



Town of Winchester
1 Richmond Road Winchester, NH 03470

**Minutes of the
Selectmen Meeting**

Wednesday, November 17, 2021

Board members present for the meeting: Lindseigh Picard, James Rokes and Herbert Stephens. Also, present Rick Meleski.

First order of business: Public Hearing

The Chairman opens the meeting at 6:30 pm.

Selectman Rokes reads the public notice "The Selectboard of the Town of Winchester will hold a public hearing on Wednesday, November 17, 2021, at 6:30pm in the Winchester Town Hall at 1 Richmond Rd., Winchester, NH for the purpose of reviewing a draft proposal for a 2022 EPA Brownfields Cleanup Grant. The Proposed Brownfields Cleanup Grant is for Map 30 Lot 3, the former AC Lawrence site formerly owned by the AC Leather Co., now owned by the Town of Winchester, NH. Residents may read the draft proposal at the Town Hall during regular business hours or at online at <https://www.winchester-nh.gov>. Copies of the proposal including the draft ABCA(s) will be available at the hearing. Comments on the draft proposal including the draft ABCA(s) will be recorded. Attendees will be requested to sign-in. Written comments will be accepted at the Selectboard Office through 11/22/21." Selectman Picard makes a motion to open the public hearing.

Selectman Stephens seconds the motion. The motion carries 3-0. Steve Dyer from Ransom spoke on the EPA Brownfield Cleanup grant application process, the history of the AC Lawrence site, reviewed ABCA & the 4 cleanup alternatives options Ransom had provided. Weighting factors were applied as a multiplier for ranked criteria. #4-Excavate & Dispose of Chromium impacted soils and the Varsol areas Steamed & Oxidant Injections was selected as the preferred alternative. Selectman Rokes asked if option #2 wasn't chosen due to the cost. Steve stated yes, it was 8 to 10 times more. Selectman Stephens asked why only remove the Chromium & Varsol areas and leave the other hazardous soil. Steve stated that DES has also agreed with alternative 4 along with groundwater management. Steve stated that the contamination 20/30ft. below ground, it's been discussed that the site would be usable for a solar array. Selectman Stephens asked if the motoring wells would be impacted. Steve stated that he believes that only a few will have to be removed near the areas of cleanup. Selectman Rokes asked what the depth of the excavating would be. Steve believes 4-6 ft. No questions from the public. Natalie Quevedo a member of the ARLAC-Ashuelot River Local Advisory Committee stated that ARLAC was in support of the grant and the cleanup. Selectman Stephens makes a motion to close the public hearing. Selectman Picard seconds the motion. The motion carries 3-0.

Second order of business: Minutes & New Business

The board reviews the minutes of 11/10/21 for approval. Selectman Picard makes a motion to approve the minutes. Selectman Stephens seconds the motion. Motion carries 3-0. The board reviews the minutes of 11/9/21 for approval. Selectman Picard makes a motion to approve the minutes. Selectman Stephens seconds the motion. Motion carries 3-0.

Selectman Stephens makes a motion to approve the water-\$128,683.38 & sewer-\$93,591.51 warrants. Selectman Picard seconds the motion. Motion carries 3-0.

Natalie Quevedo-Broadband Committee presented to the board that committee agreed that they would like to hire Consolidated as the broadband provider. The committee asked that the board hold a public hearing as soon as possible. The board to hold the hearing 12/1 or 12/8. Karey will confirm the date. Also asked that the board approve funds from the ARPA to be used for a mailing to notify the residents. Selectman Picard made a motion to approve up to \$3,000 for an informational mailing. Selectman Stephens seconds the motion. Motion carries 3-0. Selectman Rokes asked if it the cost for the lines was \$17,500 per mile and we have 50 miles that need lines. Natalie said that was an estimate and the cost could be negotiated. Currently we have 900 residents with internet service and 720 without internet service. The committee would recommend that we use John Ratigan from DTC Law Firm because he has negotiated numerous broadband agreements for other towns. He was recommended by Renelle L'Huillier-Devine & Milliment. Karey stated that the Town has work with Renelle on other projects.

Selectman Stephens makes a motion to approve the 2021 Equalization Assessment rate of 79.6%. Selectman Picard seconds the motion. Motion carries 3-0. Selectman Picard wanted to clarify that the rate doesn't affect the tax rate. Karey said that was correct.

Selectman Stephens makes a motion to approve an abatement for map 8 lot 119-22a in the amount of \$10.00. Selectman Picard seconds the motion. Motion carries 3-0.

The board agree not to have a BOS meeting Wednesday, Nov 24th and to let the employees out at 1pm on Nov 24th.

The board received a letter from a resident on Michigan St on the paving near his driveway. He has an issue with how it was done. Selectman Rokes stated that 2 selectman and Dale will take a look at the issue.

Reminder the Budget Committee has a meeting Nov 20th @ 9am with the Department Heads. Karey will post a BOS meeting for Nov 20th.

The board reviews and approves the following financial documents:

Selectman Stephens makes a motion to approve the transfer from PD open position to the overtime line in the amount of \$20,000.00. Selectman Picard seconds the motion. Motion carries 3-0.

Selectman Picard makes a motion to approve the transfer from Ambulance billing to the operating budget in the amount of \$650.00 to correct an error. Selectman Stephens seconds the motion. Motion carries 3-0.

Selectman Stephens makes a motion to approve the transfer from PD open position to the contracted service line in the amount of \$5,062.22.00 to cover the detail coverage. Selectman Picard seconds the motion. Motion carries 3-0.

Selectman Stephens makes a motion to approve the transfer from outside detail account to the reimburse the operating budget in the amount of \$2,071.74. Selectman Picard seconds the motion. Motion carries 3-0.

Finance Dept asked to readdress the on call pay for the PD. January 2021 the board approve \$25 on call pay. Amy asked for clarification, the PD has been paid the \$25 every 2hr. The board tabled for a full board.

Third order of business Other:

Selectman Picard gave the board some updates on the Planning Board work session on Residential Plan Development. They discussed the density restrictions, setbacks, and the impact on the PD/Fire/Ambulance. Selectman Rokes has a concern with the capacity at the wastewater plant. We are at 80% now and if we have some new businesses that come to the Industrial Park will the plant be able to handle it. Rick Meleski said it very hard to say not knowing what might come in for businesses. Its case by case. Plumb Pak is very low

impact to the system. Selectman Rokes asked if there has been any discussions on tiny homes. The assessments need to be look at. Selectman Picard said that they have discussions cluster housing & work force housing.

Homeland Security Emergency Management has set up a call with the town to review of where FEMA is on the flooding. They have asked to have Highway, Finance, & Select board member present. The call is Nov 29th @11am.

Karey stated that she received a quote on a new laptop for livestreaming of \$1363.85 and won't be delivered until January. The board agreed to order it.

Fourth order of business public comment:

Todd Kilanski made a comment on tiny homes. People want to downsize, and they are looking to be more efficient and cost effective homes. We shouldn't penalize someone for that. Selectman Rokes said he doesn't disagree, but the assessments need to adjusted. Todd asked about the on call pay for the PD. Selectman Rokes said because of the staffing issues the board agreed to pay an on-call rate from 2am to 6am. Todd said Ambulance has an on call and now PD, what about Fire. If you pay 1 pay all.

Lawrence Wood asked the board about repair/maintenance on the Coombs Bridge. Some of the floorboards need to be replaced. With the Infrastructure Bill that was passed possible some of those funds could be used. During construction if the bridge is shut down maybe build a temporary bridge or upgrade Kempton Rd. Selectman Rokes said that Kempton Rd. has been worked on and is passable. The board will look into the funding.

Rick let the board know that the solar project starts Monday.

Nonpublic under RSA 91-A:3II

Selectman Picard makes a motion to enter nonpublic session under "a, c & e". Selectman Stephens seconds the motion. The motion carries 3-0. A roll call vote was taken, and members vote "yes" individually, and the board convenes in non-public at 7:50pm.

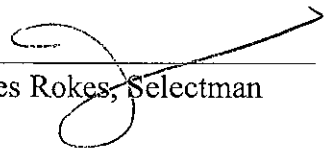
Adjournment:

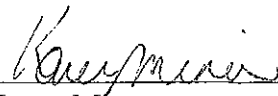
The board reconvenes in public session at 8:18pm.

Selectman Picard makes a motion to seal the minutes under "a, c & e". Selectman Stephens seconds the motion. The motion carries 3-0.

Selectman Stephens makes a motion to adjourn at 8:20pm. Selectman Picard seconds the motion. The motion carries 3-0.

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


James Rokes, Selectman


Karey Miner