

Town of Groton
Select Board Work Session Minutes
July 25, 2017

In attendance: Kyle Andrews, John Rescigno and Sara Smith (Administrative Assistant - AA)

Absent: Christina Goodwin

John called the meeting to order at 5:00pm.

Meeting with Ken Knowlton

1214 North Groton Road

The Select Board asked Ken to go out and look at the concerns at 1214 North Groton Road. Ken went to visit. He talked to the tenant that was there. He said that the last tenants left a mess that he is working on cleaning up. There are two cars there and one will be going to someone and the other is going to the mill yard. The gentleman has been working hard to clean it up and is continuing to work on it. There are no more animals there so there is not a health concern. The Town will keep an eye on the property.

Kolomick

The Select Board wanted clarification as to why this was in violation when there haven't been any changes to his property in years. Kyle mentioned that he lives on that road and the property owner isn't around anymore. He has been gone for over a year and there is a tenant there. Kyle stated that the concern the Town had is that he was in compliance and nothing has changed. The Select Board need to be consistent. Ken mentioned he really couldn't see because it said no trespassing. He agrees that he shouldn't have said it constituted a violation but that he would like to visit the property. We have no way to get in touch with the owner to allow access to the property. Kyle said they definitely have not added anything to the property. Ken will send a revised report for the Kolomick property, which will state that it doesn't appear he is in violation.

Hansen

The Select Board just wanted to confirm that his in fact is in compliance since he was so bad in the past that he was going to have to put the fence up. Ken stated that he did clean it all up since last year. Even the big truck that was there, the half an excavator was gone and a lot of the mess was gone. Ken does state that half the fence is up and Glen will be putting the rest of the fence up and as it stands right now, it is compliance. Sara will wait until the Select Board drives by to send the thank you for coming into compliance letter.

Faucher

The junkyard report states that Ken "believes" he is in compliance. All vehicles were road worthy. There are 1-2 that have an antique plate, 1-2 have agriculture plates and the rest are road worthy. It is busy because there are a lot of vehicles there. John asked him to be clear moving forward to state in compliance or in violation. Ken said that Faucher's property is in compliance and he will be clear moving forward. John asked him to be clear of any changes that made it in compliance or in violation.

Coutu

We sent the letter requesting that they contact the Select Board by July 7, 2017 to set up a date and time to meet to discuss the concerns. We never heard back from him. We need to decide what the next steps should be at this point.

593 North Groton Road

Ken has been out in the past. In the past it was more of a junk yard and not a junk yard so the Select Board went out and visited the property. There is a fine line to determine what it is and Ken said it is difficult to rule on that as the court will say what it has to do with a junk yard. Ken said one of the problems is there are a lot of hoarders now a days. Ken stated that once the items are moved outside they can attract bugs, animals, etc. but this is not in his area of work.

Greenwood

This property currently has 5 registered vehicles. They put one car near the dune buggy in the field. Ken said that there are aluminum and iron piles and he told them that they need to clean this up. He had been in the hospital for a few months and he just got home. He has a truck cab there that is fairly new which he uses to put the trash in so the bear can't get to it. Ken states this property is in compliance but he thinks the Town should send a letter that it was noted that the inspector found piles of aluminum and iron and request that this be removed before it accumulates and becomes a problem. Ken said the property is a lot better than what it has been. The Select Board will take a ride by there and let Sara know. If they agree with what Ken says then they will send him a letter.

Hutchins

Mr. Hutchins called Ken and thanked him for coming out. He would like the junkyard license to be put in his name only as his wife left a long time ago so he is there alone. Sara will have the Select Board sign a new license that has his name only.

Trailer

There is an abandoned trailer to the right of Mr. Tolman's garage where there is a few junk vehicles and parts. This is not the Tolman property; it is the trailer next to it. The Select Board will drive by this one as well.

Jim Cross

Jim Cross owns property out on Province Road. The Bridge is not safe but he has to get a tractor across the bridge. He wanted permission from the Select Board to temporarily fix the bridge so the tractor can cross. Sara will have him send in the request in writing as we do for Class VI Road maintenance.

Atwell/Orange Brook Bridge

We have received the MOU's from two out of the three landowners. Mike Vignale met with the third landowner and they told him they would be sending it in but we still have not received it. Sara will reach back out to the owners that haven't sent in the easement for the bridge.

Transfer Station Supervisor

We received the background check back and there was no record. Norm came in and filled out the rest of the employment paperwork. Sara contacted DES to see when the next training and it is not until December. Sara will have him fill out the application for this training. In the meantime he will get the Processed Applicant Status that allows the operator to work at the Transfer Station as long as there is another Principal Operator there. Norm is on vacation until August 6th so he can start August 7th. He also wants to meet with the Select Board. Sara will set up a meeting for August 15th, 2017 at 6:00pm.

John motioned to go into non-public session pursuant to RSA 91-A:3 II (a) and (b) at 5:30pm, Kyle 2nd, so voted.

Kyle motioned to return to public session at 6:00pm, John 2nd, so voted.

Kyle motioned to seal all of the non-public minutes, John 2nd, so voted.

Building Committee Meeting

Turnstone met with the Select Board and the Building Committee to get the ball rolling now that Turnstone has been selected for the building project. The first thing that needed to be worked out is how much money we have for Phase 1. The proposal that was submitted had phase 1 being \$87,600.00. The Town doesn't have this full amount. The Select Board explained to Turnstone that we currently have about \$65,000.00.

Stacy thought it would be best to go through phase 1 and see where costs can be trimmed down. That way she can start working on the contract based on the items and cost agreed upon.

Stacy mentioned that on the proposal they had included a sprinkler system but she didn't know if the Town thought this was a necessity. They explained that without Town water it is very expensive. It was agreed that if it is not a requirement then the Town would like to skip this. That would take out \$5,000.00 from phase 1.

As far as civil goes, the first thing to bring to vote would be site work, foundation, well and septic. To do all of this we would have to stay with the full civil amount of \$27,250.00. Kyle asked if it is ok to leave a foundation without a building for a winter. They said you can, the foundation wouldn't be hurt at all if it is left for a year. However, they stated that we wouldn't want to put a foundation in until the footprint of the building is done. They would need at least the skeleton. The floor plan should be developed beforehand.

Jamie talked about architectural for phase 1. We would have to keep it as it is right now without knowing the full design of the building so he is not sure he can change this number at all.

It was agreed that we can take the electrical, mechanical and fire out of phase 1. Removing this cost brings phase 1 to about \$62,500.00 which is where we need to be. Stacy will reach out to subs and see if they can do a square foot process. The rest of the items we removed would all go into the next phase of the work. There is another cost that will bring the cost up over the \$65,000.00 but Stacy said it will only bring it over by \$500.00 and they would eat that cost.

The plan is the foundation will go in 2018. Phase two would be to finalize all the details to bid it out for build in 2019.

Kyle stated that if we know all the cost benefits then we would like to present that to the Town. The amount would be good to know. We would want the information by January.

The plan after contract is complete is to start having meetings to talk about the trucks, what is needed and Jamie will start doing the plan. We will want to do a full survey. This will help us site the building, parking, etc. Stacy asked if we can approve the survey before the contract is done. It would be very helpful if we can release the funds for the survey and wetlands if needed. It is scheduled a few weeks out but it will also take a few weeks to get the contract drafted. The Select Board is okay with approving the \$4000.00 out of the \$65,000.00 for surveying and wetlands before contract. Sara will send an email to Stacy with this approval.

Stacy mentioned that Glen said if the project is over 7 figures that there was no way that would fly. She wanted to know if this is realistic. Kyle explained it would be up to what the Town votes. Turnstone explained that the other ones they are doing which are similar are over 1 million. They will get it as low as possible but with the square footage we are looking at may bring it up. It was agreed that we start big but know that we may have to cut some things out to come down on the cost if needed. They will know more once they know how many trucks, etc and once the surveying is done which will help with the number. They want to be up front with us and want to make this as easy as possible.

There are currently 3 trucks and a backhoe but we could get a mini excavator and possibly another truck in the future. We want to think long term for the building not just now. For the Police there would be one car under cover. Bubba stated there is not enough room now and we would want the sanders, rakes, etc stored inside. We were hoping for three bays which were two deep, with possibly one pull thru but it isn't necessary if too much.

They asked if the Town deals with waste oil. It was explained that it is not enough.

Bubba explained that he and Glen did test sites and there was no ledge. Bubba showed the pictures and it looked to be about 10 feet or so. They will be doing test sites for well and sewer so they can do a few more for foundation.

They read thru the email that Sara sent with the wish list/hit list that was sent at the beginning. It was asked if it was okay for a combined break room for Police and Highway Department. The SB said yes it is.

Turnstone asked who should be at the next meeting which will be looking at the trucks, equipment, etc. Bubba and Glen would be the ones that should be involved. That meeting will take place August 8th at 830am. Sara will tell Glen. They will meet here at the Town House and go to the garage together.

Stacey will work on the contract. She asked if we use Primex which we do. Sara confirmed that she will send the email giving okay to move forward on the \$4000.00.

Stacey thanked the Town for giving them this opportunity and stated that they are excited to move forward with the project. The Select Board thanked them for coming and explained the Town is excited to work with them as well.

Having no other business to conduct, Kyle motioned to adjourn at 6:59pm, John 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant