



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

Monday, February 08, 2016 – 7:00 p.m. – Town Hall Conference Room

*Members Present:* Vaughan Morgan, Kevin Forrest, John Penacho, Jim Rolston

*Late Arrival:* John McDevitt (7:20 p.m.)

*Staff:* Karen Anderson – Town Administrator

Chair Morgan 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.

**I. PUBLIC HEARING**

1. Acceptance of Donation – Health Trust: Amy Leonard, Town Employee Wellness Coordinator

Chair Morgan opened the public hearing. The Town Administrator explained that Amy Leonard has been trained to be the wellness coordinator for Town employees. A grant for \$500 was received for programs and incentives.

There being no comments, Chair Morgan closed the public hearing.

**MOTION:** *J. Rolston moved to accept the donation of \$500 from Health Trust to be used for employee wellness training and incentives. Second – K. Forrest; all in favor. MOTION CARRIED*

**II. APPOINTMENTS**

1. Chief Maloney Unity Run: Dawn Sawyer

A Certificate of Insurance for the race was given to the Town Administrator; the post-race COI is pending.

**MOTION:** *J. Penacho moved to approve the use of Town property for the Chief Maloney Unity Run on Sunday, April 24, 2016, and to allow alcoholic beverages on Town property in accordance with the Liquor Commission regulations. Second – J. Rolston; all in favor. MOTION CARRIED*

2. Easement - Town Property Adjacent to Parish House: Weeks Library Trustees

Chair Morgan stated that the Board had not heard back from the Town Attorney; there would be no discussion among the Board members until they heard from him. Further, he offered to continue this item until the next meeting on Monday, February 22. Susan Worth, attorney for the Church, stated she had sent the Revocable License to the Town Attorney and they would wait for his comments.

Mark Willis, Library Trustee, noted that the Library Trustees requested to be added to the agenda for discussion purposes. The Trustees had met prior to the Selectmen's meeting on Monday, January 25, to discuss the Zoning Board granting a Special Exception allowing the Seacoast Family Promise program at the Parish House; the Library Trustees are in support of that program. M. Willis stated that the Trustees felt there wasn't sufficient consultation about the easement. He added that they understood the Selectmen were owners of the property; however, there is overlap in the RSA's with the Trustees regarding property management.

The Church has had the window wells and bollards installed at the Parish House. The Library Trustees and Church Trustees met last week and agreed they needed better communication between the two groups. M. Willis continued that the Library Trustees were also concerned about operational issues and not just the plans to build an expansion on a new site. The Library driveway was closed for two days when the bollards were installed; the Church had given permission for that without any discussion with the Library. He added that there needed to be better communication with the Board of Selectmen as well. Chair Morgan was in agreement.

The question was asked if language was included in the Revocable License to indemnify the Library if someone was hurt on Library property. S. Worth responded that language was included; all parties would receive a copy of the Revocable License as soon as the Town Attorney had commented.

### III. ADMINISTRATION AND OTHER ITEMS

#### 1. Town Report Cover: Amy Leonard

The 2015 Town Report Cover, prepared by Amy Leonard, is a photo of the last Town Meeting in March of 2015 before the Town adopted SB2.

**MOTION:** *J. McDevitt moved to approve the 2015 Annual Town Report cover. Second – J. Rolston; all in favor. MOTION CARRIED*

#### 2. Annual Request – Easter Egg Hunt

This is the annual request from the Community Congregational Church to the use the Town Green for an Easter Egg Hunt on Saturday, March 19, 2016.

**MOTION:** *J. Rolston moved to approve the request from the Community Congregational Church to use the Town Green on Saturday, March 19, 2016, for the annual Easter Egg Hunt. Second – K. Forrest; all in favor. MOTION CARRIED*

#### 3. Annual Request – Easter Sunrise Service

This is also an annual request from the Community Congregational Church to use the Town Gazebo property for Easter Sunrise Service on Sunday, March 27, 2016, beginning at 6:00 a.m. for approximately 30 minutes.

