



BOARD OF SELECTMEN
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MINUTES OF THE BOARD OF SELECTMEN

Monday, December 06, 2021 – 6:30 p.m. – Town Hall Conference Room

Members Present: Randy Bunnell, Jamie Connelly, Rick Hussey, Steve Smith, Richard Winsor

Staff Present: Matthew Scruton, Town Administrator

Also Present: Wayne Young, Newfields Police Chief; Dennis Malloy, NH State Representative; Laura Byergo, Conservation Commission Chair; Chief Tara Laurent, Greenland Police Department; Chief Ralph Cresta, Greenland Fire Department; Members of the Greenland Police Department; Members of the Greenland Fire Department; Jeremy Lougee, Southeast Land Trust

Chair Smith opened the Board of Selectmen meeting at 6:30 p.m. A roll call was taken and it was announced a quorum was present and the meeting was being live-streamed and recorded.

I. APPOINTMENT

1. Wayne Young – Police Chief, Newfields; Former Greenland Police Sergeant

Former Greenland Police Sergeant and Newfields Police Chief Wayne Young thanked the Board of Selectmen and Town of Greenland for their support over the last 23 years. On behalf of the Board of Selectmen, S. Smith presented a plaque to Chief Young for his years of service to the Town.

Vaughan Morgan, 16 Holly Lane: Stated that during his tenure as Selectman, W. Young had been one of the most outstanding officers in Town. He was well-known by the Town and has done a great job. W. Young will be missed.

2. Jeremy Lougee – Southeast Land Trust (Great Bay Farm)

Great Bay Farm Easement: S. Smith distributed the updated budget to Board members (copy on file). Southeast Land Trust has received the appraisal; the updated value is \$4,235,000. The funding for the USDA Natural Resources Conservation Service is 50% of the fair market value (\$2,117,500). J. Lougee reviewed the funding sources.

J. Lougee was before the Board to see if they were interested in supporting a warrant article. The Conservation Commission has committed \$200,000 from the Conservation Land Capital Reserve Fund, pending Town Meeting approval. A private fund raiser is planned; the family's potential bargain sale was not shown. R. Bunnell questioned what would happen to the property if the Town voted against the warrant article. J. Lougee responded there would be some level of contingencies in the purchase and sale agreement. The project may not move forward if the family does not receive a value that is acceptable.

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R. Winsor apologized to the family in advance, stating he was elected as a steward to the Town. He was not willing to put a warrant article forward without knowing the number; the Town should be the last and final resort. The Town cannot afford anywhere near \$1.45 million. The \$200,000 from the Conservation Land CRF will eventually have an impact on taxes; the fund will have to be replenished. J. Lougee stated they were waiting for the number from the Town regarding the level of support they could provide. They were hoping to do a private fund raiser, which would happen after Town Meeting in March. S. Smith stated the Board needed to go to the Town with a warrant article for a specific amount and let it be discussed/decided at Deliberative Session.

R. Bunnell stated this was an opportunity to conserve land that may not be there again. It was a once in a lifetime opportunity for the Town to preserve a large part of Greenland. R. Bunnell was not in favor of developing the land. He felt it was in the best interest of the Town to keep the parcel as conservation land and the Board needed to come up with a number.

Bob Krasko, 11 Portsmouth Avenue and Budget Committee Chair: Stated residents are concerned about the tax rate. B. Krasko commented that the tax impact should be a consideration when a decision was made. There would be a lot of questions at the Deliberative Session and they would need a lot of answers.

J. Connelly stated a warrant article was justified; it was a democratic process and it should be left up to the residents. S. Smith noted it was up to the family to sell the project. J. Connelly's concern was how the residents would perceive the Board of Selectmen without properly explaining what they were doing. J. Connelly recommended that J. Lougee be present at the Deliberative Session to explain the project. J. Connelly wanted it made clear at Deliberative Session that the Board had to come up with a number and the Town could decide more or less and how to pay for it. All the information needed to be decided on prior to Deliberative Session so residents knew the exact cost. J. Connelly agreed with R. Bunnell; it was a large swath of land that he would like to see untouched.

