



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

Monday, July 28, 2014 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Chair John Penacho, John McDevitt, Vaughan Morgan, Mo Sodini

*Members Absent:* Kevin Forrest

*Staff:* Karen Anderson – Town Administrator

Chair Penacho 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.

Chair Penacho introduced Robert Michaelson, reporter for The Portsmouth Herald and Seacoast Online, to the Board. Also present was Steve Kendall, State Senate candidate.

**I. PUBLIC HEARING (SECOND)**

**1. Sale of Land: 560 Breakfast Hill Road - RSA 41:14(a) [Map R1, 9B]**

Chair Penacho announced this was the second public hearing. The Town Administrator reviewed comments made by the Conservation Commission and Planning Board. She has also spoken to Conservation Commission members who have suggested it go to Town Meeting; another suggestion was to subdivide off a portion and keep the more sensitive area. It is out for sealed bid and no bids have been received.

Chair Penacho opened the meeting to public comments. There being none, he closed the public hearing.

**2. Acceptance of Interest in Land: 135 Tuttle Lane – RSA 41:14(a) [Map R9, 3]**

The Town Administrator reminded the Board this is a very narrow strip of land and is an unbuildable lot. Chair Penacho opened the meeting to public comments. There being none, he closed the public hearing.

**II. APPOINTMENT**

**1. Tim Collins: Recommended Emergency Management Director**

T. Collins was highly recommended by Ken Fernald, Emergency Management Director, as his replacement when he retires at the end of the year. His experience includes, but is not limited to, 26 years on the Portsmouth Fire Department, 21 years of which he was an officer; he was also a member of the Governor's Advisory Council of Emergency Preparedness and Homeland Security. In addition, he

was Chief of the Greenland Volunteer Fire Department for five years. Although he has a rain gauge, he does not plan to become the new weatherman for the Town. T. Collins attended the recent table top meeting with K. Fernald, V. Morgan and the Town Administrator; he will participate in upcoming drills as well as shadow K. Fernald.

**MOTION:** V. Morgan moved to appoint Tim Collins as Emergency Management Director, effective upon the retirement of Ken Fernald, current Emergency Management Director. Second – M. Sodini; all in favor. MOTION CARRIED

V. Morgan noted that the Board of Selectmen appreciated K. Fernald's efforts as Emergency Management Director, adding he has done a tremendous job. Chair Penacho added they will miss the weather updates. Tonight's update: severe thunderstorm watch until 8:00 p.m.

### III. ADMINISTRATIVE AND OTHER ITEMS

#### 1. Elderly Exemption

The elderly exemption was for the resident at Map U1, 19.

**MOTION:** M. Sodini moved to approve the elderly exemption for the resident at Map U1, 19. Second – V. Morgan; all in favor. MOTION CARRIED

#### 2. Krasko Field Area: Gravel

V. Morgan told the Board that the gravel in the Krasko Field area is Class II, valued at \$2 to \$5 per cubic yard. There are approximately 80,000 cubic yards of good gravel. M. Sodini contacted John Chagnon, Ambit Engineering, with several concerns. He questioned the need for a wetlands permit for the drainage swale; now that it was noted in writing from an engineer, the Town must apply for the permit. M. Sodini also asked for clarification on the proposed plan being reviewed. J. Chagnon stated that he was clearing up the back portion where the 30 yard recycling containers are located. The plan calls for the area to be dug out and a retaining wall added so the dumpsters are below grade. Chair Penacho suggested a site walk of the area with the engineer.

Using some of the gravel on Dearborn Road and Caswell Drive was briefly discussed. Expansion of the Maloney Complex was also discussed. J. McDevitt has spoken to Brian Pafford, Recreation Commission, about the expansion; the project is on hold due to funding. When the project is underway, gravel will be needed to fill in the back pit to create playing fields. The amount needed for those projects still needs to be determined. T. Collins addressed the Board stating that historically the gravel has been used for Town projects, saving the Town money.

The time line for the exit road from Krasko Field was discussed. The goal was to have the road done in the fall; the wetlands permit application may slow it down. The Town Administrator was originally told by several different engineers and the RPC Circuit Rider that a permit was not needed.

Replacement of the salt shed is on hold until the Board decides where it should be located. The shed is made to be disassembled and can be moved. It will be on a cinder block type foundation, and have a hot-dipped galvanized metal frame with a rubber membrane.

It was requested that the engineer attend the next meeting and bring in a 3-D example of what is planned, if possible. The meeting will start at 6:00 p.m. with a site walk of the area. The Town

Administrator will include the measurements of the salt shed. She noted that the salt shed need to be contracted by the end of the year so the funds can be encumbered.

The Town Administrator will contact DES about the wetlands permit, and J. Chagnon about the site walk and salt shed.

### 3. Financial Analysis: First Half 2014

The Town Administrator gave Board members the monthly analysis expenditure and revenue report. Expenditures should be 50% after the first six months; expenditures are at 53%. The increase is predominantly due to heating costs, plowing and salt. On the revenue side, revenue is at 54%. Motor vehicles and building permit revenues have increased over last year, and are expected to continue to increase. The percentage of tax collections was discussed. The Town Administrator compared percentages over the last eight years; percentages have been fairly consistent at 97% collected.

### 4. Walkway Repair: 53 Meadow Lane

An estimate for the walkway repair, in the amount of \$700, was submitted by the resident at 53 Meadow Lane. The Town Administrator explained that this was a unique situation: most of the walkways emptied into driveways and there was no impact; those that didn't were asphalt. This is an area where much of the pavement was reduced, making the road further away from the walkway. The property owner originally asked the Town Administrator to split the cost of the repair; the letter from the property owner doesn't indicate that.

The letter claims there is water in the basement. J. McDevitt stated that if the Town was to pay for repairs, it must be made clear to the property owner it would be for the 18' of walkway only. Chair Penacho was concerned it may set a precedent for homeowners wanting the Town to repair their walkways in the right-of-way when road repairs are done.

The Town Administrator was directed to contact the Town Attorney for his opinion. The consensus of the Board was to table the walkway repair until the next meeting on Monday, August 11, 2014.

### 5. Approval of Minutes: Monday, July 14, 2014

**MOTION:** M. Sodini moved to approve the minutes of Monday, July 14, 2014. Second – V. Morgan; three in favor, one abstain (J. McDevitt). **MOTION CARRIED**

### 6. Other Business

Two names to be added the Veterans Memorial at Remembrance Park were presented to the Board for approval.

**MOTION:** V. Morgan moved to approve the names as presented to be added to the Veterans Memorial at Remembrance Park: John R. Brackett, Jr. and Richard A. Chisholm. Second – J. McDevitt; all in favor. **MOTION CARRIED**

A letter was received from the Town of Brentwood thanking the Town for its assistance during recent events. M. Sodini noted that Chief Cresta was instrumental in assisting Brentwood with counseling for firefighters and arranging transportation. Chair Penacho read the letter from the Brentwood Board of Selectmen into the record.

*Note: J. McDevitt left the meeting.*

#### IV. ACCOUNTS PAYABLE – JULY 31, 2014

1. Payroll Manifest 16

**MOTION:** V. Morgan moved to approve Payroll Manifest 16 in the amount of \$48,427.65. Second – M. Sodini; all in favor. MOTION CARRIED

2. General Fund Manifest 16

**MOTION:** V. Morgan moved to approve General Fund Manifest 16 in the amount of \$576,084.92 (School - \$500,000). Second – M. Sodini; all in favor. MOTION CARRIED

3. Medical Deductible Expendable Trust Manifest 15

**MOTION:** V. Morgan moved to approve Medical Deductible Expendable Trust Manifest 15 in the amount of \$166.44. Second – M. Sodini; all in favor. MOTION CARRIED

4. Police Special Revenue Manifest 07

**MOTION:** V. Morgan moved to approve Police Special Revenue Manifest 07 in the amount of \$54,566.65. Second – M. Sodini; all in favor. MOTION CARRIED

#### V. ADJOURNMENT

**MOTION:** M. Sodini moved to adjourn at 7:45 p.m. Second – V. Morgan; all in favor. MOTION CARRIED

#### NEXT MEETING

Monday, August 11, 2014 – Town Hall Conference Room, 7:00 p.m.

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Monday, August 11, 2014