



**BOARD OF SELECTMEN**  
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**MINUTES OF THE BOARD OF SELECTMEN**

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Tuesday, December 27, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Vaughan Morgan, Kevin Forrest, Jim Rolston, Paul Sanderson

*Members Absent:* John McDevitt

*Staff:* Karen Anderson – Town Administrator

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Chair Morgan opened the Board of Selectmen meeting at 7:00 p.m. A roll call was taken by the Chair; he announced a quorum was present and the meeting was being recorded.

**I. PUBLIC HEARING**

1. Acceptance of Donations

a. REP Enterprises - \$250

b. DD Cook Builders - \$300, Police Department's Heroes and Helpers Program

The Heroes and Helpers Program assists local families in need with Christmas shopping at Target. Chair Morgan opened the public hearing for comments. There being none, he closed the public hearing and returned to the Board.

**MOTION:** K. Forrest moved to accept the donation of \$250 from REP Enterprises and \$300 from DD Cook Builders to support the Police Department's Heroes and Helpers Program. Second – J. Rolston; all in favor. MOTION CARRIED

c. Women's Auxiliary - \$2,126.95, Greenland Fire Department

A donation was received from the Women's Auxiliary. The proceeds are from their bake sales during the past year. They requested that the donation be used to offset the cost of a new console for Dispatch. The console has been ordered; the cost is \$5,208.14. Chair Morgan opened the public hearing for comments. There being none, he closed the public hearing and returned to the Board.

**MOTION:** P. Sanderson moved to accept the donation of \$2,126.95 from the Women's Auxiliary to the Greenland Fire Department with the restriction it be used to purchase the new base console for the Fire Department. Second – J. Rolston; all in favor. MOTION CARRIED

## DRAFT: SUBJECT TO CHANGE

### II. APPROVAL OF MINUTES

#### 1. Monday, December 12, 2016

**MOTION:** P. Sanderson moved to approve the minutes of Monday, December 12, 2016. Second – J. Rolston; all in favor. MOTION CARRIED

### III. OLD BUSINESS

#### 1. Coakley Update

Chair Morgan gave members a copy of a proposed Mission Statement for the Coakley Landfill (copy on file). He asked that comments be submitted to the Town Administrator as soon as possible. Copies will also be emailed to members electronically.

The Town Administrator stated that she is currently working with the EPA to arrange another meeting at the Bethany Church; Martha Wassell, Town Health Officer, is trying to coordinate a date with all parties. The tentative dates are Tuesday, January 24, 2017 or Thursday, January 26, 2017. P. Sanderson added it would be after the Portsmouth City Council meeting when City Councilors will receive a report regarding the Coakley Landfill.

Dennis Malloy, 10 Van Etten Drive: Agreed there were many factors that are helpful with this situation, including the press. He asked how the Town was prepared to respond to the report that was going to be released, and suggested the Mission Statement include references to the report. Chair Morgan responded that the Mission Statement wouldn't be made public until all Selectmen had a chance to review and comment, and they agreed how the issue should be handled.

Chair Morgan commented that he felt the Portsmouth City Council meeting went well and there was no grand standing; Greenland residents informed the City Council about what was happening. However, he would grand stand, if necessary, in order for action to be taken. He continued that he looked forward to working with the Mayor and City Council to resolve the issue.

At the Board of Selectmen meeting on Monday, January 09, 2017, Peter Britz (City of Portsmouth), Mindy Messner (State Representative from Rye) and several other people will be present; Chair Morgan encouraged Portsmouth City Council members to attend. After a brief discussion, the meeting will be moved from the Town Hall Conference Room to the Multi-Purpose Room at Greenland School.

P. Sanderson stated the acute problem is the area around Coakley where there is the potential for direct contamination. Moving further away, there is the much larger, more difficult problem of future risk. These were not the same problems. Portsmouth has the franchise that was given to them 117 years ago to serve the Town with water. There is a difference between serving residents under a franchise as opposed to solving an acute health emergency. There is nothing in the City of Portsmouth's Master Plan stating they are planning to provide service on Breakfast Hill Road, or increase the level of service to Greenland.

Chair Morgan stated the acute problem should be addressed now, and asked if the Town would be responsible for problems in the future if the plume spreads. P. Sanderson responded "no", but would be morally responsible. It was unlikely that the majority of residents would be willing to pay to fix the

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problem. P. Sanderson continued, stating that other towns solve these types of problems with a TIF District. He suggested that may be the ultimate solution, and the users would pay for the cost.

P. Sanderson also discussed property values on Breakfast Hill Road if there was public water. He noted there were a lot of factors to be considered. Chair Morgan suggested hydrogeologists be involved to make a determination on the effects and extent of the plume. The Town Administrator noted that there will be a geologist present at the meeting on January 09, 2017. A suggestion was made at a previous meeting that the Selectmen form a subcommittee. P. Sanderson strongly suggested that there should not be any private staff-related meetings. The Town Administrator added discussions should be done at Board meetings and not through a subcommittee.

It's important that on January 09, 2017, other points of view will be discussed before the Governor's report is released on January 23, 2017. That report will be given to the Portsmouth City Council and will be from the Mayor's perspective. D. Malloy questioned how the Town would be prepared for that report; would it be a roadblock or would it create an opportunity. The Town Administrator added that the EPA would assist the Town when they received the report. At a recent subcommittee meeting she attended, the recommendation was to put residents within a one mile radius on bottled water immediately.

The Town Administrator has spoken to the Town's Health Officer about the Health Advisory Committee and will meet with her before January 09, 2017. Chair Morgan reiterated that the Selectmen needed to have a plan of action.

- a. Coakley Landfill Informational Page on Town Website: There is a tab on the Town website for the Coakley Landfill for information purposes.

### 2. Budget Update

The next budget meeting will be Wednesday, January 04, 2017. P. Sanderson updated the Board on the cuts that have been made to date. He commented that the School wanted to keep 100% of their statutory maximum unreserved fund balance, and were unwilling to spend anything to remove an asbestos lined boiler from the school. They were willing to drain the Town's capital reserve funds down to nothing. The Town Administrator stated she has received additional questions from a committee member for the meeting on January 04 as well as a request for a three year projection for growth, expenses and the tax rate utilizing an average of a 3% expense. P. Sanderson objected to the three year projection, stating it was speculation and a waste of time. He voiced his concern about the boiler not being replaced: there was an asbestos lined boiler with 400 students plus staff in the building. In addition, the school was the emergency shelter in Town; if the boiler went down in the winter, it could take weeks to replace.

\$54,100 has been cut from the Town budget. The Town Administrator noted that nothing critical had been removed. The ATV and backhoe are still under discussion. The school is going to put 100% of their increased costs directly onto the tax rate.

### 3. Other Old Business

Fire Hydrants: Chair Morgan has spoken to Chief Cresta about not paying the bill for fire hydrants. Chief Cresta felt the bill should be paid to avoid potential problems with insurance rates increasing. Chair Morgan stated that a new hydrant, installed, was \$5,000. There are 67 fire hydrants in Town, or \$335,000 worth of hydrants. He also stated that there is the potential for an additional 10 to 15

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hydrants in the Bramber Valley development. However, it was noted that they won't be a Town expense because it's a private development.

The rental fee covers maintenance of the hydrants. It was Chair Morgan's opinion that the fire hydrant bill should be paid. The cost will increase to \$15,000 in 2017 (\$175 per hydrant increasing to approximately \$225 per hydrant). As a result of a study that was done, the City of Portsmouth was told they were not charging enough for hydrant rental. P. Sanderson stated that as a matter of good faith, the bill would be paid this time. Chief Cresta will do a report listing which hydrants need to be maintained, and send it to Portsmouth. The Board was in agreement to pay the bill this time in good faith, but it was not over. Chair Morgan stated that there needed to be a rationale if the Board decided not to pay the hydrant bill in the future.

### IV. NEW BUSINESS AND ADMINISTRATIVE

#### 1. Review of Town Administrator's Bi-Weekly Report

There was no discussion of the Town Administrator's report.

#### 2. 2016 Encumbrances

Two additional encumbrances were added to the list received by the Board. A request was received to encumber \$2,000 for roofing of the Gazebo and Band stand; EMS and fire fighter high visibility jackets in the amount of \$1,136.50 from each account; the balance due for the dispatch console of \$3,081.17.

**MOTION:** P. Sanderson moved to encumber funds as outlined by the Town Administrator and noted on the list of encumbrances. Second – J. Rolston; all in favor. MOTION CARRIED

#### 3. Permission for Driveway: 64 Tide Mill Road

There was a discussion regarding the existing driveway at 64 Tide Mill Road, which is the location of Mansour Engineering. The building is under agreement with Dance Innovations and they will be relocating from Gowen's Corner; the project is at the Planning Board. The first section of the street is a Town road then changes to a Class VI road. It has been subject to gates and bars where the dirt portion of the road starts. The status was changed through a warrant article in 1954 from gates and bars to a Class VI road to the end (the road ends at the boat launch).

Plans are for a drop-off and pick up for students. The potential buyer, working with Police and Fire, would like to create a loop. Part of that loop would be on the Class V road (approval needed from the Planning Board). To have enough parking as required by the Planning Board, parking has been added to the rear of the building and abuts onto the Class VI portion of the road. There was a meeting with the applicant and her engineers last week; they are asking the Board of Selectmen to grant the driveway onto the Class VI road subject to Planning Board approval. Abutters don't have an issue with the project. P. Sanderson stated that if the Planning Board and Board of Selectmen agree, a Waiver of Release is recorded at the Registry and the driveway issue would be resolved.

There was also a discussion about the old, rundown house on the property. The potential buyers are working with the Fire Department about burning the building.

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**MOTION:** P. Sanderson moved to approve the request of Dance Innovations to permit access onto a Class VI road in accordance with the submitted plan, subject to Planning Board approval. Second – J. Rolston; all in favor. MOTION CARRIED

Chief Laurent is recommending a right turn only lane.

**MOTION:** P. Sanderson moved to authorize Chief Laurent to resolve the issue of a right turn only lane at Tide Mill Road and Rt. 33. Second – J. Rolston; all in favor. MOTION CARRIED

#### 4. Other New Business

Annual Audit: This is year three of the three year contract with Plodzick and Sanderson. The engagement letter to start the 2016 audit was reviewed with the Board. The cost is \$9,054; it's budgeted at \$10,500. A three year cycle of changing auditors allows for fresh eyes, and is good fraud protection.

**MOTION:** K. Forrest moved to engage Plodzick and Sanderson for year three of their three year contract. Second – J. Rolston; all in favor. MOTION CARRIED

Next Meeting: The Board was in agreement that the meeting on Monday, January 09, 2017 should be moved to the School, if possible. Equipment will be available for anyone wanting to do a Power Point presentation. An earlier time was discussed. The Board will meet at 6:30 p.m. in a regular session, with the appointments to follow.

### V. ACCOUNTS PAYABLE – THURSDAY, DECEMBER 29, 2016

#### 1. Payroll Manifest 26

**MOTION:** J. Rolston moved to approve Payroll Manifest 26 in the amount of \$51,139.37. Second – P. Sanderson; all in favor. MOTION CARRIED

#### 2. General Fund Manifest 28

**MOTION:** P. Sanderson moved to approve General Fund Manifest 28 in the amount of \$508,794.45. Second - J. Rolston; all in favor. MOTION CARRIED

Included in General Fund Manifest 28 were refunds to tax payers. Prior to the start of the meeting, the Town Administrator explained that a large number of payments were received by the Tax Collector from a servicing company. That company had used figures from the first tax bill rather than the second; the amount paid was too high. P. Sanderson noted it was not a deficiency by Town Staff, but an error by the servicing company. He also noted the manifest included a payment of \$11,725 for fire hydrant rental, adding the Board would like a copy of the municipal agreement for the meeting on Monday, January 09, 2017, so the public is aware of the costs for a public water system.

### VI. ADJOURNMENT

**MOTION:** K. Forrest moved to adjourn at 8:15 p.m. Second – J. Rolston; all in favor. MOTION CARRIED

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NEXT MEETING

Monday, January 09, 2017 – 6:30 p.m., Greenland School Multi-Purpose Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: 