**MOTION:** *K. Forrest moved to approve the request from the Community Congregational Church to use the Town Gazebo property on Sunday, March 27, 2016, for the annual Easter Sunrise Service. Second – J. Rolston; all in favor. MOTION CARRIED*

#### 4. Abatement Request

This is an abatement request for 692-696 Portsmouth Avenue, the Country View property. It was originally a single lot that was condominiumized into four parcels by the previous owner. It increased the value of the property substantially for marketing. The property did not sell, and the condominium was dissolved and returned to one lot after April 01; the Town was required to continue at the higher assessment. It was purchased by the current owner as one lot, not four. The assessor did view the property and recommended the value be reduced to \$783,600; it was assessed at \$1.1 million when condominiumized.

**MOTION:** *J. Penacho moved to reduce the assessment of R17 Lot 61 by \$376,600 resulting in a tax abatement of \$6,368. Second – J. Rolston; all in favor. MOTION CARRIED*

#### 5. Veteran's Credit

There is one application for a resident at 2 Bramber Valley Road that qualifies for a Veteran's Credit based on her years of service and receipt of an overseas service ribbon (Kosovo Campaign Medal and NATO Medal).

**MOTION:** *K. Forrest moved to approve the Veteran's Credit for 2 Bramber Valley Drive, Map U6 Lot 2, in the amount of \$500. Second – J. Rolston; all in favor. MOTION CARRIED*

#### 6. EverSource Pole Requests (2)

The Town Administrator received two pole requests from EverSource. One is located at the intersection of Greenland Road and Ocean Road; the other is for two replacement poles on Caswell Drive due to the work done this past summer.

**MOTION:** *J. Rolston moved to approve and sign the pole permits for EverSource poles #12/9B, 12/12B on Caswell Drive and pole #35/5 at Greenland and Ocean Roads. Second – J. Penacho; all in favor. MOTION CARRIED*

#### 7. Lane Avenue Street Light

The cost for EverSource to remove the street light on Lane Avenue will be \$961. They will also remove the underground wires and fixture head; the Town will be responsible for removing the pole itself which is bolted to a cement base. Removing the pole should not be a problem; however, equipment will be needed to remove the base.

Rick Cirulli, Lane Avenue: Commented that the Board was placing a value of less than \$8,400 on public safety, which he found very disappointing. Chair Morgan reminded him that safety personnel did not find a sufficient safety problem.

**MOTION:** *J. Penacho moved to authorize the Town Administrator to contract with EverSource to remove the fixture and underground conduit from the pole at the end of Lane Avenue, and further, to have the pole removed and disposed of by the Town. Second – J. Rolston; all in favor. MOTION CARRIED*

## 8. Other Business

Tree Removal by EverSource: Chair Morgan stated there would be a meeting with EverSource on Wednesday, February 10, 2016, at 5:00 p.m. in the Town Hall Conference Room. He asked that any discussion of tree removal be done at that meeting.

Kristen Syphers, 13 Park Avenue: She was present to be “the voice of the trees”. The Town has not communicated to the community that trees were being removed. She felt that it was in the Board’s best interest, as the governing body, to know how the majority of the Town feels about taking down trees; it was not the right thing to do.

Dave Luchsinger, 47 Park Avenue: Stated that Post Road was designated as a scenic road in 1972. If it is a designated road, EverSource must get permission from the Town Planning Board. That Board must advertise twice and hold a public hearing. If that is not done before any work is started, the Town would be in violation. Chair Morgan reminded those present that the Town had no jurisdiction over State property; Post Road was a State road.

K. Syphers: Asked if residents had a concern, should they contact the Town Administrator. K. Syphers stated that the Town Administrator should be objective and listen to those concerns, but not share them or be judgmental. The Town Administrator responded that anything said in public can be shared.

It was mentioned by an audience member that EverSource was enticing residents to have trees removed by taking down others on their property and providing ornamentals. J. McDevitt, a proponent of private property owner rights, made it clear that he was not going to get involved with EverSource and a private property owner.

Alyson Baryames, 27 Grove Street: The Board should be aware of what EverSource was offering to residents; the same services should be offered to all.

Debra Luschinger, 47 Park Avenue: Requested that EverSource not do any tree removal before the meeting on Wednesday; the rate that trees were being removed was alarming. Chair Morgan will speak with EverSource.