TA Scruton stated that there are two different warrant articles: one using funds from the Conservation Land CRF (no direct immediate tax impact); the other would be to raise and appropriate a specific dollar amount to contribute to the acquisition of the conservation easement. The Board had the option of leaving the article as presented in the draft warrant article with a \$1 placeholder and allowing debate and consideration by the public at Deliberative Session, who could then amend the amount. TA Scruton explained why there should be two separate warrant articles. It gives the Town two different warrant articles and two different funding sources that could be voted up or down, together, or separately.

J. Lougee stated the reason he was meeting with the Selectmen without a set number for the Town: he was asking the Board, as the first line of representation for the Town, to suggest a reasonable number. He was not suggesting \$1.4 million or \$1.7 million. Having a number was important for SELT: it will direct the remaining fundraising goals, it will allow the final purchase and sale agreement to be signed with the family, and the voters will know the project will move forward if the warrant articles are approved. If the project was put on hold for another year, the revenue sources may not be available. The Town is leveraging a great deal from other funding sources.

Laura Byergo, 16 Caswell Drive and Conservation Commission Chair: Asked if there was a sense of what a good Town contribution would be based on other projects. She suggested considering it in terms of percentages which may be easier than saying the Town wanted to be the last source of funding. J. Lougee stated the percentage, at one time, was 25% from the municipality; it would be over \$1 million for this project.

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J. Connelly, not wanting to give an amount of 'zero' or \$1.5 million, suggested \$725,000 and let the Town decide.

MOTION: J. Connelly moved to put \$725,000 towards the conservation easement at Great Bay Farm. Second – R. Bunnell

Discussion: TA Scruton clarified this warrant article would be separate from the Conservation Land CRF warrant article of \$200,000. J. Connelly was uncertain whether the amount should come from general taxation or a bond. It was noted that the yearly tax impact would be less with a bond, but it would cost more to bond in the long run. TA Scruton will add \$725,000 as the amount on the warrant article. TA Scruton stated the tax impact would be \$0.83.

MOTION: J. Connelly moved to put \$725,000 towards the conservation easement at Great Bay Farm. Second – R. Bunnell; three in favor, one against (R. Winsor), one abstained (S. Smith). MOTION CARRIED

J. Lougee stated he would be happy to attend the Deliberative Session.

II. ACCOUNTS PAYABLE – THURSDAY, DECEMBER 09, 2021

1. Payroll Manifest 21-25

MOTION: R. Winsor moved to approve the Payroll Manifest, pay date December 09, 2021. Gross amount, excluding payroll liabilities: \$72,641.35. Second – R. Hussey; all in favor. MOTION CARRIED

2. Payroll Manifest 21-25A

MOTION: R. Hussey moved to approve the Payroll Manifest, pay date December 09, 2021, for payment of Health Trust refund, longevity, unused leave, and stipends, in the amount of \$96,928.54. Second – R. Winsor; all in favor. MOTION CARRIED

3. General Fund Manifest 21-25

MOTION: R. Bunnell moved to approve the General Fund Manifest of Unpaid Bills Detail as of December 09, 2021, in the amount of \$1,179,199.94. This manifest includes a Greenland School District payment in the amount of \$200,000. Second – R. Hussey; all in favor. MOTION CARRIED

TA Scruton explained that the payment to Rockingham County in the amount of \$826,545 was the county portion of the tax rate. This pays for county services.

4. ARPA Fund Manifest

MOTION: J. Connelly moved to approve the ARPA Fund Manifest of Unpaid Bills Detail as of December 09, 2021, in the amount of \$18,816. Second – R. Winsor; all in favor. MOTION CARRIED

5. Ambulance Special Revenue Account

MOTION: J. Connelly moved to approve the Ambulance Special Revenue Account of Unpaid Bills as of December 09, 2021, in the amount of \$912.27. Second – R. Winsor; all in favor. MOTION CARRIED

III. PUBLIC HEARING

1. Fuel Assistance Donation

Karen Gerome, on behalf of her father Ray Kunsman, donated \$2,000 to the Town for Fuel Welfare Assistance. The request asks the Town to use the funds for fuel assistance to help “those in need who reside in Greenland”. A thank you note will be sent from the Town.

