



Town of Winchester
1 Richmond Road Winchester, NH 03470

**Minutes of the
Selectmen Meeting**
Wednesday, August 4, 2021

Board members present: Ben Kilanski, Lindseigh Picard, James Rokes and Theresa Sepe Also, present Rick Meleski & the Broadband Committee.

First order of business: Minutes

The Chairman opens the meeting at 6:30 pm.

The board reviews the minutes of 7/28/21 for approval. Selectman Rokes makes a motion to approve the minutes. Selectman Picard seconds the motion. Motion carries 4-0.

Second order of business: New Business

Broadband Committee presented an RFP- Broadband Improvement Implementation to the board. The goal is to improve broadband in Winchester. Natalie Quevedo said that the RFP was reviewed/approved by the committee with adding details specific to Winchester. The RFP will be given to Comcast & Consolidated once approved by the board. Proposals are due back August 31st. Larry Wood spoke to the mapping and how it was created. Leonard Picard spoke to the benefits of Broadband improvements to Winchester. (See attached). Selectman Kilanski asked who created the RFP. Natalie said that SWRPC & Consolidated worked with the committee. It is a standard RFP. Jennifer Bellan stated that she had done some of the mapping by driving the roads in town. There are multiple homes for sale and having broadband is very attractive to buyers. Having the access to broadband is important and will help cut down on the isolation of residents. Being able to connect with others is beneficial to their mental health. Nichole Pelkey added that in the RFP it states that if they are existing customers the provider will run services for free if less than 200ft. Another important benefit is it will help small businesses owners in town. There is an owner now that has to drive down the road to get service to be able to run the business. Natalie stated that the committee would like to be ready for town meeting-March 2022 so the voters can vote on the bond. There will be some grant funding coming available to help with the broadband projects. Consolidated gave an estimate of \$1.4-\$1.8million for this project. Selectman Picard makes a motion to approve the RFP once the map is updated. Selectman Rokes seconds the motion. Motion carries 4-0.

Natalie Quevedo presented a proposal for the Broadband to receive the 1st installment of the ARPA Funds in the amount of \$220,000. These funds will allow the committee to send out information on the broadband to the residents and help decrease the amount of the bond needed for the project. Selectman Picard asked if these funds are needed to meet any deadlines. Natalie said no. The board let the committee know that they still need to meet with the Department Heads and look at their projects before making any decisions. The board thanked the Broadband Committee for all the work they did.

Selectman Kilanski listed some important dates coming up: Aug 5th- Homeland Security & FEMA will be reviewing the flood damage that occurred on July 18th & 19th. Aug 11th- Welfare work session @5:30. Aug 18th- Public Hearing for a USDA Grant the town was awarded. Aug 18th- Forest Lake Assoc. will update the board on the dam repairs. Sept 1st- Senator Jay Kahn will attend the BOS meeting.

Intent to excavate map 6 lot 23.

Selectman Rokes makes a motion to approve the fireworks permit for 215 Scotland Rd. Selectmen Sepe seconds. Motion carries 4-0.

Aug 14th no Lifeguards at the Town Beach. Swim at your own risk.

Winchester received \$136,878.78 in Highway Block Grant aid for 2021-2022 fiscal year.

Octagon Towers the owners of the cell tower have presented a 40year lease extension in exchange for \$10,000. The board is not in favor of a 40year lease.

The board reviews and approves the following financial documents:

Selectman Sepe makes a motion to approve the purchase from Green Mountain in the amount of \$5,887.42 to repair well#2 . Selectman Rokes seconds the motion. Motion carries 4-0.

Selectman Rokes makes a motion to approve the Elderly & Disable tax deferral lien release for 100 Richmond Rd. Selectman Picard seconds the motion. Motion carries 4-0.

Selectman Picard makes a motion to approve payment to CAG in the amount of \$1,397.47. Selectman Picard seconds the motion. Motion carries 4-0.

Third order of business Other:

Selectman Picard updated the board on Monday nights Planning Board meeting. Discussed some possible changes or additions to the ordinance, lot size, density etc. Also discussed small home communities and the aquifer areas. The Planning Board asked that the Select Board review the Master Plan. Selectman Picard stated that the RED Committee has canceled Dinner on the Bridge this year due to not being able to find a caterer. Already started to plan for next year. Farmers Market and music in the park are still going on.

Selectman Picard express her concern with the Budget Committee Chair resigning and the other members being new to the committee. Selectman Picard asked Selectman Kilanski the Selectmen's Rep to have a conversation with the Budget Committee. There is no need to search for a replacement when Kevin Bazan wants to be on the committee. Kevin submitted an interest form and was on the ballot. Selectman Sepe also expressed her concern and agreed. Selectman Sepe stated that she is passionate about the budget and strongly believes that the member should have experience. Kevin has experience and the willingness. I would appoint Kevin. Selectman Kilanski said he would talk to the Budget Committee.

Selectman Picard let the board know she will have the information on the livestreaming options for next weeks meeting and also will be making a motion next week on the "Resolution upholding commitment to human rights and inclusivity" that was present by some of the residents. The Attorney did review the declaration and did state that he sees no reason why the board should not adopt it if they want to. This gives the board a chance to review the declaration one more time.

Selectman Rokes asked if we should have Richmond come to the meeting with MDS. Selectman Kilanski said yes. Karey said once we have a date for the meeting, she will contact Richmond.

Rick Meleski said that paving will start next week. Rick stated that he has several project proposals for the board to review for the ARPA funds. Waiting for some amounts on remote access/programing for the wastewater treatment plant.

Fourth order of business public comment:

Todd Kilanski stated that 2weeks ago at the meeting that the declaration of human rights was presented by a group of residents, one of the members followed me outside to tell me that she would like everyone to get along and not point out race, color etc. Then stated that I was white privilege, and I don't know what it is like to live in today's society. I am not sure what the agenda is but if the agenda is to treat everyone the same, coming up to me to tell me I am white privilege is the opposite. I wanted the board to know what happened.

Natalie Quevedo stated that she had written the declaration and that she has no agenda, other than feeling included. The declaration is about making people comfortable in this community. All I want is to see that everyone is included in the community, and we are welcoming. By not signing this people may not feel that they are welcome.

Nonpublic under RSA 91-A:3II (c)

Selectman Sepe makes a motion to enter nonpublic session under " c ". Selectman Rokes seconds the motion. The motion carries 4-0. A roll call vote was taken, and members vote "yes" individually, and the board convenes in non-public at 7:35pm.

Adjournment:

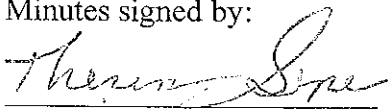
The board reconvenes in public session at 8:00pm.

The board accepted Megan Foley's resignation from the Ambulance.

Selectman Picard makes a motion to seal the minutes under "c". Selectman Sepe seconds the motion. The motion carries 4-0.

Selectman Picard makes a motion to adjourn at 8:02pm. Selectman Sepe seconds the motion. The motion carries 4-0.

Minutes respectfully submitted:
Karey Miner, Town Administrator
Minutes signed by:



Karey Miner

via-chain

Public Benefits of Broadband Improvements to Winchester, NH & Ashuelot, NH

August 2, 2021

Housing Value:

From data pulled from AVATAR we know that the median home price in Winchester is \$155,600.

Documentation on the effects of Broadband coverage on home prices is available from an on-going nationwide study at the University of Colorado at Boulder by Molnar, Savage, and Sicker that was published in *Applied Economics*, a professional journal in the area of Economics.

“High-speed Internet Access and Housing Values”

Pages 5923-5936 | Published online: June 19th 2019

Using the \$155,600 median house price and the effect on prices as determined in the study mentioned above, we can calculate the effect on total property values in town as shown in the chart below.

Broadband Speed Available	# of Locations	% Effect on Price	Property Value Change
Underserved (Between 0 and 24mbps)	2410	3.30%	\$12,374,868
Served (25mbps or more)	1587	1.40%	\$3,457,121
Total Property Value Change:			\$15,831,989

Even without the other benefits that broad band brings to a town and the community, there is still a net benefit to the town.

Additional Public Benefits:

Economic Development: Residents in each town will have access to a stable, high speed internet which will better allow them to telecommute, create and manage small businesses, and will offer further enticement for companies to locate in the Stone Mountain Industrial Park.

Quality of Life: Subscribers will be able to stream their favorite shows, movies, or internet based instructional videos, as well as share photo's without buffering or interruption. It will also improve interactions with telehealth services (75% of residents, according to a recent poll, currently use these services), zoom calls, and online shopping.

Scholastic: Students will be better able to complete homework assignments, and it provides a stable network for remote learning.

Public Access: Access to the internet can be provided to non-subscribers at the library.

Town Desirability: In today's homes there are multiple devices that are using the internet in a variety of ways at the same time. Having a fast, reliable broadband network throughout our town that allows it all to happen without interruption makes our town more attractive to potential residential and commercial buyers. In our recent poll, 93% of the responders said that reliable internet is a must when looking at real-estate.