



BOARD OF SELECTMEN
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MINUTES OF THE BOARD OF SELECTMEN

Monday, May 23, 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

Also Present: Dennis Malloy, NH State Representative; Susan Parker, Greenland/Newington PDA Representative; Jim Rolston – Town Treasurer

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. APPOINTMENTS

1. Jim Rolston, Town Treasurer

Jim Rolston, Town Treasurer, addressed the Board. The Town Clerk, Marge Morgan, recently attended a Town Clerk's conference and brought back banking information for J. Rolston. Last summer (2021), New Hampshire passed House Bill 545 regarding State banks and investments. Greenland banks with Provident Bank, and they are not in compliance. Provident Bank Board of Directors voted not to make the necessary changes to comply with New Hampshire law; J. Rolston confirmed that with the bank manager.

J. Rolston has researched other banks, noting it was the Treasurer's purview which bank to use. Several banks he looked at were very understaffed. He has met with the Vice President of Operations at People's Bank as well as a gentleman from the government banking sector. J. Rolston felt People's Bank would meet the needs of the Town. He informed the Board that People's Bank has been bought by M&T Bank headquartered in New York. There are numerous branches located throughout the East Coast and appear to model a community bank.

J. Rolston stated that he would not be changing banks at this time, mainly because taxes will be due shortly. He plans on making the change later this summer. J. Rolston noted People's Bank has not completed their transition to M&T Bank.

Responding to R. Bunnell, J. Rolston stated he has not changed banks but has informed People's Bank he is leaning towards them. R. Bunnell asked if credit unions had been considered; J. Rolston responded credit unions could not be used. TA Scruton informed the Board that the State issued a list of NH State Chartered Institutions and Branches. TA Scruton verified that it is the Treasurer's decision where the banking is done. Responding to J. Connelly, J. Rolston stated that there is not a timeframe for the change to be made. S. Smith clarified that changing banks would not affect the Trustees of Trust Funds. D. Malloy stated there would be no conflict.

The auditors did not mention the compliance issue because the audit was done in late spring 2021 and the bill passed in the summer of 2021.

2. Eric Weinrieb, Altus Engineering: Roads Update

Eric Weinrieb, Altus Engineering, updated the Board on road conditions in Town based on the Underwood Engineers report. There are many roads that are in good condition in the newer subdivisions. It is critical that those roads are maintained. Overlay is not needed; however, crack sealing should be used on the roads that are in really good condition: this will protect the infrastructure. The reclaim and repave option, similar to what was done on Meloon Road, Sanderson Road, and Fairway Drive, works on roads where there is not a lot of traffic and not settled. Roads that are settled need more work similar to Bayside Road. The top pavement course should be milled; more granular material is added but not the structural integrity of adding crushed stone. To mill and repave is approximately \$55 per linear foot. Adding stone is another \$10 per linear foot. Mill and overlay could be done on smaller roads.

E. Weinrieb stated that during the drive-around, they found many areas that have gone bad in little spots. Someone needs to go out and do the repairs. The list included: a patch on September Drive; the entrance to Meaghan Way; near High Street and the Stratham line, past the Cornerstone School, a chunk of pavement has fallen apart. There are also sections on Valhalla Drive and Grove Street.

They are recommending reclaiming and repaving on Witham Farm Lane, Rolston Avenue and Spring Hill Road. Coastal Way and Moulton Avenue have more traffic; however, Swan Terrace, Serenity Cove and Lane Avenue are in poor condition. E. Weinrieb did not think there was enough subgrade and stone would have to be added to those. The rest would be over 25,000 ft. of hot crack seal. The total was in the \$415,000 range. There may be a better unit price if more is done.

J. Connelly stated he would like to know when the roads were last done. E. Weinrieb will research. The timeline on road repairs was discussed. E. Weinrieb stated there could be another five years before overlays, not mill and fill, should be considered for some roads.