K. Forrest asked for clarification regarding any communication problem there may be with the Town. K. Syphers voiced her concerns regarding the Town. She suggested having a volunteer representative from each area of Town to communicate what’s happening at the meetings. She considered statements that were recently made in the Town Office to be unprofessional and unethical.

Colleen Penacho, Tidewater Farm: Serves as a Trustee of the Trust Funds and Supervisor of the Checklist, and her husband is a Selectman; she is in the Town Office frequently. She continued that the statement made by K. Syphers was a very serious charge, and that she has never observed that type of problem and employees are respectful to residents. Chair Morgan agreed that the Town Hall has good employees, and that he would stand behind them. Further, it’s a rarity that he receives complaints about the people working in the Town Hall, and he is proud of them.

The Town Administrator clarified the incident on Friday, February 05, 2016, that was referred to by K. Syphers. She had spoken by phone to K. Syphers, who accused EverSource of being overly “pushy” and cited two examples. Asplundh, the tree removal company was in the Town Clerk’s office, and the Town Administrator spoke to him about her concerns; A. Baryames was present during that conversation. The Town Administrator was assured it was necessary to remove trees, and that they had not badgered

any residents; the specific concerns were explained. Asplundh called EverSource and confirmed that the residents in question had signed the paperwork allowing the tree to be cut down, new trees would be planted and they would receive the wood from the removed tree. Trees will not be removed from private property unless the property owner has signed off. There were no inappropriate statements from Asplundh to the property owners.

K. Forrest stated that he wanted residents to feel comfortable coming into the Town Office if they had concerns. The Town Administrator added that she took concerns brought to her very seriously and goes directly to the source immediately; ignoring the concerns of residents would be unethical and unprofessional. J. Penacho stated that every utility has standards they follow and he wanted to hear from EverSource. If those standards are being met, they have an obligation to keep the power lines up and consider the safety of the people.

Chair Morgan closed the discussion with the reminder that there would be a meeting on Wednesday, February 10, 2016 at 5:00 p.m. at the Town Hall.

9. Approval of Minutes: Monday, January 11, 2016 and Monday, January 25, 2016

**MOTION:** J. McDevitt moved to approve the minutes of Monday, January 11, 2016, as amended. Second - K. Forrest; all in favor. MOTION CARRIED

**MOTION:** J. Penacho moved to approve the minutes of Monday, January 25, 2016. Second – K. Forrest; all in favor. MOTION CARRIED

IV. ACCOUNTS PAYABLE – THURSDAY, FEBRUARY 11, 2016

1. Payroll Manifest 03

**MOTION:** J. McDevitt moved to approve Payroll Manifest 03 in the amount of \$45,633.96. Second – J. Rolston; all in favor. MOTION CARRIED

2. General Fund Manifest 03

**MOTION:** K. Forrest moved to approve General Fund Manifest 03 in the amount of \$372,014.49 (School - \$300,000). Second – J. Rolston; all in favor. MOTION CARRIED

3. Fire and Safety Revolving Fund Manifest 01

**MOTION:** J. McDevitt moved to approve Fire and Safety Revolving Fund Manifest 01 in the amount of \$45. Second – K. Forrest; all in favor. MOTION CARRIED

This is the cost of a fire inspection that was done after the Building Inspector resigned. The Building Inspector did fire inspections during work hours and there was not a separate charge.

There is no longer a Medical Deductible Fund Manifest.

**MOTION:** J. Penacho moved to go into non-public session at 7:55 p.m. Second – J. Rolston; all in favor. MOTION CARRIED

## V. NON-PUBLIC SESSION

1. Building Inspector Hiring Process: RSA 91:A:3 II (c)
2. Litigation: RSA 91:A:3 II (a)

**MOTION:** *J. Penacho moved to go into public session at 8:39 p.m. Second – J. Rolston; all in favor.*  
**MOTION CARRIED**

## VI. ADJOURNMENT

**MOTION:** *J. Penacho moved to adjourn at 8:40 p.m. Second – J. Rolston; all in favor. MOTION CARRIED*

## NEXT MEETING

Monday, February 22, 2016 – Town Hall Conference Room, 7:00 p.m.

Respectfully Submitted – Charlotte Hussey, Secretary to the Boards

Approved: Monday, February 22, 2016