



Town of Winchester

1 Richmond Road Winchester, NH 03470

**Minutes of the
Board of Selectmen Meeting
Wednesday
May 1, 2019**

Board members present: Roberta Heinonen, Ben Kilanski, Jack Marsh, Herbert Stephens & Gloria Leustek. Also, present Dale Gray, Captain Ford and Rick Meleski.

First order of business: Minutes

The board reviews the minutes of 4-24-19 for approval. Selectman Leustek makes a motion to approve the minutes. Selectman Kilanski seconds the motion. The motion carries 5-0.

Second order of business: New Business

Andrew Keller-New England Solar Garden came to speak to the board on placing a solar array on the closed landfill. Andrew stated that he has been working with Mark-WEDC and supports Stone Mt Business Park and is committed to the project. There have been some challenges with State policy, which hopefully be changing this year. But our commitment to the project hasn't change. Working with WEDC we financially want to make a step forward to meet our financial obligations, even exclusive of the solar array on the back lot of Stone Mt. We hope that project will continue with some changes at the state level. Regardless we want to make sure that WEDC project moves forward. One thing we learned is that there is a need to bring the electrical infrastructure into the property. We looked at the capped landfill. There is some potential space that could be used for a solar project. This could be a solution for both parties. Andrew asked the board for the opportunity to move ahead and explore the lease rate, pilot rate. The 3phase power would come up Forest Lake Rd into the landfill and then tap off to Stone Mt. Or depending on the engineering go up the Stone Mt property and over to the landfill. Andrew wanted some feedback from the board before exploring any further. There are a few areas that are flat where we could design the array. Selectman Leustek asked if they could install solar on the roof tops once the building start to be built in Stone Mt. Andrew stated that have kept it open and a possibility. Right know the focus is supporting the EDA grant and getting the project approved. Definitely leave it open for discussion later down the road. Selectman Stephens asked if there is 3phase now going up Forest Lake Rd. Andrew stated no, it is at the corner of Rt119 & Forest Lake Rd. It is about \$40-\$60 a linear ft to upgrade to 3phase. Selectman Marsh said that it seems it would be best to run the 3phase up Stone Mt. because we know that it will be needed for the businesses going in. Rather than going up and around then tap off to Stone Mt. Andrew said they would look at the most cost efficient. Selectman Marsh said currently there are 5.5 acres, what is the minimum that you can utilize to make it worth your while. Andrew stated around 4 acres. Selectman Marsh stated that one area is used by the Highway. Andrew said that this all would be looked at when engineering these area for possible solar. Selectman Marsh asked if the 5 acres are used what would be the potential kilowatts. Andrew said that it could be a 1megawatt. Selectman Marsh asked Andrew if he thought our State Rep's changing the laws and if there were any bills on the floor. Andrew said that this project would stay under the current law. There is a new law going to the Governors office. This year the votes are in place and it looks to be veto proof. Selectman Kilanski stated that whether the 3phase goes through Stone Mt or up Forest Lake Rd, we would be interested in having 3phase at the landfill buildings. Andrew said that based on the layout it would be in our

best interest to put in at a central point. We get it 98% of the way and the town goes from there. It's not unreasonable to ask. The board is interested and would like to see a proposal from NESG. Mark added that we don't want 1 project to depend on another project. So, we want to be flexible on it. Selectman Stephens asked if it was the same cost to run the 3phase either way. Mark said that the distances are about the same. But the construction costs could vary quite a bit. If we use the Eversource right-of-way they would have to run the wires which is costs more, but if we use a private right-of-way and private contractors it will keep the cost down. One of the reasons WEDC support this project is getting power to the Transfer Station.

SVE-Rob Hitchcock informed the board there were 2 bidders for the Cranberry Culvert Project. Frank Lucius Construction-\$235,800 and MA Bean Associates-\$278,000. Rob stated that Frank Lucius would be his recommendation to the BOS. The project date is June-August depending on the water level. Selectman Stephens makes a motion to award the bid to Frank Lucius. Selectman Kilanski seconds the motion. The motion carries 5-0.

SWRPC Brownfields Advisory Committee approved a scope of work to conduct a Phase I Environmental Site Assessment on Map 6, Lot 15 in the Town of Winchester. (Stone Mt Business Park) Selectman Kilanski made a motion to approve and have Karey sign the agreement. Selectman Stephens seconds the motion. The motion carries 5-0.

Winchester will be hosting a Flagger Training on May 8th @9-12pm. Highway, Water/Sewer, Emergency Management & some employees from Swanzey.

An Intent to cut was submitted by June Sullivan-map 9 lot 56,

The board received a thank you letter from the Winchester Learning Center, thanking the BOS for all their continue support.

Selectman Kilanski made a motion to approve a gravel tax for S. Cook- \$17.56. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Kilanski makes a motion to approve the Charitable, Religious & Educational Exemptions: Arlington Grange-map 28 lot 57, Kiwanis Club of Winchester-23/6, Northern New England Assemblies of God-28/5, SWCS-17/23, ELMGCC-26/16 & 5/109, Winchester Historical Society-19/8, Roman Catholic Bishop of Manchester- 26/114, Winchester Learning Center-30/31, Salt & Light-26/91, United Church-26/14, VFW- 5/110, & Grace Christian Fellowship-25/5. Selectman Leustek seconds the motion. The motion carries 5-0.

Granite State Rural Water would like to give the BOS a presentation of the GIS Mapping they created for the town on May 22nd . The board agreed to have a work session @6:30.

The board approved a letter to NHMA Legal Services authorizing a list of personnel who are allowed to call NHMA.

Selectman Kilanski made a motion to approve the raffle permit for the VFW Auxiliary. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Kilanski made a motion to approve a firework's permit for R Royce-19 Jones Rd on May 26th from 8-10. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Kilanski made a motion to approve a Timber tax for Hill- \$3,148.58. Selectman Marsh seconds the motion. The motion carries 5-0.

Mark Tigan-WEDC gave an update to the board on the Stone Mt Business Park. WEDC were able to put together 7 sources of funding of \$1.2 million for the project; U.S. Dept of Commerce--EDA's \$666,000 funding was awarded December 2018; Match funding, \$344,000 from New Hampshire Community Loan Fund NHCLF, Other match funding for \$100,000 from New England Solar Garden (NESG) was lost due to investors' disputes. However, this month NHCLF will ask their committee to increase their funding to ~\$444,000 to make up the loss, Monadnock Economic Development Corporation MEDC has committed to \$30,000 of pre-development costs. Other predevelopment costs, primarily legal and professional services have been paid by WEDC and the Town. WEDC board of directors recently hired project administrator is Jack Munn. MEDC's funding will enable the last 10% of the engineering to be completed along with preparing the construction bid documents. Current scheduling of plan completion is in June/July. A full RFP will be issued publicly for the engineering, with EDA approving WEDC's choice. The award of a construction contract is targeted for August. Construction is scheduled to be completed by winter. Marketing is underway with the assistance of the State of NH. Over the last several months three prospects have expressed some interest.

Chief Tollett gave the board a memo on Marlborough new police hiring and retention incentive plan. Chief would like to keep a dialogue open on the best ways to attract and maintain employees.

The board reviews and approves the following financial documents:

Selectman Marsh makes a motion to approve the Ambulance billing to CAG in the amount of \$503.31.

Selectman Kilanski seconds the motion. The motion carries 5-0.

Selectman Kilanski makes a motion to approve RED Committee request to pay Devon Snikeris in the amount of \$493.00. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Kilanski made a motion to approve the sewer capital reserve withdrawal in the amount of \$1,430.70 to Hamshaw Lumber. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Kilanski made a motion to approve the water capital reserve withdrawal in the amount of \$16,770.80 paid to Ferguson Water Works. Selectman Stephens seconds the motion. The motion carries 5-0.

Selectman Kilanski made a motion to approve the transfer \$17,217.44 from Charter Trust Evergreen general care. Selectman Leustek seconds the motion. The motion carries 5-0.

Third order of business Board comment:

Selectman Kilanski reminded everyone this weekend is the Community Day/Town Wide Clean-up Day, ELMMCC will have a 5k race, Local Food Fest. Selectman Kilanski asked the board if they would approve closing the beginning of Parker St for the 5K race from 8-10:30am. Selectman Stephens makes a motion to approve closing the road. Selectman Leustek seconds the motion. The motion carries 5-0.

Selectman Leustek added that the Town Clean-up is 9 to 1 and the Food Festival is 10 to 2.

Selectman Kilanski let the board know the Fire Dept had a training Monday night on Red-Q-Jack and it went very well. There a great turn out of volunteers from Fire, Ambulance & Police. Also, Sunday there was pump training.

Fourth order of business Public comment:

Mike Coope asked the board if the town has protection written in take back clause if construction started but not finished. Selectman Marsh stated that the project would be bonded. Mike let the board know that the MS-9 corrections have been made showing the purpose of each account. Mike added that when all parties meet to

discuss the LCHIP grant for the Church Steeple this would be the time to make clear that we need to have access to the building.

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

Selectman Kilanski makes a motion to enter nonpublic session under (a & c). 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 8:07pm.

Sixth order of business: Adjournment

The board reconvenes in public session at 8:43 pm.

Selectman Kilanski makes a motion to seal the minutes under (c). Selectman Leustek seconds the motion. A roll call vote was taken, and members vote "yes" individually. The motion carries 5-0.

The board accepted Josh Hubbard resignation.

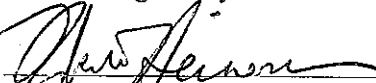
The board agreed to have Todd Kilanski continue mowing the triangle near the Thayer Library, the open lot on Back Ashuelot Rd. & Ashuelot Fire Station.

Selectman Heinonen makes a motion to adjourn at 8:46pm. Selectman Stephens seconds the motion. The motion carries 5-0.

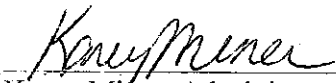
Minutes respectfully submitted:

Karey Miner, Administrator

Minutes signed by:



Roberta Heinonen, Chairman



Karey Miner, Administrator