TA Scruton recommended funds be taken from the General Road Maintenance CRF (there is only \$1 in the Road Maintenance line of the budget). The Board of Selectmen are the agents to expend from the Road Improvement CRF. As of March 31, 2022, there was \$769,749 in Road Improvement CRF. At Town Meeting, \$200,000 was approved to be transferred from the Unreserved Fund Balance to the Road Improvement CRF, bringing the total up to \$969,749. Approximately \$110,000 was coming from that CRF for Bayside Road, leaving \$859,000. TA Scruton noted that there was no other source for contingency if any of the projects go over budget and did not recommend spending up to that amount.

J. Connelly asked the Board their thoughts on putting some of the road projects on a warrant article. R. Winsor felt it was a great idea. J. Connelly added residents would know which roads would be done. V. Morgan agreed a warrant article would be a good idea. R. Bunnell stated if the warrant article was too descriptive and it does not pass, nothing could be done and the Board needed to be careful.

E. Weinrieb suggested the Board could back into the number they wanted to budget and target the roads that could potentially be done. R. Winsor asked which roads would be the emergent ones, adding he felt the Board had a reasonable handle on the situation. E. Weinrieb stated there were several on the cusp. V. Morgan asked if the road study done in 2016 was on target. E. Weinrieb responded that some have moved forward and others have fallen back a little, adding it was a good report and a good

basis. R. Bunnell asked if there was a cost savings to do roads that were close together. E. Weinrieb responded it was all Greenland and fairly close; it would be easy for them to mobilize. To do crack sealing, the truck moves at approximately 2 miles per hour and two people walk behind it spraying. E. Weinrieb thought the bigger the project, the more interest from contractors knowing they would be in Town for a period of time. TA Scruton requested that lane striping and stop bars be included in the bid. It was clarified that lane striping and stop bars should be done wherever needed. TA Scruton added that railroad crossings should also be marked. A double yellow line should be done on Bayside Road; thermo-plastic is to be used on stop bars (lasts longer).

R. Winsor asked E. Weinrieb where he would do another 1,400 ft. of roadway. E. Weinrieb responded Nantucket Place and Allen Farm Lane should be year two; they will look at McIntosh Way and Allen Farm Lane. R. Winsor questioned if money would be better spent rebuilding roads or on preventative maintenance. E. Weinrieb stated roads that are in good shape should be maintained.

When discussing other roads that could be added, V. Morgan clarified that the Board would like to use two-thirds of the available funds (up to \$600,000). E. Weinrieb will review which roads should be done as well as start the bid specs. The \$600,000 will include striping, stop bars, and railroad crossing markings.

3. Susan Parker, Greenland/Newington PDA Representative: PDA Update

Susan Parker, Greenland/Newington PDA Representative, reported on the latest PDA meeting, which was on Thursday, May 19th.

Air Cargo Update: S. Parker stated there was a letter dated May 12, 2022, and a press release and statement released on Friday, May 13th; the air cargo project proposed by Kane and Stebbins was not going to happen. Kane and Stebbins requested to amend the option agreement to remove 14 Aviation Avenue (Hangar 227). They are asking that certain language be removed from the option agreement. They are requesting to remove any reference to development of an air cargo distribution facility and instead they want to include “seek a non-aeronautical development consistent with the Pease Industrial Zone in which the remaining two parcels sit”. The two parcels are referencing Hangar 227 and 7 Lee Street, which is also known as 100 New Hampshire Avenue. They want to exercise their due diligence about what they can do in that zone. They are also requesting a reduction in the option payment, which would be normal business operations consistent with a certain percentage that the hangar represented. S. Parker noted that ‘air cargo is out’.

North Apron Option: Kane and Stebbins have requested an amendment to their North Apron agreement to replace the language concerning development of an air cargo distribution facility with language that permits aeronautical development consistent with PDA’s land use controls. This references the Aeronautical/Industrial zoning of the PDA.

S. Parker noted it was very clear to the PDA Board that Kane and Stebbins definitely did not believe air cargo was something the seacoast community would tolerate. They also do not believe they have enough of the space available at Pease that will be attractive to air cargo developers they have spoken with.

Licenses: Rules of Entry Easements and Rights of Way—PDA is considered a public facility. The FAA would find the PDA, as the airport administrator, out of compliance if rights of entry were denied. Falcon System Transportation LLC (also known as East West Aeronautical) signed an ROE with the PDA

on May 03, 2022. They intend to heavily examine the North 40 Apron to determine if it is suitable for a business they hope to propose to the PDA. The PDA has not received anything in writing from Falcon System Transportation/East West Aeronautical about their project. After the signing on May 03, 2022, there was a newspaper article in which East West Aeronautical was described and stated their intention to present plans to the PDA Board at the June meeting. They have stated they would like to have shovels in the ground late summer/early fall. The PDA has not had any discussions with Falcon System Transportation/East West Aeronautical regarding their proposed project. It was stated in a public session with the PDA that they are all about air cargo.

S. Parker noted that Lonza will be adding 8,200 sq. ft. to its front end.

4. Sharon Hussey-McLaughlin & DJ Haskins, Recreation Committee: Advertising and Sponsorships

Sharon Hussey-McLaughlin introduced DJ Haskins to the Board; they will be Co-Chairs of the Recreation Committee. Also present was Chris Keenan, Recreation Committee. DJ Haskins stated they met with TA Scruton in April 2022 and plan to meet with the Selectmen on a regular basis.

Rob Holt, resident, has purchased a lawn mower and removed the deck. Fields have not been used for two years due to COVID and there are maintenance issues with the fields. R. Holt would like to donate the lawn mower to rake the infield. Modifications will be made to the shed at Maloney Field to store the lawn mower. TA Scruton noted the lawn mower donation was on the Consent Agenda for Board approval. S. Hussey-McLaughlin stated they plan to enlarge the door and add a ramp to the shed.

DJ Haskins explained field updates that were done this spring. Bio-Spray and Mosquito Squad have been contracted from the spring through the fall. DJ Haskins stated their concern was maintenance of the fields. Pearl's Landscaping was contracted by the Town to do the mowing. Weed whacking and general upkeep needs to be done. He questioned what happens for weed prevention in July when the fields not being used. DJ Haskins stated they are frequently contacted by residents about the tennis court maintenance: who is responsible?

S. Hussey-McLaughlin stated that Nick Drew had a conversation with someone from the Town about a tractor in the shed the Recreation Committee may be able to use to turn Krasko Field. TA Scruton stated there are two different lawn mowers that could be used; however, they probably need to be tuned. He added they may not be ideal for pulling a rake. R. Winsor added that would not be an ideal use.

S. Hussey-McLaughlin felt field maintenance was an issue. Pearl's Landscaping does a fine job mowing, but they only mow. There were weeds coming through at the tennis courts and they were in rough shape. S. Hussey-McLaughlin did not think it was right that the Town let these assets degrade. S. Smith stated there is money in their budget if they wanted to hire people to do maintenance. S. Hussey-McLaughlin stated that when they spoke with TA Scruton in April, a lot of the money was slated for Bio-Spray to spray the weeds, etc. for all three fields. The Rec Department Town budget is \$18,800; DJ Haskins stated that approximately half would be dedicated to Bio-Spray. In-field mix and Mosquito Squad is paid through the Rec Committee revolving account.

C. Keenan stated that the Town and Rec Committee needed to meet to decide what was the Town responsibility and the Rec Committee responsibility. He thought the Town's responsibility was for capital items; the Rec Committee's responsibility was for maintenance items.

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S. Hussey-McLaughlin stated it took the Rec Committee a long time to build up the funds in their account. They cannot afford to maintain the Town's assets. They can do certain things and stepped in this year because they had the funds and it needed to be done—the fields were in horrible shape.

R. Bunnell stated that Pearl's Landscaping could be asked to weed whack the fields. They also have leaf blowers and could be asked to do the tennis courts. R. Winsor felt their concerns deserved to be looked into deeper. This conservation has taken place a couple of times since he has been on the Board. He agreed things needed to be maintained. The cost of hiring out the maintenance needs to be determined. C. Keenan noted that much of the maintenance involves chemicals and a license is required to apply the chemicals. There is no problem with the fields and weeds now because the fields are being used and dragged on a regular basis. Summer, when the fields are not being used as much, is the problem. R. Bunnell asked about volunteers. DJ Haskins stated that was something they could do a better job of; there's no doubt about it in terms of having spring through fall projects. And, being organized when asking for help. If they asked for help, they could get help. DJ Haskins felt there were certain things they could get help with and do a good job. He felt the issue was getting clarification on who was going to drag the in-fields twice a week from the middle of June until September. They could get by this year. They could figure it out. They were not talking about thousands of dollars to get someone to spend two hours a week doing it. It was getting clarification on whose responsibility it was moving forward and working collectively to figure out a permanent solution.

R. Winsor stated that from his perspective he was not as concerned: if it was the Rec Committee's responsibility, they needed the funding to do it. He wanted to see it in total so a decision could be made as a Town to say where the resources were best spent. If the cost was \$1,000 a year, he would be inclined to make sure the Rec Committee was funded. If the cost was 'big' dollars, he was inclined to look at it and handle it differently. J. Connelly stated that S. Hussey-McLaughlin was very conservative with the Rec money. C. Keenan explained what happens to the tennis courts during the winter. S. Hussey-McLaughlin stated that a resident would like to use white vinegar to remove mold from the tennis courts. S. Smith gave 'two thumbs up'.

TA Scruton recommended the Rec Committee track the true cost of running their department. The Budget Committee tends to see only the expenses that come from the operating budget and not the revolving account. The Budget Committee is not seeing the full scope of the expenses and may be why the Rec Committee is not getting the budget they want; the Budget Committee does not see expenses from the revolving account.

Sponsorship/Advertising: The Rec Committee would like to have an annual sponsorship drive from Labor Day through Labor Day and suggested potential signage. The Rec Committee will be working on the Summer Concert Series that S. Hussey-McLaughlin will be leading from the Women's Club and taking that over. Holy Rosary Credit Union, and a number of other businesses, is adamant about sponsoring. There is not a big inventory to allow for that right now. The Rec Committee would like to have better signage for the Summer Concert Series, using a board sign or banner on the Gazebo. The Rec Committee was looking for guidance: can they put a banner on the Band Stand to promote the Summer Concert Series; can they hang signs at the three fields promoting local businesses that want to provide a sponsorship. That will allow the Rec Committee to expand their inventory sponsorship/advertising. The Rec Committee has been approached about sponsorships.

R. Winsor stated the Town Attorney should be contacted about what can and cannot be done. He would like to give the Rec Committee the opportunity for sponsorships but wanted to make sure they were not running afoul with advertising messages and required verbiage (if any). C. Keenan suggested

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they could return to the Board with a proposal that included the size of the signs and colors, and keep the advertising to the business name and what they do. J. Connelly questioned the restrictions in the Sign Ordinance. S. Hussey-McLaughlin stated signs would be temporary.

S. Smith stated the Band Stand banner would not be an issue because temporary posts and banners have been used in the past. S. Hussey-McLaughlin noted the banner would have a company name on it. It could be put up before the concert and then removed until the next one.

R. Bunnell questioned where the program revenues and donations go. S. Hussey-McLaughlin stated it goes into their revolving account. It is used to pay for uniforms, equipment, referees, etc. The Rec Department has always paid for the Summer Concert Series; all donations went to the Rec Committee. Referring to advertising, R. Winsor also wanted clarification from the Town Attorney if the revenue from sponsorships went to the Town or Rec Committee revolving account.

C. Keenan stated there was an RSA on which the fund was originally established. TA Scruton stated that the revolving account was established under RSA 35-B:2 and funds do not expire unlike the Town budget. The RSA was vague on if the money could or could not go in the revolving account. TA Scruton supported seeking legal opinion. TA Scruton recommended contacting Portsmouth for their sponsorship information.

R. Bunnell requested TA Scruton contact Pearl's Landscaping about weed whacking the fields. TA Scruton will have the Town's part-time building and grounds employee use a leaf blower on the tennis courts. TA Scruton noted that the courts were recently cleared of leaves.

R. Winsor summarized they needed a cost estimate for field maintenance and hiring someone for maintenance; the Town will contact the Town Attorney regarding advertising; the Rec Committee will get TA Scruton a copy of Portsmouth advertising package; DJ Haskins would like a response from the Board by August 01st.

