



**BOARD OF SELECTMEN**  
**Town of Greenland • Greenland, NH 03840**  
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**MINUTES OF THE BOARD OF SELECTMEN**

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Monday, May 09, 2022 – 6:30 p.m. – Town Hall Conference Room

Members Present: Randy Bunnell, Jamie Connelly, Vaughan Morgan, Steve Smith, Richard Winsor  
Staff Present: Matthew Scruton, Town Administrator

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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. Roads Update: Eric Weinrieb, Altus Engineering

Eric Weinrieb, Altus Engineering, was unable to attend the meeting due to illness.

**II. PUBLIC COMMENTS**

Air Cargo: TA Scruton received an email regarding the proposed air cargo at Pease. Board members received a copy of the email.

Conservation Commission: Chip Hussey, Conservation Commission, stated that they have been working on cleaning up Liberty Hill. There was a lot of debris that was left from the campground. When the land transfer was done, it was agreed that it would be cleaned up by the developer. The Conservation Commission would like to use the remaining bond to hire a company, using equipment, to open up a trail to bring the debris out rather than doing it by hand. C. Hussey pointed out the location of most of the debris on the conservation map. The debris ranges from piles of trash to refrigerators on the property (list on file). R. Winsor asked what the cost would be to have someone haul the debris out. C. Hussey responded it would probably be close to \$10,000 because of the debris. There is between \$2,500 and \$2,700 remaining in the bond. TA Scruton recommended it be reviewed by the Planning Board. C. Hussey noted that the Conservation Commission has made a firm plan for removing the debris. They would like to get a hole cut before the heavy foliage. R. Winsor agreed the Planning Board should review; he did not see much resistance. R. Winsor, as the Selectmen's representative, will address this with the Planning Board.

C. Hussey briefly discussed the ash tree on Town land with branches overhanging property on Van Etten Drive and gave the Board a copy of the estimate to remove the tree (copy on file). TA Scruton had asked him to look at the tree; C. Hussey felt it was in bad condition.

C. Hussey also discussed the oil tanks in the field by Hodgdon's Turkey Farm (Chick property on Park Avenue). C. Hussey noted that the tanks are on Cemetery property. The Cemetery Trustees will need to decide what they want to do. C. Hussey did look at the tanks: the 55-gallon drums were used to mark

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off the snowmobile trail to keep people from driving over the strawberry bushes; the oil tanks appear to be empty—the tanks would have to be cut open to check if they were clean; the Volkswagen beetle does not have a gas tank or motor. C. Hussey commented that the Conservation Commission should not be getting involved.

C. Hussey, referring to removing the debris from Van Etten Drive, stated ‘the sooner, the better’. Once the leaves were on the trees, it would be more difficult to locate the debris. They have a team that is willing to help remove the heavier items.

### III. APPROVAL OF MINUTES

#### 1. Monday, April 25, 2022

S. Smith corrected: Page 3, Fire – 46 Orchard Hill Road, ‘the closest dry hydrant was on Riverside Drive’ should be ‘the closest pressurized hydrant was on Riverside Drive’.

MOTION: R. Winsor moved to approve the minutes of Monday, April 25, 2022, as amended. Second – J. Connelly; all in favor. MOTION CARRIED

### IV. OLD BUSINESS

#### 1. Coakley Update

TA Scruton informed the Board that another Coakley meeting is scheduled for Friday, May 13, 2022, at 9:00 a.m.; the Board received a copy of the agenda. The Coakley Landfill was recently used by supporters of House Bill 1454-FN requiring a formula for determining the distance that a new landfill shall be located from a perennial river, lake, or coastal water. TA Scruton thought they saw some of the issues Greenland experienced with Coakley and they were trying to prevent new landfills from having similar problems. The Coakley matter may help other communities with their landfill.

TA Scruton updated the Board that NHDES contacted him and they are looking into the possibility of getting funding for a water pipeline project on Breakfast Hill Road that was explored years ago. Funding sources may be available, including the Groundwater Trust Fund and ARPA funds. They feel they can get a significant amount of money for this multi-million-dollar project, which is above and beyond what the Town could afford. They have asked to meet with representatives from the Town. If any Board member would like to meet with them and the other stakeholders, please let TA Scruton know.

V. Morgan asked if a pipeline would be run from Rye through I-95 under the bridge. S. Smith explained it would be from the end of the Portsmouth water line located on Rt. 1, up Rt. 1 into Rye, and then up Breakfast Hill Road. It will involve at least two pump stations, a separate water tower and infrastructure. The cost was just over \$26 million for the infrastructure alone. That does not include tie-ins by residents. R. Winsor noted it was 20 to 30 houses on Breakfast Hill Road and did not include neighborhoods on either side of the road. In his opinion, this was not a ‘dog we wanted’. Who was going to bring it up the road and it was over the Board’s head. S. Smith responded that is what needs to be looked at. R. Winsor questioned if it was brought up Breakfast Hill Road, would it then need to go to Falls Way, Windsor Green, and the other side roads? R. Winsor added, those were huge projects. He was not sure there was a big appetite for it. As a resident in that area, that was the last thing he wanted.

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TA Scruton stated that if the Board was willing to participate in the exploratory discussion, there could be two Selectmen. V. Morgan volunteered to participate in the meeting. S. Smith stated he would like to have the discussion to hear what they have to say. V. Morgan agreed, adding this has been going on for quite a while. S. Smith stated the other point is that the water already comes up Breakfast Hill Road. If they want to go under the bridge and across, that could be a whole different scenario. R. Winsor added if it looped down Post Road, that would be a whole different ball game. S. Smith questioned if that could feasibly be done and had been discussed before.

