

TOWN OF GROTON
SELECT BOARD MEETING
August 17, 2021

In Attendance: John Rescigno, Tony Albert, Ron Madan and Sara Smith (Administrative Assistant)

Audience Members Present

John called the meeting to order at 7:00pm.

MINUTE APPROVAL

John motioned to approve the Non-Public Work Session Meeting minutes of August 3, 2021 as written, Tony 2nd, so voted.

John motioned to approve the Work Session Meeting minutes of August 3, 2021 as written, Tony 2nd, so voted.

John motioned to approve the Select Board Meeting minutes of August 3, 2021 as written, Tony 2nd, so voted.

NEW BUSINESS:

Building Permit Map 1 Lot 66

The owner submitted a building permit for their property located on North Groton Road for a 22x30 steel garage. **John motioned to sign the building permit for Map 1 Lot 66, Tony 2nd, so voted.**

Building Permit Map 2 Lot 97

The owner submitted a building permit for their property located on North Groton Road for a 12x16 building with 8x12 deck. **John motioned to sign the building permit for Map 2 Lot 97, Tony 2nd, so voted.**

Building Permit Letter Map 2 Lot 91

It was brought to the Towns attention that the owner of Map 2 Lot 91 is constructing a new building at their property which appears to be larger than 100 square feet and there is no building permit on file. Sara drafted a letter stating that building permits are required for any structure over 100 square feet and included a permit and the guidelines for the owner's review. **John motioned to sign the building permit letter for Map 2 Lot 91, Tony 2nd, so voted.**

Local Septic Approval- Map 6 Lot 79

Matt Barnard dropped off a septic plan and local approval for Map 6 Lot 79. All information is correct. **John motioned to sign the local septic approval for Map 6 Lot 79, Tony 2nd, so voted.**

MS-434

The MS-434 is the estimate revenues for Groton which is due by September 1st. Sara submitted this as an FYI. The Select Board does not need to sign it but needs to review it. The DRA will review and send their revised MS-434 for the Select Board to review. The Select Board did not have any questions or concerns.

MS-1

The MS1 is due by September 1st to the DRA. Sara will be completing this next week if all of the information from Avitar is entered. Avitar cannot be accessed right now due to an update being done. However, we don't meet again until after September 1st so Sara will have this done and need to submit them before that meeting. **John motioned to come in and sign the MS-1 once it is completed, Tony 2nd, so voted.**

ServPro Quote- Mold Remediation Services

At the July 20, 2021 meeting the Select Board reviewed a quote for \$12,500.00 which is to remove the mold and affected areas. The Select Board asked Sara to follow up with Serv Pro to see how much of the ceiling would be removed and to see if they can provide a quote on replacing the affected areas that are removed. ServPro did follow up on this and they will be removing approximately 200 square feet of drywall from the ceiling. They also provided a quote of \$6,027.24 to replace the removed affected areas. The quote to remove was \$12,500.00 so that totals \$18,527.24.

Sara also reached out to NHMA to ask if the Disaster Relief Fund can be used towards this and their response was "If the mold remediation is due to prior flooding events, and those flooding events are reasonably described as being a consequence of a prior "disasters", and the cost for repairing the results of those disasters is the proposed mold remediation, then the capital reserve fund in questions could be used for the mold remediation." The last statement showed we have \$30,183.38 in the Disaster Relief CRF.

The Select Board agreed that this work should be done as soon as possible so to move forward with this work and decide how to pay after, either out of the Disaster Relief Fund or the ARPA Funding once we get it.

Offers on Town Property

The realtor, Karen Walsh, sent over the offers we have received so far on the Town properties that are for sale. She was also in attendance at the meeting and gave each Selectman a binder with the offers and spreadsheets that broke down the offers. There have been offers on Map 1 Lot 91 (asking price \$13,808) and on Map 7 Lot 36 (asking price \$23,725). Also, the lot on Halls Brook Road is virtually impossible to enter from the street due to the guardrails and it being very steep so she was going to reach out to the abutters that own on Reed Lane to see if they were interested but at the time of the meeting, we did not have any offers on that piece of land.

