

**Town of Boscawen  
Select Board  
MEETING MINUTES  
Thursday, May 18, 2023 at 6:00 PM**

In Attendance: Matt Burdick, Lorrie Carey, Bill Bevans, Katie Phelps, Kellee Easler & Kearsten O'Brien

Guests: Sally Becker—Penacook Rescue Squad Secretary & Deputy Treasurer, Shawn Brechtel—Chief of Penacook Rescue Squad, David Nudd & David Collins—Penacook Rescue Squad Trustees, Barbara Randall—Economic Development Committee and Thomas Laliberte

**Roll Call:** completed and guests introduced.

Chairman Matt Burdick called the meeting to order at 6:00pm.

**Scheduled Guests & Hearings:** Town Administrator Katie Phelps introduced the Penacook Rescue Squad (PRS) to discuss the sale of the Torrent Station and any potential interest in the property. The sale of the Torrent Station was approved at the March Town Meeting and requires a plan to be established and brought to the next Town Meeting. Chairman Burdick noted the Board considered offering Torrent Station to Penacook Rescue Squad first, seeing they occupy the other side of the building. Mr. David Nudd—Penacook Rescue Squad Trustee stated that PRS was interested, however, they are aware that the building would require extensive renovations. PRS is currently experiencing space limitations and would benefit from the expansion. Chair Burdick noted the town repaired the Torrent Station roof last year which was a considerable burden on taxpayers. Therefore, the Board recommended to sell the building 'as is' to avoid any additional costs associated with renovations. Ms. Sally Becker—Secretary and Deputy Treasurer inquired about whether there had been an appraisal conducted for the rest of the building before the roof was replaced. There were no appraisals completed for the rest of the building. Mr. David Collins—Penacook Rescue Squad Trustee mentioned there was a handicap bathroom installed on the ground level of the Torrent Station. Previously, there was an agreement to not allow open houses. At the time, PRS accepted an agreement with the State Handicap Commission to install a handicap bathroom in order to facilitate open house events. To date, the bathroom is not operating. TA Phelps noted the current assessed value for the building and land is \$309,100. Mr. Nudd noted the importance of determining where the Torrent Building starts and ends because there are two different addresses on the same building. Chairman Burdick stated there was previous discussion at the Town Meeting to add a caveat that would require tenants on the backside to move if the building was sold. Mr. Nudd questioned if that could happen because the Penacook Rescue Squad is located at 1 Oak St and the Torrent Station is located at 73 N Main St. He argued that the buildings were two separate entities attached to each other. He noted the original agreement from 1989 stated PRS's intent was to keep the 1 Oak St building maintained and if the organization resolved at any point, the property would be returned to the town. TA Phelps provided the Board with a copy of the original agreement. The Board needs to further discuss and finalize the plan for the building. Discussion will include whether to sell or transfer the building and if selling, determining a sale price. Ms. Becker asked if renovations have been completed for the historical aspects of the building. She noted in previous years, it was expensive to replace the windows. She inquired about available

funding/grants if they were to buy the building. Selectwoman Carey stated the Board could write a letter of support for grants and nominate the Torrent Station for ‘Seven to Save’ which would give them a higher standing with the LCHIP application. Furthermore, she noted the 1913 Library was previously awarded an LCHIP grant. The grant allowed \$20,000 in work to be done at the 1913 Library. A 1772 Foundation Grant could be applied to window restoration. Selectwoman Carey suggested contacting Ms. Jennifer Goodman at NH Preservation Alliance to speak with a Field Specialist about the various grants they may qualify for. In order to apply for grants, PRS must be a non-profit and own the building. Discussion ensued. The Torrent Station plan must be established prior to next year’s Town Meeting. At that point, the governing body will vote on the plan. Mr. Nudd will reach out to Ms. Goodman for more information and then schedule a follow up meeting with the Board to discuss the sale plans further. Selectwoman Carey suggested obtaining a Conditions Audit when meeting with Ms. Goodman, so PRS is aware of exactly what needs to be done for the building. The Conditions Audit can be used as an outline for future grants and resources for preservation. No further discussion.

Ms. Barbara Randall presented an appointment letter for Mr. Thomas Laliberte as a member of the Economic Development Committee. Mr. Laliberte has been a lifelong educator that is interested in learning more about EDC. Selectwoman Carey asked Mr. Laliberte for potential areas where EDC can improve. Mr. Laliberte noted he has a lot to learn before he can understand where EDC needs to improve. He noted his goal was to help advance EDC while maintaining the rural setting of the town. No further discussion. Chairman Burdick conducted the swearing in ceremony, appointing Mr. Laliberte as a member of the Economic Development Committee, replacing the vacancy position.

**Consent Agenda Items:**

- P&L, Balance Sheet, Check Manifest & Payroll
- Nonpublic Minutes for Approval—05/11/23
- Public Minutes for Approval—05/04 & 05/11
- Capital Reserve Summary—April 2023
- LUCT Map 47 Lot 27 Sublot 1—\$12,500
- LUCT Map 47 Lot 27 Sublot 2—\$9,400
- LUCT Map 45 Lot 30 Sublot 1—\$10,250
- Repurchase Deed—5 Sherman Drive

**Selectwoman Lorrie Carey motioned to approve the Consent Agenda as presented. Seconded by Selectman Bill Bevans. All in favor. None opposed.**

**Department Head Updates:** Planning and Community Development Director Kellee Easler gave a Board of Health update. There has been no further information on the septic installation for High St. PCD Director Easler noted the installation is scheduled for Monday morning, May 22nd. She will send further details via email once she contacts the septic installer tomorrow. Chief Jason Killary will be the point of contact during the project. TA Phelps noted that she and Health Officer Easler visited the Town Hall this morning to see what the condition of the flooring was. ServPro is still in the process of demolition and they will present an update to the Board once all the flooring has been ripped out.

Deputy PCD Director O'Brien presented a Barn Preservation Easement application for 174 King St, owned by the Harold & Henrietta Family Trust. She noted the tentative public hearing is scheduled for Thursday, June 8. The public hearing must be scheduled 60 days from the date in which the application was received. At this point, they are passed the first 30-day window and the June 8 hearing would keep it within the 60-day receipt. Deputy PCD Director O'Brien will continue to work with the family to finalize the easement. She requested permission to speak with legal about the easement because there may be covenants attached. Deputy PCD Director O'Brien noted the town requires a legal escrow and all fees paid by the family. Selectwoman Carey gave background information on the first Barn Preservation that the Select Board was involved in. She felt the Board overstepped with telling residents what was allowed. Selectwoman Carey stated the Board cannot tell residents what to do with their property. She noted the law states owners must substantially maintain the exterior, but the interior is private property business and owners can do what they want with it. The roadway view is the most important to maintain. The Select Board is responsible for deciding the percentage of relief, based on information provided. Selectwoman Carey expressed that the barn at 174 King St is one of the most important barns in town and should be preserved. The Board agreed to allow Deputy PCD Director O'Brien to discuss further with legal.

Selectwoman Carey presented an update on the Conservation Commission meeting. The Commission spoke with Mr. Scott Hill regarding permission to reroute the snowmobile trail and create a bypass. It was agreed upon by the committee. They discussed contacting Mr. Adam Mock to be a sole source for the Barnard lot timber sale. Mr. Mock is a local source that was agreed to have the best interest for the town. There was discussion about changing the use of Tote Road to a class 6 access. Further discussion will continue. The Commission discussed the Ridge Run Building and Loan property on High Street. The plan has developed into a cluster development. Previously the plan was to build 54 units in a mixed-use plan unit development. It has now been presented as a cluster development of 70 acres with 30 buildable lots of 120,000 sq. feet between .9 and 4.0 per lot. Selectwoman Carey noted the importance of wildlife corridor and stated it will be maintained so wildlife can traverse and not be impeded by a lot of human development. The Commission discussed a concern on whether it would be shared ownership or a homeowners association. Selectwoman Carey suggested to the Commission to reach out to NH Natural Heritage Resource Inventory. She noted neighbors on North Water Street expressed concern with putting a development in a noted natural view area. The developer's representative discussed how the development would be modified. Selectwoman Carey said the representative's feedback was that most of the year, the foliage would cover the view of the houses. The development will also be 1800 feet from the Water Street area. Another discussion was about PCD Director Easler's work with the Merrimack County on the boat ramp. She suggested developing the area to make it more welcoming for families, such as putting in a pavilion. Other discussions included Town Forests and Walker Pond. Selectwoman Carey noted there was discussion on whether Walker Pond should be considered a Town Forest. Lastly, the Commission talked about Land Use Change Tax (LUCT) and will continue to discuss their vision and costs further.

TA Phelps started a discussion on generator bids. She noted it would cost an additional \$25,000 to convert the new generator from diesel to natural gas. Selectwoman Carey suggested to stick with the original plan of diesel and not incur additional expenses. Discussion ensued. Selectman

Bevans suggested obtaining more quotes. He recommended reaching out to Yestramski Electrical Services in Contoocook. The company owner has two mechanics that work specifically on generators. Selectman Bevans will send Facilities Director Moore the contact information. The Board was in agreement to seek out additional quotes and decide whether to switch to natural gas or remain with the original plan. TA Phelps noted Finance Director Kate Merrill spoke with the Department of Revenue Administration (DRA) about reviewing what was authorized at Town Meeting for the generator. If there are expenses over what was approved for the generator at Town Meeting DRA noted that the Select Board are agents to expend from the Municipal Buildings capital reserve fund and have the authority. No further discussion.

TA Phelps scheduled a public hearing for the 1913 Library Cy Pres Petition on June 1, 2023, at 6:15PM. This is in regards to the charitable purpose for which the 1913 Library was given to the Town of Boscawen. A public hearing is a requirement of RSA 547:3-d II.

TA Phelps and PWD Hollins met with Underwood Engineers and Mr. Bill Murphy and Mr. Nate Young from the Penacook-Boscawen Water Precinct regarding sewer projects 3 and 4. They plan to work together to align state revolving fund applications for the project.

PCD Director Easler noted invitations were sent out for the Certified Public Manager Symposium on Tuesday, June 13th. She was instructed to invite all town staff, Select Board members and anyone interested in attending.

Chairman Burdick opened public comment at 6:40PM

Chairman Burdick closed public comment at 6:41PM. No comments were made.

### **Non-Public Sessions:**

**Selectwoman Carey motioned to enter a nonpublic session at 6:41pm under RSA 91-A:3 II (c). Seconded by Selectman Bevans. Roll Call Vote. All in Favor.**

**Selectwoman Carey motioned to close the nonpublic session at 7:06pm under RSA 91-A:3 II (c). Seconded by Selectman Bevans. Roll Call Vote. All in Favor.**

Chairman Burdick noted in the nonpublic session, they discussed information pertaining to a Planning & Community Development situation. At this time, no action is needed.

**Selectwoman Carey motioned to seal the nonpublic minutes under RSA 91-A:3 II (c) as it would adversely affect a reputation of any person other than a member of this board. Seconded by Selectman Bevans. Roll Call Vote. All in Favor.**

**Next Meeting:** Thursday, May 25, 2023 at 6:00 PM.

**Selectwoman Carey motioned to adjourn. Seconded by Selectman Bevans. All in favor. None Opposed.**

*Respectfully submitted by Hannah Gardner*