

**GREENLAND BOARD OF SELECTMEN  
MEETING MINUTES**

Monday, June 21, 2010

**Members Present: Chair Mo Sodini, Paul Sanderson, Charles Cummings, Vaughan Morgan and John Penacho**

**Staff: Karen Anderson, Town Administrator**

**Agenda**

Chair Sodini opened the Board of Selectmen public meeting at 7:00 P.M. He announced that a quorum was present and the meeting was being recorded.

**Public Hearing**

Chair Sodini stated the purpose of this public hearing was to take comments from the public regarding the acceptance of FEMA funds in the amount of \$36,148.23. Ms. Anderson stated this amount was what was approved for reimbursement from the first windstorm this spring when the Town was out of power. She stated they have another application still pending from the second rainstorm. She proceeded to itemize the services that were covered. Chair Sodini opened the hearing for public comment. Hearing none, the hearing was closed and the following motion was made:

**Motion 1: Vaughan Morgan moved to accept the FEMA funds and authorize the expenditure on storm related activities in the amount of \$36,148.23. Paul Sanderson seconded the motion. All were in favor. MOTION CARRIED.**

**Appointments**

**1. Paul Connolly, re: update on driveway access-Stearn's Way**

Paul Connolly, Civilworks Engineering, representing Michael and David Gill, updated the Board on the activity regarding the revised Stearn's Way driveway access since their last meeting. Mr. Connolly stated they received NH DOT conceptual approval, dated June 16, 2010, for the access of a town road, known as Stearns Way, involving alterations to the Gordon driveway at 522 Post Road, as well as a triangular area at the beginning of Stearn's Way. He proceeded to submit the DOT approval document (attachment 1). He noted he met with the Gordon family and discussed the sketch that was submitted to DOT. Mr. Connolly stated the paperwork to assent to the proposal is in the process of being completed. Mr. Gordon noted he would like no road there, but based on the circumstances, the design is good considering the limited area they have to work with. Mr. Sanderson stated the Board would want to have a layout proceeding for the new area and discontinue the abandoned area. This would be done with the Planning Board.

**2. Trustees of the Trust Funds, re: update**

There was no one from the Trustees of the Trust Funds present at the meeting.

## Administrative & Other Items

### **1. Abatements**

The Board reviewed five abatement requests. Two of the requests are still pending. After reviewing the assessor's recommendation to deny three of the requests, the following motion was made:

**Motion 2: Charles Cummings moved to deny the abatement requests for Amerigas, Soft Draw and Portsmouth Country Club, under the recommendation of the Town Assessor. Paul Sanderson seconded the motion. All were in favor. MOTION CARRIED.**

### **2. Unregistered dog list**

The Board reviewed the list of unregistered dogs submitted by the Town Clerk. After the review, the following motion was made:

**Motion 3: Paul Sanderson moved to accept the Town Clerk's list of unregistered dogs and have it forwarded to the Police Department for further action. John Penacho seconded the motion. All were in favor. MOTION CARRIED.**

### **3. Tax deferrals**

The Board reviewed three tax deferral requests. After the review and discussion, the following motion was made:

**Motion 4: Charles Cummings moved to approve three tax deferral application requests as presented by the Town Administrator. Mo Sodini seconded the motion. All were in favor. MOTION CARRIED.**

### **4. LUCT request**

The Board reviewed the warrant for land use change tax on three lots, totaling \$34,712.00. After the review, the following motion was made:

**Motion 5: Charles Cummings moved to approve the land use change tax warrant for the following three lots: 74 Skyview Drive, 67 Ridgecrest Drive and 20 Ridgecrest Drive, in the Falls Way subdivision; in the total amount of \$34,712.00. Vaughan Morgan seconded the motion. All were in favor. MOTION CARRIED.**

The Board briefly discussed the Falls Way recreation park that will be donated as Town land per Planning Board conditions. The Board questioned if this area should be owned by the Town or the Homeowners Association. They referred this matter to the Recreation Commission for their thoughts and comments.

### **5. RPC contract, re: Form-based code study**

The Board reviewed a contract from RPC for a form-based code study for the Planning Board. Mr. Sanderson informed them that the Planning Board has forwarded this contract proposal for the Selectmen to review and see if the appropriate funds would be available to complete this study. Ms. Anderson stated the Planning Board budgeted \$1,500 for studies, but this would be \$4,453 for this first year. Mr. Sanderson

indicated the Planning Board is facing challenges with the ordinances and the fact that most everything on Route 33 needs a variance to get developed. (See Planning Board minutes for details on form-based code). Mr. Sanderson noted this matter does not have to be decided tonight. After the discussion, the Board agreed to attend future Planning Board meetings to learn more about the form-based code proposal. They will consider this contract proposal further at an upcoming meeting.