MOTION: R. Bunnell moved to accept the donation from Karen Gerome, on behalf of her father Ray Kunsman, in the amount of \$2,000 and to spend said funds for fuel assistance to help “those in need who reside in Greenland”. Second – R. Winsor; all in favor. MOTION CARRIED

IV. PUBLIC COMMENTS

There were no public comments. S. Smith noted that Greenland’s first Christmas tree lighting on Sunday, December 05, 2021, went very well. Santa and Mrs. Claus were at the tree lighting. S. Smith thanked the GPO and Jenna Raizes for setting up the tree lighting. It may become an annual event.

V. APPROVAL OF MINUTES

1. Monday, November 22, 2021

MOTION: R. Winsor moved to approve the minutes of Monday, November 22, 2021. Second – R. Bunnell; four in favor, one abstained (J. Connelly). MOTION CARRIED

VI. OLD BUSINESS

1. Coakley Update

NH State Representative Dennis Malloy informed the Board that there was a Seacoast Cancer Cluster meeting earlier in the day. State Senators were present on the panel. In 2014/2015 there was the discovery of a cancer cluster in this area by the Health Department. A Governor’s Task Force was established to look into the cancer cluster. Coakley was discovered during the investigation into the cancer cluster and became the focus of the group as well as a major part of the Seacoast Cancer Cluster Commission.

They learned from the State that the EPA was looking into making PFOA and PFAS a hazardous substance; the dynamics will be changed considerably. They are looking at lowering the 70 parts per trillion. The activated carbon filter put into Berry’s Brook was ineffective. The Coakley Landfill Group is working with XTD Environmental to recommend new remediation plans. A plan may be available during the first quarter of 2022; that will lead to a pilot study. PFOSA is a new chemical that has been identified in some of the monitoring wells within the Coakley Zone. The EPA has said that the bedrock study will be ready at the end of December. The presentation to the Seacoast Cancer Cluster Commission by the EPA will be January 24, 2022. That presentation will be available to the public.

2. Other Old Business

TA Scruton and S. Smith met with Susan Parker (Greenland/Newington PDA Representative), the PDA Director, Chief Engineer, PDA lawyers and others earlier in the day. S. Smith presented the conservation easement plan. There was a question if the Airport Overlay District was within their jurisdiction. It is not outside of the PDA Zone; they were unsure of the monitoring wells. They will get in touch with S. Smith or TA Scruton if any further information becomes available.

VII. NEW BUSINESS AND ADMINISTRATIVE

1. Warrant Articles

Draft warrant articles were discussed (copy on file). Article numbers will change as they become finalized. Articles 1 through 13 are carried over from previous years; Articles 14 through 17 will be added this year.

Article 14 – Conservation Easement and Article 15 – Conservation Land CRF: Withdrawal will be two separate warrant articles. Voters could vote for one and not the other, without eliminating a funding source. Article 16 – Discontinuance of Two Trust Funds: Submitted by the Trustees of the Trust Funds to eliminate two trusts; funds will be transferred to the Town's general fund. One of the funds to be discontinued was the Public Works Building, which was amended at Deliberative Session to \$0.00 and passed at Town Meeting. The Library Future Growth Fund will also be discontinued on advice of the auditors (the account is not being used).

Article 17 – Town Conservation Fund: Non-lapsing three-year warrant article to be used by the Conservation Commission. This is a renewal of the existing warrant article which expires December 31, 2021. Laura Byergo, Conservation Commission Chair, explained the expenditures from the existing warrant article. She requested an extension of the existing warrant article, which TA Scruton explained is possible per the RSA. It does not need to be approved at Town Meeting.

