, and it was noted that the latter would also need to know what was under the existing clapboards.

Wayne Morrison, Jordan Road, sought clarification as to whether the \$300,000 would include insulation and whether the building is insulated now. Mr. Partington noted that insulation had not been part of any discussions, and it was noted that, previously, a portion of the original wall had been preserved which may help determined same.

Lengthy, further discussion ensued regarding the opportunity this will present to correct underlying issues, the moisture issues, verifying the status of the grant and the timing of award/project delay if it could be pursued, and that this project has been submitted to the CIP but not yet ranked.

Mrs. Simmons advised that Mr. Senibaldi had confirmed that the first floor of the building is insulated, but he unsure of the second floor.

Mr. McLeod then suggested that the Board wait to see how the project plays out in the CIP and that, if necessary, it then be discussed further. Discussion ensued regarding the moisture issue and possibly obtaining a professional opinion regarding same for the Board to consider financing. Mr. McCarthy noted that Windham cannot be the only Town having to deal with an issue such as this; adding there must be an organization that can assist.

After further discussion regarding the CIP presentation, which will go forward, and possible solutions in other Towns, it was the consensus of the Board that Mr. McCarthy move forward to explore obtaining an opinion on the moisture issue, which the Board can then use to determine costs, etc., to address same.

**OLD BUSINESS:** Mr. McCarthy noted that, in January, the Board had accepted grant funds intended to be used to fund reimbursement for/installation of POET systems to address PFAS contamination. He indicated that the initial grant amount was \$368,000, however, NHDES had increased the funds to \$375,000 and, as such, the Board would need to execute new paperwork for same. Mr. McCarthy clarified that this is the same grant as was approved previously, just a different amount.

Mr. Hohenberger moved and Mr. McLeod seconded that the Board execute the agreement relative to the NH PFAS RLF grant. Passed unanimously.

*Mr. Partington* noted that staff had advertised for the remaining open positions on Cable, EDC, and the Museum; with no letters interest received. He indicated staff will advertise them again.

**NEW BUSINESS:** Mr. Partington noted that the Conservation Commission was requesting that the Board authorize them to begin the process to accept lot 25-G-43, which is currently owned by the Rock Pond Improvement Association, as a donation.

Mr. McLeod moved and Mr. Hohenberger seconded to support the Conservation Commission's pursuit of obtaining lot 21-G-43 as a donation. Passed unanimously.

**MINUTES:** None.

**CORRESPONDENCE:** None.

**NON-PUBLIC SESSION:** Mr. Hohenberger moved and Mrs. Simmons seconded to enter into non-public session in accordance with RSA 91-A:3, II a, d and e. Roll call vote – all “yes”.

The public portion of the meeting ended at 8:10 PM.

Respectfully submitted,

Wendi Devlin, Administrative Assistant