#### **6. Accounts payable manifest #13**

The Board reviewed accounts payable manifest #13. After the review, the following motion was made:

**Motion 6: Vaughan Morgan moved to approve accounts payable manifest #13, dated June 24, 2010, in the amount of \$128,788.13 as presented. John Penacho seconded the motion. All were in favor. MOTION CARRIED.**

#### **7. Accounts Payable #6 - Medical Trust**

The Board reviewed special accounts payable manifest #6, which is a transfer for medical trust. After the review, the following motion was made:

**Motion 7: Vaughan Morgan moved to approve special accounts payable #6 manifest for the transfer for medical trust, dated June 24, 2010, in the amount of \$1,855.74. This information is confidential and will not be released to the public. Charles Cummings seconded the motion. All were in favor. MOTION CARRIED.**

#### **8. Payroll manifest #13**

The Board reviewed payroll manifest #13, dated for June 24, 2010. After the review, the following motion was made:

**Motion 8: Vaughan Morgan moved to approve payroll manifest #13, dated June 24, 2010, in the amount of \$43,504.06 as presented. John Penacho seconded the motion. All were in favor. MOTION CARRIED.**

#### **MINUTES**

The Board reviewed the minutes of June 7<sup>th</sup>. There were no suggested changes made to the minutes and the following motion was made:

**Motion 9: Charles Cummings moved to approve the June 7<sup>th</sup> minutes as presented. Vaughan Morgan seconded the motion. All were in favor. MOTION CARRIED.**

#### **Other Business**

1. Ms. Anderson informed the Board that she had received an email from Cheri Paterson, NH Fish & Game, who stated the contractor in charge of the Winnicut River dam project has filed for bankruptcy. The State is in the process of working with the bond company to finish the clean up and stabilization, as well as hiring a new contractor to finish the entire project.

2. The Board discussed the need to appoint a Metropolitan Planning Organization (M.P.O.) representative for the Town of Greenland. After the discussion, the following motion was made:

**Motion 10: Paul Sanderson moved to appoint Stephen Gerrato as Greenland's M.P.O. representative for a three-year term. Charles Cummings seconded the motion. All were in favor. MOTION CARRIED.**

3. Ms. Anderson noted the Town's municipal solid waste contract with Maine Energy is now at \$69.85 per ton.
4. It was noted that metal picking is taking place at the Transfer Station. The Board asked Ms. Anderson to remind the new staff that it is not allowed.
5. The Board discussed having Mr. Jones remove the vehicles from the Town Hall parking lot. They asked that he be invited into their meeting at the end of the month to discuss the matter if the trucks had not been removed by that date.
6. The Board discussed the summer concerts and noted the police assistance is not to come from their revolving fund.
7. Mr. Cummings announced that the C.I.P. Committee is off and running. The Committee consists of Kip Lebar, Charles Cummings, Aidan Moore and Karen Anderson. He indicated a letter had already been sent to all department heads and they are hoping to set meeting schedules earlier this year. The C.I.P. will be complete before the budget season begins.
8. Ms. Anderson noted the release of liability letter was completed, per the discussion at the May 24<sup>th</sup> meeting regarding the Caswell Field property line. The Board agreed that the abutter (Steve Bacon) needs to sign the liability letter before the fence is installed.
9. Mr. Sanderson informed the Board of the intent from Fish & Game to put a road and parking area off Bayridge Road, on the Weeks conservation land, next to the Brackett cemetery, as an access to Great Bay. The Board questioned if it would be a problem considering the close proximity of the cemetery and the fact that the Town owns the access to the land in question. Mr. Morgan offered to look into the history of the Brackett cemetery and Breakfast Hill cemetery with the Cemetery Trustees.

Having no other business to discuss, the following motion was made:

**Motion 11: Paul Sanderson moved to adjourn the meeting at 8:30 P.M. and Charles Cummings seconded the motion. All were in favor. MOTION CARRIED.**

Transcribed and typed by:

Amy Leonard  
Selectmen's Secretary

Attachments:

1. NH DOT conceptual approval doc, re: Stearn's Way
2. Agenda, dated 6/21/10

Approved by the Greenland Board of Selectmen on July 5, 2010.