II. PUBLIC COMMENTS

S. Smith noted this was a public comment section and not a public hearing. The Board would not be taking any action at this meeting. Questions are to be directed to the Board and will be taken under advisement. Speakers will have three minutes; a total of 20 minutes was to be allotted. He requested that Greenland residents speak first, others could follow. Names and addresses must be stated.

Speakers included Jane Man, 31 September Drive; Huddy Grandy, Newington; Rick Miller, Rye; all opposed the proposed air cargo at Pease. Comments and concerns included: East West Aeronautical would still have night flights, pollution, noise, Great Bay pollution, trucks on the highway, regional impact, it will destroy the quality of life on the seacoast, S. Parker's presentation well-done but there needs close eye kept on what is happening, East West Aeronautical is pursuing air cargo and has right of entry, S. Parker needs to know what Newington and Greenland want, eight flights or more per day are proposed in order for East West Aeronautical to make a profit, the community needs to be involved, the Selectmen need to make a decision if they are supporting or not supporting air cargo, there are many medical reasons for avoiding air cargo due to noise, planes maximally loaded with cargo make more noise on landing or take off, there was a plea to join Rye, Newington and Durham Select Boards in opposition--strong letters objecting to air cargo have been written by those Boards, Greenland Selectmen were not being proactive.

III. APPROVAL OF MINUTES

1. Monday, May 09, 2022

MOTION: R. Bunnell moved to approve the minutes of Monday, May 09, 2022. Second – J. Connelly; all in favor. MOTION CARRIED

IV. OLD BUSINESS

1. Coakley Landfill

TA Scruton and S. Smith discussed with Andrew Hoffman, NHDES, and others via phone conference call, the possibility of running water on Breakfast Hill Road. Initially, there was an exploratory committee proposed; DES felt there were funds available for a water line on Breakfast Hill Road. The project was discussed several years ago and shelved due to the large expense. The current proposal was removed from the table; they were going to discuss the proposal with stakeholders and it was dropped very suddenly. There was no clear reason why the proposed water line meetings were dropped. They did want the Town's input. TA Scruton indicated to them he was not sure there would be support for the water line even if the funds were available. There were many questions about connection fees, mandates requiring residents to connect, etc. They hinted there was a competitive grant the Town could apply for later in the year. The Town could spend up to \$50,000 to further explore the possibility. There is no guarantee for any project funding and costs could exceed \$30 million. TA Scruton did not think the Board would approve; however, if the Board wanted him to, he would apply for the competitive grant to have the initial study done for a project the Town could not fund. TA Scruton added Coakley Landfill Group does not want to fund the project. TA Scruton stated this would be tabled for time being.

TA Scruton suggested sending a letter to the Coakley Landfill Group. The CLG has proposed a future meeting in Boston during the summer. TA Scruton felt that did not comply with the Right-to-Know requirement for the public to attend. Most of the people affected by the actions of the CLG would not be able to attend a meeting in Boston. They did not advertise a clear way to participate remotely; something could be set up for remote participation at a later date. TA Scruton felt it should be local so people could attend in person. S. Smith noted this has happened before because some of their lawyers are not located nearby. TA Scruton added that the biggest reason they gave for having it in Boston was to go out to eat after the meeting.

J. Connelly stated this is not a funny topic, yet they are treating this like it is comical. There was no seriousness. TA Scruton stated his other observation after the meeting officially ended and the phone call was disconnected from the public, was that Coakley related business continued to be discussed for at least another two minutes. The public has no idea what happens after the call is disconnected. S. Parker stated that was exactly what happened.

TA Scruton would like to address the Boston meeting in a letter to the CLG; the Board agreed. J. Connelly asked if a transcript of those meetings could be requested. S. Smith stated they could be requested, adding you may not get them. TA Scruton noted he did record the meeting. S. Parker added she was appalled at their attitude. The way it is run, is cavalier. She stated that this is a Super Fund site and someone 'needed to take the bull by the horns'. TA Scruton noted the CLG has hired a new consultant for remainder of the Bedrock Study. The EPA had initially come down harshly on the study results.

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S. Parker noted that Region 1 is located in Boston, which is the most local area for the Super Fund site. She felt they could be asked why after 'X' years progress is not happening. We are the stewards of the Town and the Super Fund site is in our Town.

2. GOFFER Grant Update: Police Cruiser

Chief Laurent joined the meeting by phone. The Police Department was recently awarded GOFERR (Governor's Office for Emergency Relief and Recovery) Grant funds through the State of New Hampshire for equipment up to \$50,000 that could be tied to the pandemic. She applied for replacement portable radios as well as a new cruiser. Chief Laurent was notified that her application made it through the initial process and was signed off by the Governor & Council last week.

S. Smith asked Chief Laurent if one of the old cruisers could be available to the Building Inspector to use on a weekly basis when the new cruiser was purchased. Chief Laurent responded 'absolutely'. The Taurus was originally designated for that purpose and the decals are off the side; that vehicle is ready to go.

3. Bookkeeper Search Update

TA Scruton updated the Board that a candidate has been found who is qualified for the position. A conditional offer has been made, contingent on a background check and Board approval as a full-time position. The bookkeeper position has been vacant for quite a while.

MOTION: R. Bunnell moved to hire Linda Zamarchi as the full-time bookkeeper. Second – R. Winsor; all in favor. MOTION CARRIED

4. Other Old Business

There was no 'Other Old Business'.

V. NEW BUSINESS AND ADMINISTRATIVE

1. Liaison Updates

Fire Department: S. Smith has been in contact with Chief Cresta; they are planning to meet this week. There is nothing new from the Fire Department. Personnel have been out sick or on vacation.

Police Department: R. Bunnell has met with Chief Laurent. There is good open communication. They had a good initial meeting.

Library: They are working on some policies. The Library will be getting a therapy dog at no cost for children to read to. Funds have been donated for a new Weeks Library sign which will look very similar to the Town of Greenland sign. TA Scruton explained that DOT is planning to put up a new crosswalk blinking signs near the SAU building (Post Road). They will mount a couple of light posts and run the wiring. The Town will be responsible for installing the lights. TA Scruton has spoken to Sal Petralia, Superintendent of Schools, to make sure they did not have a problem with additional lighting.

School: An update from J. Connelly was not available.

2. Other New Business

There was no 'Other New Business' to discuss.

VI. CONSENT AGENDA

• 2022 First Half Tax Warrant

The 2022 First Half Tax Warrant has been prepared by the Town Clerk. The Town Clerk and assessor balance.

• Unreserved Fund Balance Transfers

After Town vote and approval of warrant articles funded by the Unreserved Fund Balance, the Town Clerk must request the transfer of those funds. The request must be approved by the Board of Selectmen authorizing the Town Treasurer to draw the funds. The funds are then transferred to the Trustees of the Trust Funds. The following warrant articles and amounts were approved by voters at the Town Meeting on March 08, 2022, and will be transferred from the Unreserved Fund Balance:

- Article 6: \$13,000 to the Police Station Maintenance Capital Reserve Fund
- Article 10: \$7,500 to the Town Equipment Capital Reserve Fund
- Article 12: \$200,000 to the Road Improvement Capital Reserve Fund

• Recreation Donation: Lawnmower

Rob Holt, Greenland resident, has purchased an old lawnmower with the mowing deck and blade removed. He would like to donate the lawnmower to Recreation to drag the infield at Maloney Field. Value is unknown.

• MACterials LLC: Gravel

MACterials LLC (formerly known as Greenside Up), 1088 Portsmouth Avenue, has donated gravel to be used to even out the parking lot at Krasko Field.

• Manifests

- Payroll Manifest 22-11: \$66,176.27
- General Fund Manifest 22-11: Total - \$55,900.66 (No School)
- 300th Anniversary Manifest 22-01: \$70

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

VII. ADJOURNMENT

MOTION: R. Winsor moved to adjourn at 8:45 p.m. Second – J. Connelly; all in favor. MOTION CARRIED

NEXT MEETING

Monday, June 06, 2022 – 6:30 p.m., Town Hall Conference Room

Submitted By – Charlotte Hussey, Administrative Assistant