MOTION: R. Winsor moved to encumber the Conservation Commission warrant article and all remaining funds approved in 2019 for a period of one additional year, expiring December 31, 2022. Second – J. Connelly; all in favor. MOTION CARRIED

L. Byergo further explained her request for an increase in the warrant article amount from \$10,000 to \$16,000. The Conservation Commission would like to update the Town's Natural Resource Inventory, which was last done in 2010. It should be updated every 10 years; the quote from the Rockingham Planning Commission is approximately \$8,000. The Conservation Commission would like to do further trail maintenance and build a trail within the Great Bay Farm conservation easement. TA Scruton noted that there is a cost-sharing opportunity with the PDA to help with a multi-use trail system for Great Bay Farm. There was a discussion about marking conservation easements in Town. L. Byergo will contact RPC about a map indicating conservation land in Town. TA Scruton clarified that the amount of the Conservation Commission warrant article will be \$17,600 rather than \$16,000.00.

Responding to R. Bunnell, TA Scruton stated he could not provide the amount to be returned to the Town at the end of the year. There is still a good part of December remaining and is weather dependent. TA Scruton will have the amount returned to the Town for 2020 available at the next

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meeting. Warrant articles taken from the Unassigned Fund Balance will be specifically designated and is at the Board's discretion. TA Scruton noted that the Library is hoping to add a petitioned warrant article to increase their part-time librarian to full-time; the amount (salary and benefits) and funding source is unknown. S. Smith was asked by the Building Inspector/Code Enforcement Officer if it was possible to add a warrant article for a part-time position for the Building Department. The consensus of the Board was not to move it forward this year. TA Scruton noted it was not in the budget or the draft warrant articles.

2. Extension of Conservation Commission Warrant Article

This item was included in the warrant article discussion.

3. Health Insurance Refund

S. Smith explained that Health Trust had a surplus this year and issued refunds to municipalities that participate in Health Trust. TA Scruton recommends the Town distribute back 12% of the check amount received to current participating employees who contributed to the health plan. TA Scruton noted it would be approximately \$5,400. The Town would retain the remaining 88% of the check to go to the fund balance. This is similar to what was done last year.

MOTION: R. Hussey moved that the Town distribute back 12% of the check amount received to current participating employees who had contributed to their Health Trust plans; the Town will retain 88% of the check to go to the fund balance at the end of the year. All individually billed retirees that pay 100% of their health insurance premium will receive the refund amount recommended by NH Health Trust. Second – R. Winsor; all in favor. MOTION CARRIED

4. Elderly Deferrals

MOTION: R. Bunnell moved to approve the elderly deferral for the resident at Tax Map R17, 24 in the amount of \$7,604. Second – R. Winsor; all in favor. MOTION CARRIED

MOTION: R. Bunnell moved to approve the elderly deferral for the resident at Tax Map R16, 21 in the amount of \$5,466. Second – R. Winsor; all in favor. MOTION CARRIED

MOTION: R. Bunnell moved to approve the elderly deferral for the resident at Tax Map R13, 22 in the amount of \$10,703. Second – R. Winsor; all in favor. MOTION CARRIED

5. Holiday Luncheon

Staff has requested to close the Town Hall for their annual Holiday Luncheon on Thursday, December 16, 2021. It was not done last year due to COVID.

MOTION: R. Winsor moved to approve the Holiday Luncheon on Thursday, December 16th, and close the Town Hall from noon to 1:00 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

6. Other New Business

R. Bunnell had a gentleman knock on his door with literature about the upcoming election to vote to remove the polling machines. R. Bunnell asked the Board if they wanted to do a joint letter for the paper or the Town's Facebook page stating their position. R. Bunnell offered to draft a joint letter. TA Scruton commented that the Board needed to be careful so it was not perceived as electioneering. Opinions can be expressed on a personal level. S. Smith had spoken to an individual who wanted the Board to send a letter of support, adding that it could be considered impropriety of electioneering trying to influence the vote. TA Scruton noted that on the warrant, only financial articles could be recommended/not recommended by the Board of Selectmen. A solicitation form was approved for the 'Get Out to Vote' campaign to be held in the Town Hall parking lot.

A memorial service was held recently for Charlie Ireland, Transfer Station Attendant. A small tribute was set up at the Transfer Station in Charlie's memory.

VIII. ADJOURNMENT

MOTION: R. Winsor moved to adjourn at 7:50 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

NEXT MEETING

Monday, December 20, 2021 – 6:30 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant