



Town of Winchester
1 Richmond Road Winchester, NH 03470

**Minutes of the
Board of Selectmen Meeting**
Wednesday
September 12, 2018

Board members present: Ben Kilanski, Jack Marsh, Herbert Stephens, Roberta Fraser and Gloria Leustek. Also, present Rick Meleski, Chief Kellom and Captain Ford.

First order of business: Work Session

The Chairman opens the meeting at 6:30 for a work session with Encore Renewable Energy-Payne Morgan. Encore is based out of Burlington Vt. Their focus redevelopment of underutilized properties including brownfields. Payne stated that the AC Lawrence site is a perfect site for solar. The design would be a 1.51 MW ballasted system to minimize ground disturbance of the contaminated soils. Creation of property revenue, lease payments and potential energy cost saving for the town. Payne said that they looked at the financial piece and what could be offered. PILOT would start at \$18,000 per year with a 2% annual inflation, \$6,500 per year lease payment and an annual payment to 5% of total production applied to municipal electric accounts. Encore would file all the necessary permits with the town & state. Payne said that there is senate bill at the state level that needs to be overturned before the town decide on the size of the solar array. Selectman Marsh asked what is the timeframe of this project if the bill passes. Payne said that they would be working on finalizing a plan and permits over the next several months and all goes well Spring of 2019-construction would start. The board would like to see if the bill is overturned 1st and then talk to Encore again before any decision are made.

Second order of business: Minutes & New Business

The board reviews the minutes of 9-5-18 for approval. Selectman Marsh makes a motion to approve the minutes. Selectman Stephens seconds the motion. The motion carries 5-0

Last week Bill McGrath gave the board a letter with his concerns with the flat rate fee per unit and the fact that he is being charged for 2 units due to the accessory dwelling that was added in 2016. He asked the board for a reimbursement and change the flat rate fee to 1 because he only has 1 water connection. Selectman Fraser made a motion to deny the request. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Stephens makes a motion to allow Chief Kellom to sell the utility trailer. Selectman Marsh seconds the motion. The motion carries 5-0. The board would like to see if the money can go to the Fire

equipment fund or does it have to go to the general fund. The trailer was a donate to the Fire Department.

The Department Heads will be working on their 2019-2020 budgets, due by September 27th. The board will start to review budgets the 1st week of October and will discuss giving a merit or cola's this year in the next couple of weeks. Karey will contact the Budget Committee members to set up their 1st meeting.

Captain Zack Ford-Ambulance submitted to the board a proposal for a paid part time program to cover the town of Winchester during the day and paying a stipend for after hours. EMT-\$13/hour & AEMT-\$15/hour and a after hour stipend-\$2/hour. Both Chief Kellom & Captain Ford met to discuss how important it was to have a plan in place before town meeting. They both feel board needs to decide how they want to move forward. Chief Kellom has called Robert DiLuzio for a quote/proposal. Captain Ford stated that he would look at the peak hours, 8am-4pm or 9am-5pm. They would need to hire 20-25 PT people. The board agreed to have a work session once we have the proposal from DiLuzio. Selectman Stephens thanked the ambulance.

Selectman Fraser made a motion to approve a gravel tax for map 4 lot 2 in the amount of \$23.36. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Fraser made a motion to deny the water & sewer abatement for map 4 lot 27-3 in the amount of \$300.00. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Fraser made a motion to approve the sewer abatement for filling a pool for map 28 lot 96 in the amount of \$29.50. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Fraser makes a motion to approve 2 TD Bank card for water-\$500 & sewer-\$500. Selectman Stephens seconds the motion. The motion carries 5-0

Dan Black asked the town if they could use the sand pit "Stone Mt Business Park" to hold a mud bog on the town property. Selectman Fraser asked Dan if he had a plan for the event and insurance. Dan said that he wanted to get the boards permission before getting insurance. Selectman Fraser stated that they need more information before they can approve it. Selectman Marsh asked Dan to come talk to him about what the board is looking for to protect the town and the land.

Selectman Fraser makes a motion to approve the agreement with George Sansoucy PE, for the assessment of the Eversource properties. Selectman Stephens seconds the motion. The motion carries 5-0

The board reviews and approves the following financial documents:

Selectman Fraser makes a motion to approve Smith-Hamilton Inc., from the water account the amount of \$1,710.92 & \$1,710.92 from the sewer account. Selectman Leustek seconds the motion. The motion carries 5-0

Internal Department transfer in the amount of \$11,75. Selectman Fraser makes a motion to approve. Selectman Stephens seconds the motion. The motion carries 5-0

Selectman Fraser makes a motion to approve the Ambulance annual contract with Zoll in the amount of \$510.00 Selectman Stephens seconds the motion. The motion carries 5-0

Third order of business Board comment:

N/A

Fourth order of business Public comment:

Ken Cole wanted to make sure that the solar project goes through the site plan review process, so people are aware for the project. Selectman Marsh stated that they would have to.

Fifth order of business: Nonpublic under RSA 91-A:3II (a)(b)(c)(d)(e)

Selectman Fraser makes a motion to enter nonpublic session under (a & e). Selectman Stephens seconds the motion. The motion carries 5-0. A roll call vote was taken, and members vote "yes" individually and the board convenes in non-public at 7:46 pm.

Sixth order of business: Adjournment

The board reconvenes in public session at 8:05 pm.


Selectman Fraser makes a motion to seal 2 sets of minutes under e. Selectman Stephens seconds the motion. The motion carries 5-0.


Selectman Marsh makes a motion to adjourn at 8:10 pm Selectman Stephens seconds the motion. The motion carries 5-0.

Minutes respectfully submitted:

Karey Miner, Administrator

Minutes signed by:


Herbert Stephens - Vice Chairman


Karey Miner, Administrator