

LYNDEBOROUGH BOARD OF SELECTMEN
MEETING MINUTES
February 10, 2021
Approved

I. Call to Order:

Chairman Chamberlain called the meeting to order at 6:00 p.m.

II. Introduction of Members Present:

Chairman Mark Chamberlain and Selectman Fred Douglas at Citizens' Hall

Town Administrator Russ Boland at Citizens' Hall

Selectman Richard McQuade arrived via phone in progress at 7:41 p.m.

Recorder Kathleen Humphreys via phone

Public & Media Present: Jessie Salisbury, Ashley Saari, Stephanie Roper, Scott Roper, and Code Enforcement Officer Leo Trudeau

III. Appointments:

6:05pm: Stephanie & Scott Roper re: Potential Sale of the Lyndeborough United Center Church Building – Center Road

Stephanie Roper informed the Board the Historical Society met with Pastor Paul Lemire, Tim Lemire and Mary Lemire regarding their plans to sell the church in the center. They were informed the church members plan to meet on February 19, 2021 to vote on membership approval of this sale.

The asking price is \$156,000 with a non-refundable 10% deposit. The Historical Society plans to look for matching LChip Grants as well as privately raise funds.

Mrs. Roper outlined the reasons the Town should consider purchasing the United Church in Lyndeborough Center and handed out a document that highlights the importance of purchasing the church. She stressed it is not about cost.

The building would require insurance. The maintenance is minimal. It does not have running water or septic. The roof was recently replaced.

The bell cradle needs repair. Leo Trudeau explained that the repairs should not require a crane, which would lower the anticipated costs. An engineering study may be required but they will see if they can use a previous study. The New Hampshire Preservation Society deadline is tomorrow which the Town will not be able to make.

The Lyndeborough Master Plan addresses the preservation of the Center and keeping that integrity and rural character of the Center as well as the historic preservation of the Center. It also mentions preserving stonewalls and cemeteries. It also mentions that the Church is part of the visual resources and a part of Lyndeborough's quality of life, which is an important point when applying for an LChip Grant.

There are not too many places in town that can hold large gatherings. The J.A. Tarbell library can hold about 30 people, Citizens' Hall meeting room under 30 while the second floor occupancy is 171 people. Center Hall is seasonal use. Adding another medium

size occupancy could benefit the Town. Mrs. Roper mentioned it disappoints her when Lyndeborough has to hold meetings, such as Town Meeting, in Wilton due to space.

The building can be better utilized during Community Day as well as available for funerals, weddings, baptisms, anniversaries, reunions, lectures, cultural events, church groups or other social events. The acoustics are outstanding in the building and perfect for recitals and musical events.

Combining the two buildings, Center Hall and the Church, which would work very well as a wedding/reception package. The combination would allow for more flexibility in space as well as offer a very scenic and photogenic venue.

The Historical Society could use the second floor gallery as a secure storage area for their historical items that are currently stored in an unsecured basement space of the library.

The building could serve as a shelter.

Selectman Douglas asked about funding and plans for this year. Mrs. Roper replied that the \$15,600 deposit would be raised through donations. Selectman Douglas asked what the membership numbers are. Stephanie Roper said that they do not know that information and Pastor Lemire would not tell them.

At their meeting with the Lemire's, the Historical Society was informed the membership agreed in principle at last year's annual meeting. Stephanie Roper said they mentioned that the Historical Society wanted to be sure the Church had a vote in writing and members were clear on what the transaction is. The meeting is February 19, 2021. If they agree to the sale, the Historical Society will send out fundraising letters to help raise the deposit.

Selectman Douglas discussed the importance of the legal documents that clearly shows, who and how they voted and it identify the members. He made a point it should be similar to the document he presented at the last meeting where members were identified. That became a legal document. Stephanie Roper asked if that document had all the members listed on that vote? She said that all the members should vote. The importance of legal documents, especially for the future if someone questions the vote, was discussed. Stephanie Roper said they do not want to say what their membership numbers are and she does not want this to fall apart if that is absolutely not legally necessary.

Selectman Douglas brought up the vote about 10-years ago where the membership voted to remove Pastor Lemire who did not leave his position and the need for an attorney and legal documents there. Jessie Salisbury said they did hire an attorney but they would have had to gone to Superior Court as their next step. Selectman Douglas again stressed the importance of recording the vote in writing with names.

Jessie Salisbury discussed they always had a public membership list but this membership list is not available to them. Stephanie Roper said the United Church is non-profit. They file with the Attorney General and that public document can be found online.

Scott Roper said the vote to purchase the church, and to open an account, is recorded with everyone's names that voted.

Reporter Ashley Saari from the Monadnock Ledger Transcript asked a few questions including who are the members and the bylaws about selling the church. Leo Trudeau said he does not think anyone has a copy except the Lemire family.

This discussion ended at 6:45 p.m.

IV. Community Forum and Public Comment:

No comments

V. Decision Making Actions:

Old/Tabled Business:

2021 Warrant Articles and MS-737

The document has been filed.

b. New Business:

None

c. Items not on Agenda:

Building Inspector/Code Enforcement Officer discussed his interpretation of Agricultural activities in relation to the interpretation of some members of the Planning Board. Zoning Regulation sections 701, 801, and 901 and RSA 672-02 were referenced.

VI. Town Administrator Report

The closing of Cider Mill Road due to unauthorized maintenance ie plowing of snow.

It is projected the new Fire Department Tanker will be complete on March 3, 2021. Please refer to the Consent Agenda to find the Purchase Order (PO) for the Selectmen to sign.

The Town Office is working with TD Bank to make sure the check received for the used police cruiser clears prior to releasing the vehicle.

The Town of Wilton invited Lyndeborough and Greenfield to attend a joint Zoom meeting to discuss the ambulance IMA.

VII. Selectmen's Report

a. MACC Base Action & Agenda

No items to discuss.

b. Transportation Committee

No items to discuss.

c. Planning Board

Their next meeting is 2-18-21. A site plan review application is on the agenda.

d. Heritage Commission

No items to discuss.

e. Safety Complex

No items to discuss.

Consent Agenda:

VOTE: Selectman Douglas made a motion, Selectman McQuade seconded to accept the Consent Agenda of February 10, 2021.

Roll call: Selectman Douglas, yes; Selectman McQuade, yes; Chairman Chamberlain, yes. Motion passed 3-0.

VIII. Information Items Requiring No Discussion

None

IX. Non-Public Session RSA 91-A:3 II (c)

VOTE: Selectman Douglas made a motion, Selectman McQuade seconded to enter a non-public session at 8:05 p.m.

Roll call: Selectman Douglas, yes; Selectman McQuade, yes; Chairman Chamberlain, yes. Motion passed 3-0.

VOTE: Selectman McQuade made a motion, Selectman Douglas seconded to exit the non-public session at 8:58 p.m.

Roll call: Selectman Douglas, yes; Selectman McQuade, yes; Chairman Chamberlain, yes. Motion passed 3-0.

VOTE: Selectman Douglas made a motion, Selectman McQuade seconded adjourn at 8:58 p.m.

Roll call: Selectman Douglas, yes; Selectman McQuade, yes; Chairman Chamberlain, yes. Motion passed 3-0.

Adjournment:

All scheduled items having been addressed, the public meeting was adjourned at 8:58 p.m.

Next regular meeting: February 24, 2021 at Citizens' Hall at 6:00 p.m.

Kathleen Humphreys, Transcriber

Chairman Mark Chamberlain

Selectman Fred Douglas

Selectman Richard McQuade

See below for Consent Agenda:

February 10, 2021 Consent Agenda		
Item #	Item Title	Approved
1	AP Warrants – February 2 & February 9, 2021	Yes
2	Payroll Warrant – January 25 through February 7, 2021	Yes
3	Execution of 2021 Town Warrant	Yes
4	Request for Approval of Purchase Order # 21114 – Midwest Fire – 2021 Freightliner Tanker Pumper (\$195,271.00, Invoice #21-4958)	Yes
5	Request to Approve Execution of Welfare Lien (In accordance with RSA 91-A:3 II (c), please see Board of Selectmen’s non-public minutes for further details)	Yes
6	Board of Selectmen’s Public Meeting Minutes – January 13, 2021	Yes
7	Board of Selectmen’s Non Public Meeting Minutes – January 13, 2021	Yes