

LYNDEBOROUGH BOARD OF SELECTMEN
MEETING MINUTES
May 18, 2022
Final

I. Call to Order

Chairman Fred Douglas called the meeting to order at 6:04 p.m.

II. Introduction of Members Present:

Chairman Fred Douglas Selectman Mark Chamberlain and Selectman Robert Howe
Town Administrator Russ Boland and minute taker Kathleen Humphreys

Public & Media Present: Jessie Salisbury, Lisa Post, Mike Decubellis, Art Napolitano, Geoff Brock, Bob Rogers, Sally Curran, Butch Bason, Pam Culbertson and Building Inspector/Code Enforcement Officer Leo Trudeau in addition to other guests in the audience.

III. Appointments:

6:03 p.m.: Brian Christiansen re: Comcast/Xfinity Discussion

Brian Christiansen from Comcast was present.

Broadband Committee member Lisa Post reviewed the history of how they got to this point of working with Comcast and their other efforts to get high-speed internet in North Lyndeborough. Members included Mike Decubellis, Lesmary Ebert, Alex Simovici, Art Napolitano, Sandy Schoen, Russ Boland. She thanked the members for their efforts.

T/A Boland addressed the plan to utilize American Rescue Plan Act funds to help pay for this project but they hope to keep options opened if other funding becomes available. He stressed this project's funding would not come directly from local taxation and no money will be raised from property taxes.

Chairman Douglas explained that years ago the Selectman spoke to different companies but the project costs was astronomical town's cost; \$1.5 million. It was cost-prohibited for a small town like Lyndeborough to expand their internet. The poor internet service affected residents, especially in relation to home sales and being able to work from home.

The floor was opened to the public to ask questions.

Bob Rogers wondered if this could solve a very serious problem residents have in North Lyndeborough in regards to their telephone. If the power goes off for more than 4-5 hours, they lose their landlines. There is an equipment box that Consolidated has on Sharp Road but the batteries are old. Because the cell service is so poor they could not call the fire or police departments in the event of an emergency. Chairman Douglas replied that scenario happens frequently in Frankestown and hopes it solves the anxiety.

Pam Culbertson, 22 Nichols Road, said she works from home at times and her cell phone is spotty. She asked if this service is covered to come off Mountain Road because she is a distance in. It was confirmed her property is on the list. Mike Decubellis added that anyone with a long driveway is covered in this package.

Brian Christiansen explained that this covers service to every address, even empty lots. If there is a new build in the future that has a very long driveway, then hypothetically there could be a cost to run it down the driveway. Underground power lines would be addressed on an individual basis.

T/A Boland read three emails from: William H. Gorman, dated May 16, Jeremy & Marika Chatier, dated May 13, and Jim Alderman and Jan Cavallo, dated May 12 stating they all reviewed and would like to see the agreement with Comcast move forward.

The contracts were made by legal counsel. The contract specifies the project could take 6-8 months, but Mr. Christiansen believes they can get it done this year.

Sally Curran asked if this is contingent on everybody signing on. The answer was “No, no commitment is required from anyone”. Butch Bason asked if this works with a modem. Mr. Christiansen explained they run internet through modem. Residents can keep their phone number.

Selectman Chamberlain said he would like to see the other funding happen so ARPA can be used for other town projects. Brian Christiansen said, “I think the funds will be available but we don’t know the rules yet, so I don’t know”.

VOTE: Selectmen Chamberlain made a motion, Selectman Howe seconded to authorize Town Administrator Russ Boland to sign the Cable Television Franchise Agreement between the Town of Lyndeborough, NH and COMCAST of Connecticut/Georgia/Mass/NH/NY/NC, Virginia and Vermont, LLC, dated May 18, 2022. Additionally, to authorize Town Administrator Russ Boland to sign the agreement for Provisions of Cable Television and Broadband Internet Service, dated May 18, 2022, between the Town of Lyndeborough, NH and COMCAST, in the amount of, as cited in Section 3 Payment, One Hundred Thousand Dollars (\$100,000.00). Motion passed 3-0.

The audience applauded loudly. There are now many happy residents from North Lyndeborough.

IV. Community Forum and Public Comment:

The Lafayette Artillery Company will be at the State House in Concord this Friday, May 20, 2022 at 2:00 p.m. to fire the cannon as part of New Hampshire Lafayette Day.

Decision Making Actions:

Old/Tabled Business:

Local Equipment Matching Grant Program Discussion

T/A Boland reviewed the grant. They applied for police jackets. The price is \$1,140, which was approved, will be reimbursed at 90%.

Center Hall Flooring Repair Discussion

There was a long discussion relative to the problem with the floor at Center Hall. The floor is 100 years old, 1920. Road Agent Rick McQuade, his crew, Code Enforcement/Building Inspector Leo Trudeau, and contractor Wally Holt inspected the floor and building. Mr. McQuade and Mr. Trudeau are here tonight to report there are serious repairs needed, which could cost in the range of \$4,000 to \$5,000 to start and recommended doing the work in stages. It was agreed the outside of the building needs to be “buttoned up” first to prevent additional moisture/water damage. The water comes down a high point and gets

in the building. There is additional damage including the siding, gutters, floor framing which literally sits on the wet soil plus other concerns such as the ledge, outside and under the building.

Road Agent McQuade opened areas of the floor which showed rot but said he didn't want to get too close to the stage. It was agreed that he will open more areas to inspect. He will work with Building Inspector Trudeau, and they will report back at the next meeting in two weeks.

The building is in the Historic District and there are regulations in relation to the exterior of the building. Mr. Trudeau mentioned the Preservation Alliance as a source of funding. There is a Center Hall Trust Fund set up by the van Ham family for repairs.

Municipal Fees Schedule

Selectman Chamberlain reported that a Planning Board Subcommittee reviewed their Fee Schedule, and both the Planning Board and Zoning Board of Adjustment Chairs agree with the proposed fee increases. A draft was available for the Selectmen to review tonight. The Subcommittee looked at a matrix of neighboring towns to research their fee schedule. The proposed fees are in the middle range and are intended to cover administrative costs.

The ZBA posts public notices in the newspaper while the Planning Board recently voted to post notices only at in-town locations and on the Town's website. Previously, the ZBA fee Public Notice fee was \$60 and noted "additional fees may apply", which covered any cost over that \$60 collected. It was explained that advertisement rates have increased and notices were typically longer during COVID. The paper charges by the inch size for the ad. The Selectmen would like this to read "Additional costs shall apply".

VOTE: Selectman Chamberlain moved, Selectman Howe seconded to accept the Land Use Fee Schedule as presented with the amendment to the ZBA public notice, to amend language, "Additional Charges Shall Apply". Motion passed 3-0.

Code Enforcement Officer/Building Inspector Leo Trudeau recommended increasing the septic system fees from \$50, as printed, to \$100. The fees should cover the work and he explained his services. The number of visits to the property could be around four visits. He was instructed to send a letter to T/A Boland ASAP outlining why the fees should be increased and include what he does for septic inspections. This can be on the next agenda after the request is filed. The Federal mileage rate is 58.5 per mile.

New Business:

No items to discuss

Items not on Agenda:

No items to discuss

V. Town Administrator Report

The Lafayette Artillery Company will be at the State House in Concord this Friday, May 20, 2022 at 2:00 p.m. to fire the cannon as part of New Hampshire Lafayette Day.

Salt Shed Repairs at the Town Garage.

T/A Boland reviewed the estimate to repair the wall (\$23,300) and east side (\$36,600). The Board charged the Road Agent and the Building Inspector to come up with

alternatives in wood. They discussed ideas and a possible timeframe. They asked if demolition costs were included in the bid. They plan to contact Tim McEntee for some of the work, depending on their report and estimates. It was agreed that R. McQuade and L. Trudeau will meet to talk about the project and come back to the next meeting with a plan.

T/A Boland asked about Kevin Boette's driveway. Selectman Chamberlain said the Planning Board has not finalized the agreement, which was for Mr. Boette to remove the off-site agreement from the plan. He does not believe they received his updated plan yet and suggested a permit should not be issued until that Planning Board process is completed and the document has been recorded.

T/A Boland asked Road Agent McQuade if he has a driveway permit and if there is a parameter on it. Mr. McQuade said he will get a copy from the office tomorrow. He also has a meeting with Mr. Boette tomorrow.

VI. Selectmen's Report

a. MACC Base Action & Agenda

T/A Boland attended a meeting today. Forwarded a proposal to the Selectmen.

b. Transportation Committee

They met last Wednesday and approved changes to the transportation plans. There was the annual NRPC meeting Wednesday night. They had a presentation from Eversource and Clean Energy Solar company. Mr. Chamberlain's take-away was we are going to run out of electricity. We should expect in the coming years, talking about rolling blackouts and brownouts, especially in the wintertime. Most of the energy being produced has gone from 30% gas to 60% and they are pushing gas in the homes but no one expanded the pipelines so there is the potential we will run out of gas. They were told that last year, they came close a couple of days to rolling blackouts. It is expected there will be "minimal lead time" when that happens.

c. Planning Board

The Planning Board meets tomorrow night. The agenda includes a two-lot subdivision for Jane Hager's property on Pinnacle Road. There is an approved variance for a detached Accessory Dwelling Unit, which will stay with the 1980's house. Chairman Douglas requested keeping an eye on that elevation on this property. It was recommended to pull the Hager file so the Planning Board knows the ZBA language and conditions. It was recalled the ADU is for family use only and cannot be a rental unit.

d. Heritage Commission

The Commission will meet the last Friday of the month.

They discussed if they should clean items out of Center Hall relative to the floor damage.

e. Conservation Commission

Selectman Chamberlain replaced Selectman Howe at the meeting and reported they had wetlands definition discussion and decided to use NWI definitions from NHGRANTIT as the Town wetland map since our original map disappeared. This information is readily available. The DES recognizes it for certain things.

The Commission will host an information session in September or October. The NRPC will try to get wetlands and proposed buffers on a map so we can see the actual impact.

They also discussed a rail trail.

Chairman Douglas reviewed some past issues relative to the wetlands mapping.

Consent Agenda:

VOTE: Selectman Chamberlain made a motion, Selectman Howe seconded to accept the Consent Agenda for May 18, 2022. Motion passed 3-0.

VII. Information Items Requiring No Discussion

None

VIII. Non-Public Session RSA 91-A:3 II

None

Adjournment:

All scheduled items having been addressed, the public meeting was adjourned at 7:55 p.m.

Next regular meeting: June 1, 2022 at Citizens' Hall at 6:00 p.m.

Kathleen Humphreys, Transcriber

Chairman Fred Douglas _____

Selectman Mark Chamberlain _____

Selectman Robert Howe _____

May 18, 2022 Consent Agenda		
Item #	Item Title	Approved
1	AP Warrants – May 10 & May 17, 2022	Yes
2	Payroll Warrant – May 2, 2022, through May 15, 2022	Yes
3	VALIC ACH Payroll Warrant – May 2, 2022, through May 15, 2022	Yes
4	Request for Approval of Intent to Cut Application, Holt Brothers Orchard Partnership (22-279-05T) (247-032-000) – Accessed Via Center Road	Yes
5	Request to Approve Issuance of Timber Yield Tax Levy & Warrant, Martin (22-279-01T, Map-Lot 232-055-000)	Yes
6	Request to Approve Issuance of Timber Yield Tax Levy & Warrant, Boette (22-279-03T, Map-Lot (220-021-001 & 220-021-002)), Accessed Via Pinnacle Road	Yes
7	Board of Selectmen's Public Meeting Minutes – May 4, 2022	Yes
8	Board of Selectmen's Non-Public (a, c & d) Meeting Minutes – May 4, 2022	Yes