Below are the offers made:

- Map 1 Lot 91 first offer was for the asking price of \$13,808. He was in attendance and said he has the entire amount available immediately. The realtor pointed out that this offer requires a clean clear title. **John motioned to accept offer #1 of \$13,808 since it is for the full asking price and they have the full amount of money available and to sign the paperwork, Tony 2nd, so voted.**
- Map 1 Lot 91 second offer was an offer of \$13,808 but since an offer was accepted on this property, the Select Board agreed this offer would not be accepted.
- Map 1 Lot 91 third offer was an offer of \$13,808. However, they withdrew the offer.
- Map 1 Lot 91 fourth offer was an offer of \$13,808; this one was going to put the entire amount down and then they want three days to do title search but since an offer was accepted on this property, the Select Board agreed this offer would not be accepted.
- Map 1 Lot 91 fifth offer was an offer of \$13,808 but since an offer was accepted on this property, the Select Board agreed this offer would not be accepted.

- Map 7 Lot 36 first offer was an offer of \$23,725, with a \$500 deposit and required due diligence review which buyer must notify seller in writing within 10 days if the review is unsatisfactory.
- Map 7 Lot 36 second offer and was an offer of \$23,725, with a \$20,000. He was in attendance and can pay the entire amount. He is also an abutter and does not require the due diligence review. **John motioned to accept the second offer of \$23,725 since it is the full asking price, he can pay the full amount today, there is no due diligence review and he is an abutter, and to sign the paperwork, Tony 2nd, so voted.**

CADY Meeting Request

Tara Graham who is a coordinate at CADY emailed to see if the Select Board would be willing to have a one-to-one meeting with her. They have about a year left in their grant and they would like to hear from the essential first responders in the area, to get the current state of affairs, as far as substance use is concerned (not opioid-specific, regardless of the name of my program) and how they can best help and collaborate going forward. This will also assist them in applying for future grant funding that is targeted to our area's specific needs. The Select Board doesn't know if they have much to offer on this and there isn't a lot of concerns in Town, the Police Chief said that he doesn't respond to calls on this, and Tony said that the ones we used to have issues with have moved. If she still wants to come, we can add her to the Select Board meeting. Sara will email Tara to let her know.

Bank of NH email

Barbara Laflamme from the Bank of NH is the branch manager at the Plymouth location. She emailed to see if she could set aside some time to meet with John, Ron or Tony to discuss their roles within the community and see if there is anything that would be beneficial to join forces on. John said that they request this every year. The Select Board agreed that they are happy with the services that MVSb is providing us and it would be a lot to change banks. They will not be making any changes in the foreseeable future so they do not think a meeting is necessary. Sara will email Barbara to let her know.

DEPARTMENT ITEMS:

Highway Department

Bubba went over the following

- The grading is done on Bailey Hill Road. Edgar Albert should be done tomorrow.
- They put delineator posts out at the bridges and box culverts.
- The Town was able to get plastic from the Town of Conway who closed down their landfill. It is thicker than what we usually buy and it will be good for the sand. The Highway Department went to pick it up. This was free and saved the town about \$800.00.

Police

- The pig that Chief brought up at the last meeting was taken to Rubens rescue company and is getting acclimated.
- Sara asked Chief if he saw the email that the Town received with some concerns about the Intersection at North Groton Road and Sculptured Rocks Road and the resident requested the State get involved to determine how to correct this. Chief said that he did see that and replied to it on Sunday. He said that anything that has to do with markings on the road or signs is up to the State and they need to decide if they would want to change it. He has responded and has been speaking with the resident that had the concern. He does watch this area at times and has

not had any violation occur but will be watching it more now. Chief said the appearance of the straightaway is going on to Sculptured Rocks Road but really the continuation of the road is making the left and coming up on North Groton Road. In this case, the person should have yielded. Tony said that the State controls the intersection. He remembers that a long time ago the Town put up a STOP sign there and the State took it down. Sara explained that this concern has come up in the past a few times and she brought a letter that the Town had sent a support letter in 2016 when EJ was trying to get this changed, which the State turned down. Chief said they would have to do a traffic survey but he is not sure the State would do this. Bubba said that someone has recently done a traffic survey but he is not sure what it is for.

COMMITTEE UPDATES:

Old Home Day

Old Home Day is this Saturday, August 21, 2021 from 5:00pm-9:00pm at the Everett Hobart Memorial Park. If it rains, they will probably move it to the Town House like they have done in the past.

QUESTIONS AND COMMENTS:

There were no questions or comments from the audience.

Having no other business to conduct, John motioned to adjourn at 7:30pm, Tony 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant