



BOARD OF SELECTMEN
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MINUTES OF THE BOARD OF SELECTMEN

Monday, January 21, 2019 – 7:00 p.m. – Town Hall Conference Room

Members Present: Chester Deorocki, Vaughan Morgan, Jim Rolston, Paul Sanderson

Members Absent: Chip Hussey

Staff: Karen Anderson – Town Administrator; Marge Morgan – Town Clerk

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

I. APPOINTMENT

1. Fire Department Captain – Paul Hanley

Paul Hanley, recently hired as the Fire Department Captain, was sworn in by Marge Morgan, Town Clerk. K. Anderson read into the record the news release prepared by Chief Cresta (copy on file). The Board approved Captain Hanley's hiring at the meeting on Monday, December 24, 2018.

2. Breakfast Hill Road Water Line – City of Portsmouth, Underwood Engineers

Keith Pratt (President) and Tim Noble (Project Engineer), Underwood Engineers, reviewed a Power Point presentation with the Board (copy on file). The presentation is the same one given to the Portsmouth City Council two weeks ago. Also present was Brian Goetz, Portsmouth Water Department.

K. Pratt, President of Underwood Engineers, stated they are under contract with the City of Portsmouth to complete the project. B. Goetz has been their primary contact with the City. Underwood Engineers was retained by the City to evaluate the water improvements that would be necessary to extend into the Breakfast Hill Road area. This project is funded 100% by the NH DES Trust Funds through a grant to the City of Portsmouth.

A master plan was prepared by the City of Portsmouth in 2013; Breakfast Hill Road was not part of this plan. Using Power Point, K. Pratt highlighted several graphics. The current water supply ends at the corner of Post Road and Breakfast Hill Road. On the Lafayette Road side, the water line ends at the Rye line. A portion of Breakfast Hill Road (Bethany Church and Seavey Way) is served by municipal water through the Rye Water District.

There are 17 streets in the Breakfast Hill Road service area, 240 residential units, and five commercial properties including one golf course. Underwood Engineers, working with the City of Portsmouth, estimated demands in the Breakfast Hill Road area. There would be an estimated demand on the water

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system of 35,800 gallons per day (average); the maximum demand would be 286,000 gallons per day (primarily due to irrigation demands).

Three options were looked at to serve the Breakfast Hill Road area: available storage, system pressures, and fire flows. Two of the three options didn't work. The suggested option was to install a new water storage tank in Greenland at a higher elevation and pressure than currently served. A new transmission main would be constructed from one side of Breakfast Hill Road to the other, dead ending on Lafayette Road. The tank would be located near the Bethany Church, possibly on the Town-owned land. It would require a pumping station and PRV structure near Rt. 33 and the bus station/park and ride area to pump from Portsmouth. There would be some upgrades in the Ocean Road area as well as the Greenland well. The grade line would be raised from 170' to 230'; pressure would be increased by approximately 60,000 (currently 25 lbs. per square inch).

Including all the improvements previously mentioned, all phases and all neighborhoods, the preliminary cost is \$18.5 million to \$24.6 million, or \$85,000 per property. The project can be phased; the backbone would need to be constructed as the first phase before the neighborhoods. An option for an interim solution, Rye would need to approve and revise the wholesale agreement. Underwood Engineers has had initial discussions with Rye to extend the Rye Water District service beyond Bethany Church/Seavey Way to portions of the Breakfast Hill Road service area.

Chair Morgan asked if the cost would include connecting to each house. K. Pratt responded the cost would be the work in the right-of-way and service to the property line. There would be added costs to connect to the house. The total cost was divided by the number of lots to arrive at the cost per property. J. Rolston asked how the golf course being subdivided into a development would affect their costs. K. Pratt explained that the costs were based on the current neighborhood buildout. They didn't take into consideration what might be built out in the future. C. Deorocki questioned supply for future development. K. Pratt responded that the infrastructure would be accommodated and they are working with the City to ensure the supply exists. K. Pratt explained that the tank would be similar to the one on Spinney Road or at Pease; the preliminary tank size is 500,000 gallons. They are proposing to add a grade line of 230'; the water surface elevation in the tank would be 230'. The current water surface elevation for the City is 170'; Pease is 230'. There would also be an emergency connection available. Greenland would be on its own pressure zone.

Chair Morgan opened the meeting to public comments. There being none, he returned to the Board. P. Sanderson stated that he is on the State Drinking Water/Groundwater Trust Fund Advisory Commission. An important goal of the Commission as well as the grant was to try to deal with minimizing the risk of contamination to people who live near the Coakley Landfill. P. Sanderson asked if scenario 2 was done, what would that do to help minimize the risk of contamination for those living near the landfill. K. Pratt responded they were tasked with looking at the infrastructure costs; he wasn't prepared to address that question. P. Sanderson stated another goal was interconnection with nearby water systems, and asked K. Pratt to expand on their discussions with Rye. K. Pratt explained that there are some portions of Greenland connected to Rye; they discussed an interim solution and to expand that connection. That would provide the opportunity for an emergency connection. P. Sanderson asked if they looked into a possible connection with Aquarion. K. Pratt responded they didn't look at Aquarion; he wasn't sure how close it was and where the system ended.

P. Sanderson asked when looking at regionalism, did it expand the availability of water throughout the region with the Portsmouth system and if it improved that system overall or just the 240 potential customers. K. Pratt stated they are looking into how it would improve water quality and how it might

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help. They are working with the City on how it would impact water quality. It's consistent with how they expect a water system to work. P. Sanderson asked how it would affect the residents of Greenland currently on Portsmouth water with pressures; K. Pratt stated it would raise the pressure Town-wide by 25,000.

P. Sanderson asked if there would be fire hydrants along Breakfast Hill Road. K. Pratt explained that when they were in the final phase, they would work with the Fire Department and City to locate hydrants. P. Sanderson asked if it would be possible to put in a sewer line while a trench was open during construction for the potential of different lot sizes and greater economic development. K. Pratt stated they didn't look at that possibility. It did make sense if a utility was being put in to do a second one at the same time; it would reduce costs. He added they could not be put in the same trench and must be 10' apart. He felt it would add a significant cost.

Responding to a question from P. Sanderson regarding the projected cost of \$85,000 per customer, K. Pratt stated they carry costs to build the transmission main at the same unit costs or similar per foot. Greenland's demographics are a little different; there are fewer customers. P. Sanderson further stated that fewer customers raised the cost per customer.

P. Sanderson stated that he didn't think Greenland had the possibility to borrow \$25 million; K. Pratt agreed. K. Pratt stated there is an additional cost for residents to connect. He explained what would be needed to connect. Choosing a random house, the cost could be \$3,500 to \$6,000, depending on the work required to connect. J. Rolston asked if grants were available to mitigate the cost. K. Pratt stated the Commission and MTBE were the most common. Also included would be the City connection fee of \$1,300 per property and a \$150 application fee. The average residential user in Portsmouth pays approximately \$313 per year. Irrigation would add to the cost.

Dennis Malloy, Van Etten Drive, asked where the water would come from during irrigation months. K. Pratt responded the water would come from the City's water system. D. Malloy asked if the capability was there to deliver it; the response from K. Pratt: it depends on who you talk to in Portsmouth. They are looking at this scenario very closely. The average day is less of a concern; a greater concern was irrigation. J. Rolston suggested residents could use their existing well; K. Pratt stated the scenario was based on the wells going away. K. Anderson added that in talking to MTBE about grants, it was stipulated this was being done as a preventative measure because irrigation and water may be pulling contaminants further away from the site. If Greenland were to get grants, it would be all or nothing.

Don Miller, Post Road, stated the project was being done because of a problem that doesn't belong to Greenland. \$25 million was being discussed to bring the system in; is there an expectation that Greenland should be picking up the tab. He was hearing those undercurrents. Chair Morgan responded that Greenland didn't drop a cigarette butt into the landfill; he didn't feel Greenland should have to pick up the tab. K. Anderson added that based on the timing, there is no opportunity for 2019 funding from the Town of Greenland.

K. Pratt stated they are responsible for delivering a technical memorandum to summarize what they've done, with more detail on the alternatives that have been looked at and more detail on the costs. That will be presented in draft form to the City for review and then available to everyone. They will also be finalizing the 30% design drawings that will be presented to the City for review and then available to everyone. K. Anderson added that the next step for the Town and the Selectmen would be to request the City of Portsmouth apply for an additional grant to go to the next step. The City of Portsmouth owns the water system and Greenland couldn't be the applicant on the grant proposal. Greenland's aspect is

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to have Portsmouth push the project. P. Sanderson added that as a member of the Commission, grants are becoming highly disfavored. They are looking for cooperative projects involving multiple municipalities or developers who have “skin in the game”. There could be a role for Greenland if it improves economic possibilities in other parts of Town. Saying that Greenland is alone is a “non-starter”. K. Anderson added Greenland needs to continue the preventative for contamination from the landfill.

II. PUBLIC HEARING

1. Acceptance of Donation to Fire Department

Betty Belcher, 14 October Drive, has made a \$250 donation to the Fire Department.

MOTION: J. Rolston moved to approve the \$250 donation to the Greenland Fire Department from Betty Belcher, 14 October Drive. Second – P. Sanderson; all in favor. MOTION CARRIED

Chair Morgan thanked Mrs. Belcher for her donation. K. Anderson will send a thank you note from the Board.

III. APPROVAL OF MINUTES

1. Monday, January 07, 2019

MOTION: C. Deorocki moved to approve the minutes of Monday, January 07, 2019. Second – P. Sanderson; all in favor. MOTION CARRIED

IV. OLD BUSINESS

1. Coakley Update

There were no updates.

2. Approval of Warrant

The 2019 Warrant, signed by the Selectmen, will be posted at the Town Hall and School. It is subject to change at Deliberative Session. If an article is changed substantially, the Board of Selectmen and Budget Committee can vote to change their recommendation.

MOTION: C. Deorocki moved to approve the 2019 Warrant as prepared. Second – P. Sanderson; all in favor. MOTION CARRIED

3. Approval of Default Budget

If the Operating Budget doesn't pass on voting day, even if amended at Deliberative Session, the Default Budget will be in place. The Town can vote to hold one additional meeting to address the budget only.

MOTION: P. Sanderson moved to approve the 2019 Default Budget as prepared for posting. Second – C. Deorocki; all in favor. MOTION CARRIED

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4. Warrant Article Assignments

The Board of Selectmen will not motion or second to introduce Article 3 - Operating Budget and Article 18 – Petitioned Warrant Article; anyone can address an article. The Operating Budget will be moved by the Budget Committee; a petitioned article is moved by a petitioner.

Article 2 – Fire Station Bond P. Sanderson – move; V. Morgan - second
Article 3 – Operating Budget..... Budget Committee – move; C. Hussey
Article 4 – School Resource Officer..... V. Morgan – move; P. Sanderson – second; Chief Laurent
Article 5 – Repairs to Existing Fire Station C. Hussey – move; J. Rolston - second
Article 6 – Firefighter Safety Gear..... V. Morgan – move; P. Sanderson - second
Article 7 – New Position: Grounds Maintenance Laborer P. Sanderson – move; V. Morgan – second*
Article 8 – LED Lighting Conversion J. Rolston – move; V. Morgan - second
Article 9 – Conservation Commission Funds..... C. Hussey – move; V. Morgan - second
Article 10 – Capital Reserve Fund for Police Station..... C. Deorocki – move; V. Morgan - second
Article 11 – Ambulance Billing Expense C. Deorocki – move; V. Morgan - second
Article 12 – Police Equipment Capital Reserve Fund C. Deorocki – move; V. Morgan - second
Article 13 – Road Improvement Capital Reserve Fund C. Deorocki – move; V. Morgan - second
Article 14 – Disabled Veterans Tax Credit..... J. Rolston – move; V. Morgan - second
Article 15 – Optional Veterans Credit J. Rolston – move; V. Morgan - second
Article 16 – Solar Energy Exemption..... C. Deorocki – move; V. Morgan - second
Article 17 – Show Tax Impact on Ballot P. Sanderson – move; C. Deorocki – second
Article 18 – Rescind Library Bond Authorization (By Petition) Petitioner – move & second

*May be amended as a part-time position

Dean Bouffard, Moderator, stated the articles have been approved; they don't have to be moved and seconded unless there are amendments to the articles. Under SB2, the articles on the warrant are going to be on the ballot, amended or not. Individual Selectmen can address articles. D. Bouffard will set the rules of the meeting; all amendments must be in writing; restrict reconsideration; deal with one warrant article at a time.

The petitioned warrant was discussed. K. Anderson stated it was flawed because the bond had been issued. Had it been authorized but not issued, the correct terminology was used. The only other option would have been to vote to repurpose the issued bond. It's a moot issue. P. Sanderson suggested an authoritative statement be available to residents. K. Anderson stated there is a copy of the statute in the Voter's Guide. There is no explanation with the warrant article because it's petitioned. The Voter's Guide will be amended to include the statement "this bond has been issued". P. Sanderson suggested getting the Town Attorney's opinion. If it passes or fails, would it have an impact? The Selectmen don't want to give an opinion. D. Bouffard agreed it would be a good idea to have the Town Attorney's opinion.

5. Current Use Release Payment Arrangements

At their meeting on Monday, January 07, 2019, the Board authorized the current use release for 2 Osprey Cove. The property was subdivided last summer through the Planning Board. It was not released at time because it still qualified for current use. A 60,000 sq. ft. lot was subdivided from the larger lot. The lots were contiguous and still owned by the same person; it qualified for current use. It changed hands on December 28, 2018 and the lot was deeded to the owner's daughter and son-in-law. It was under different ownership and no longer qualified for current use. The current use release was issued for the meeting on January 07, 2019. The Town has 18 months to issue a release after they become aware of a change that it no longer qualifies.

P. Sanderson stated he had done some research and it may have been a mistake. There was a 1.38 acre release on the lot previously for the house that was done and paid. In December 2018 the remaining acres went to the daughter and son-in-law. Two lots were created on the subdivision plan: the original house lot and the remaining 18 acres; there was no additional subdivision. The earlier release was the house lot without the subdivision. K. Anderson stated the deed to the daughter and son-in-law was for 1.43 acres. P. Sanderson suggested they look at the plan; they don't have the ability to transfer 1.43 acres from the subdivision plan. P. Sanderson noted that there has been no construction on the lot. The smaller lot that was subdivided off was not a triggering event; it was released earlier from current use.

M. Morgan has received a deposit of \$5,000. P. Sanderson stated that if he is correct, they don't owe any tax right now; when they break ground they will owe the tax. K. Anderson will forward her information to P. Sanderson for review. This item is continued to the next meeting.

6. Liaison Reports

P. Sanderson reported that there was a resident at Brackett's Point who thought the road down to his driveway should be plowed due to the recent storm. The Road Agent had contacted P. Sanderson; he suggested to the Road Agent that the resident was incorrect and plowing should not go down to that driveway. P. Sanderson's instructions were that it was plowed to where the public road ends.

7. Other Old Business

There was no old business to discuss.

V. NEW BUSINESS AND ADMINISTRATIVE

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

There was no Town Administrator's report.

2. Position Certification Form: Fire Department

In order for Captain Hanley to receive NH Retirement, a Group II Position Certification Form must be signed. The Town was authorized for employees and police, but never fire.

MOTION: J. Rolston moved to approve the Group II Position Certification Form for Captain Paul Hanley. Second – P. Sanderson; all in favor. MOTION CARRIED

3. Approval: Voter's Guide

The Voter's Guide is a non-political, information manual to voting on the Town budget. P. Sanderson stated he read through it and it was very good. He suggested that the tax impact calculation formula be included to make it clearer.

The Voter's Guide will be amended after Deliberative Session. Amendments will be italicized and include the wording "as amended at Deliberative Session".

4. Approval: Memorial Day Parade Permit

MOTION: J. Rolston moved to approve the Memorial Day Parade on Monday, May 27, 2019 at 10:00 a.m. The route will be from the Town Office to Remembrance Park. Second – C. Deorocki; all in favor. MOTION CARRIED

5. Elderly Deferral Liens

Elderly tax deferrals have been requested by four residents; they all qualify based on age and income. The total tax deferral request is \$302,680. The deferrals will become liens on the property. When the property is sold, the Town will be paid the full amount plus interest of 5%; there is no interest on the first year.

MOTION: C. Deorocki moved to approve the requested elderly deferrals totaling \$302,680. Second – P. Sanderson; all in favor. MOTION CARRIED

6. Elderly Exemption

The resident at 20 Stratham Lane (Map R12, 11) has requested an Elderly Exemption. She qualifies based on age, income/expense and NH residency.

MOTION: P. Sanderson moved to approve the Elderly Exemption for the resident at 20 Stratham Lane, effective April 01, 2019. Second – C. Deorocki; all in favor. MOTION CARRIED

7. Veterans Credit

The resident at 60 Cherry Hill Drive (Map U7, 10CC) has requested the Veterans Tax Credit in the amount of \$500. He qualifies based on years served and NH residency.

MOTION: J. Rolston moved to approve the Veterans Tax Credit in the amount of \$500 for the resident at 60 Cherry Hill Drive, effective April 01, 2019. Second – P. Sanderson; all in favor. MOTION CARRIED

8. Other New Business

- Dog at Fire Station: K. Anderson reminded the Board that they voted to authorize a temporary waiving of the no dogs in Town buildings policy for the firefighter who brings in an emotional support dog when working. Chief Cresta was asked to report back to the Board after 60 days with an update. There haven't been any problems with the dog onsite. The dog is crated when there is a call; there have been no concerns or complaints. Chief Cresta is requesting that the Board permanently waive the no dogs in Town buildings policy for the firefighter with the emotional

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support dog. C. Deorocki stated he didn't agree. It's a good policy and shouldn't be changed. P. Sanderson deferred to Chief Cresta; he's supervising the situation. His concern was that if this was an emotional support dog, it may be an ADA issue. K. Anderson clarified that it's not a service dog. J. Rolston also deferred to Chief Cresta. All of these dogs are bred to be mild; he didn't think there would be a problem. C. Deorocki didn't feel it was right to waive the policy for one. P. Sanderson explained that the policy would remain; this is a specific waiver. M. Morgan stated that when she went into the fire station the dog wouldn't go near her until the firefighter told him it was okay.

MOTION: J. Rolston moved to waive the no dogs in Town buildings policy only for the firefighter with an emotional support dog. Second – P. Sanderson; three in favor, one opposed (C. Deorocki).
MOTION CARRIED

- 911 Public Hearing: The first public hearing will be held on Monday, February 04, 2019. That's also the night of the School Deliberative Session at 6:30 at the School. The Board of Selectmen's meeting will start at 7:30 p.m.
- The Town Deliberative Session will be on Saturday, February 02, 2019, 9 a.m. at the School.
- Sign up for elected office Wednesday, January 23, 2019 through Friday, February 01, 2019.
- State Senator Tom Sherman: The PDA Executive Session will be held on Friday, January 25, 2019. They will be talking about issues as a committee and will make recommendations. Rt. 33: Senator Sherman has had a discussion with Executive Councilor Prescott about scheduling a meeting with the Commissioner of Transportation. In discussing the issue with others, they felt it was important to work through the Rockingham Planning Commission. K. Anderson stated that Greenland has representation on the RPC and the Town has been working through them. Senator Sherman stated that the Commissioner was not particularly positive due to the number of road projects in the State. Senator Sherman suggested working with Stratham; he will be going to their Board of Selectmen meeting. Senator Sherman has submitted a bill that the EPA has rubber stamped regarding levels for PFOAS. His bill will set the standards for drinking water at Vermont's level of 20. Representative Malloy and Senator Sherman are legislative appointees on the Cancer Commission.

VI. ACCOUNTS PAYABLE – THURSDAY, JANUARY 24, 2019

1. Payroll Manifest 02

MOTION: J. Rolston moved to approve Payroll Manifest 02 in the amount of \$49,265.63. Second – C. Deorocki; all in favor. MOTION CARRIED

2. General Fund Manifest 02

MOTION: P. Sanderson moved to approve General Fund Manifest 02 in the amount of \$268,515.20 (School - \$180,000; \$13,170.99 – 2018 encumbered expenses). Second – P. Sanderson; all in favor.
MOTION CARRIED

3. Capital Fund - Library Manifest 01

Library invoices in the amount \$10,001.96 were approved at the meeting on Monday, January 07, 2019 for payment from the Bond Fund. At the meeting prior to the Budget Public Hearing on Thursday,

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January 10, 2019, the Board voted to hold the invoices for reconsideration to be discussed at the next Board meeting. P. Sanderson stated that the majority of the Board felt payment should be made from the Capital Reserve Fund.

MOTION: P. Sanderson moved to approve payment of the unpaid expenses for the Library in the amount of \$10,001.96 from the Capital Reserve Fund and that the request be transmitted to the Library Trustees for their approval. Second – C. Deorocki; all in favor. MOTION CARRIED

The check will be held until a response is received from the Library Trustees.

VII. ADJOURNMENT

MOTION: C. Deorocki moved to adjourn at 8:30 p.m. Second – P. Sanderson; all in favor. MOTION CARRIED

NEXT MEETINGS

Saturday, February 02, 2019 – 9:00 a.m., Town Deliberative Session, Greenland School
Monday, February 04, 2019 – 6:30 p.m., School Deliberative Session, Greenland School
Monday, February 04, 2019 – 7:30 p.m., Town Hall Conference Room

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: 