S. Smith noted that the Town was not looking at capital outlay. The meeting would be for informational purposes only. R. Winsor was concerned about opening that hornet's nest. TA Scruton stated that he informed NHDES there was no money budgeted or saved for this type of project. If the Town were to move forward, the project would have to be fully funded through other external sources. TA Scruton continued that many of R. Winsor's concerns had been shared and presented to the Town in the past when previously studied with Underwood Engineers. There was public pushback at the time from residents in the area who were concerned about the cost to connect and mandates requiring them to connect to Portsmouth water. Some residents do not see the need for water; they prefer their own groundwater to Portsmouth's. R. Winsor noted that Portsmouth water is the same water he has, he is in the same aquifer.

TA Scruton will notify the Board when the meeting will be held and make sure R. Winsor's concerns about fees are known.

### 2. Bookkeeper Search Update

TA Scruton informed the Board that the search continues. There will be coverage through the summer months due to the flexibility of the staff, which was not available previously. The bookkeeper search will continue; there is one candidate TA Scruton is hoping to interview soon. He felt it was important to have a full-time bookkeeper. It was a matter of finding the right fit at the right price point. Budget constraints are part of the problem.

### 3. Other Old Business

Seacoast Climate Symposium: S. Smith updated the Board there was a virtual meeting on May 03<sup>rd</sup>. S. Smith and Kathleen Babin-John, Conservation Commission, participated with 12 to 13 other towns. This was an informational session about what towns are doing for climate change, including sea level rise. S. Smith noted things done by Greenland which included the Master Plan, Ordinance updates, MS-4, etc. The symposium will be ongoing and S. Smith will let the Board know when there is another meeting.

Smith Farm Conservation Easement: S. Smith updated the Board that the easement is 99% funded. The NRCS evaluation was received earlier in the day. The final appraisal review is pending. Fundraising for approximately \$30,000 is needed to complete the contract. R. Bunnell questioned who would be planning the trails and would there be a cost to the Town. S. Smith responded trails had been left open to the Conservation Commission; a final plan has not been discussed. He was unaware of trails due to limited access in certain areas. There is the possibility of a small turn-off and trail at the lower end of Portsmouth Avenue near the golf course.

**V. NEW BUSINESS AND ADMINISTRATIVE**

**1. Other New Business**

Offices Closed: TA Scruton noted that on Wednesday, May 11<sup>th</sup>, the Town Clerk's Office would be closed, he would be at a conference (S. Smith would be attending the conference also) and the Building Inspector would be at a conference. The Administrative Assistant and a member of the Finance Department would be working. The Finance Department will be working until noon; the Administrative Assistant would like to close the Town Hall at that time. TA Scruton would not like to leave one person working in the building alone for safety and security. The consensus of the Board was to close the Town Hall at noon.

R. Bunnell asked if there was a master list of conferences and trainings attended over the course of the year. TA Scruton did not think there was a list; however, there were a number of training opportunities. Boards are made aware of training opportunities. He noted there was a virtual workshop for Cemetery, Library and Trust Fund Trustees on Thursday, June 09<sup>th</sup>, that will be hosted by the Town. Trustees have been invited to participate in that virtual training, which will be held in the Conference Room.

R. Bunnell commented that he gets concerned about equity across the whole Town and that money is spent wisely on training. He suggested a master list be kept. V. Morgan stated that the Town and City magazine has a list of training conferences. TA Scruton noted that a number of conferences/trainings are free. TA Scruton encourages his staff to do professional development as do other departments. R. Winsor questioned the cost of conferences per year. TA Scruton responded it varies; however, professional development is budgeted.

**VI. CONSENT AGENDA**

• Land Use Change Tax: Map R3, 18A

A land use change tax has been assessed on the property located at Gwendolyn Lane by the assessor. The acreage is subject to the land use change tax because it no longer meets the 10-acre minimum requirement. The amount assessed is \$25,850.

• Payroll Manifest 23-10: \$64,971.77

• General Fund Manifest 23-10: Total - \$435,015.70 (Greenland School: \$180,000)

MOTION: R. Winsor moved to approve the Consent Agenda as presented. Second – V. Morgan; all in favor. MOTION CARRIED

TA Scruton explained the Land Use Change Tax: the land would have been in current use prior to being withdrawn for development. There is an acreage requirement for current use, which is a benefit to the landowner to prevent development. A conservation easement is permanent; land can be put into current use or taken out. When land is taken out of current use, a 10% penalty is assessed based on the value of land: there is property tax relief on land in current use. This is a State guideline which towns are required to follow.

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### VII. NON-PUBLIC

MOTION: V. Morgan moved to enter into non-public session under RSA 91-A:3, II(a), at 7:00 p.m. Second – R. Bunnell; all in favor. MOTION CARRIED

MOTION: V. Morgan moved to leave non-public session and return to public session at 7:34 p.m. Second – R. Winsor; all in favor. MOTION CARRIED

MOTION: R. Winsor moved to seal the minutes of the non-public session. Second – J. Connelly; all in favor. MOTION CARRIED

### VIII. ADJOURNMENT

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

### NEXT MEETING

Monday, May 23, 2022 – 6:30 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant