

Board of Selectmen
Meeting Minutes
March 8, 2023

Present: James Bailey, Chairman; Iris Campbell, Selectwoman; Richard Pelletier, Selectman and Laura Buono, Town Administrator.

In Attendance: Chris Parsons, George Wattendorf, Danielle Normand, Thomas Cavanaugh, Joshua Gallant, William Bannister, Lisa McSweeney, Mark McSweeney, John McSweeney, Nancy Michael, Jan Michael, Alan Dobrowolski, Riche' Colcombe, Brett Cherrington, Angelo Trodella, Taevin Trodella, Leigh Bosse.

Pledge of allegiance was completed.

1. OATH OF OFFICE

Officer Mark McSweeney took the oath of office for being promoted to Lieutenant. Co-workers and family members attended as well.

2. OPEN SESSION

Riche' Colcombe - Ms. Colcombe said during Candidates Night, Jim Fedolfi brought up that he approached the State Department of Transportation about changing the intersection at the center of West Main Stret back to two lanes and taking out the turn lanes, and putting in "smart lights". Mr. Fedolfi also mentioned for that to take place the Board of Selectmen would need to approach the DOT. Ms. Colcombe was looking for more information. Ms. Buono clarified that "smart lighting" was not part of their question to DOT, it was removing the turn lanes which DOT required an engineered plan for them to use to make a decision. The Selectmen obtained a cost for the engineering and felt it was too expensive, the cost for the plan was \$8,000. Chairman Bailey said the Board was not aware Mr. Fedolfi contacted the DOT. Leigh Bosse recommended using political pressure to influence DOT to do and pay for the study and offered to contact the towns political representatives. A comment was made that there is a lot less traffic going through that intersection because of the by-pass. Mr. Bosse then said the downtown is dying due to the lack of parking. Ms. Colcombe disagreed because during the 250th Celebration events that drew 100 or more people, she never heard a single complaint about parking.

Jan Michael/Center Road: Mr. Michael said when the by-pass went in, the State wanted to convey Center Road to the Town and understands the Town did not take the conveyance. Chairman Bailey said when the State offered Center Road and School St. there was a lot of road work that needed to be done by the State and the Road Agent at that time refused to take the roads because of the needed road work. Since then some improvements have been made by the State but more is needed, once the work is done the Road Agent would then consider taking on those State roads.

3. PINEL BENCH REQUEST

Ms. Buono said Jane Pinel had sent a letter to the Board with regard to her desire to donate a bench to be placed in the Old Town Center. Within the letter, a photo was provided showing the preferred design and placement of the bench with the inscription "Creativity is the DNA of Life". The request was discussed. At this time the Board is concerned that by placing the bench there, it could set a precedent for other wanting to place benches throughout the town. Nancy Michael spoke and

said Jane Pinel saw a need at the Hillsboro Center for a place to sit and relax and said, she can't imagine this would cause an influx of benches all around town. Jan Michael feels the bench would be a nice addition to the center property. Selectman Pelletier said he doesn't have any objections but is concerned about the precedent being set. If he was to vote on it, he would approve it and deal with other requests individually. Selectman Campbell agrees. Chairman Bailey made a motion to allow a granite bench to be placed in Hillsboro Center coordinating with the Parks & Recreation Department for the placement and engraving of the bench based on the picture that was submitted. Selectman Pelletier seconded the motion, the motion passed unanimously.

4. 2 BRIDGE STREET

Angelo Trodella came before the Board to express his interest in purchasing the town-owned property at 2 Bridge Street. He said he recently purchased 8 Bridge Street and is interested in the town property located next to it and said he would like to renovate both buildings at the same time. Chairman Bailey asked Mr. Trodella if he is aware that the zoning for the two buildings is for commercial on the bottom level and housing on the other levels. Mr. Trodella said he is aware. Selectman Pelletier asked how many housing units he is planning for the properties. Mr. Trodella said in 8 Bridge Street, 4 units on the second floor, 2 units on the third floor and possibly 1 on the bottom walk-out level, his hope is the same for 2 Bridge St. Selectman Pelletier asked how parking would be provided for the buildings. Mr. Trodella said there is a lot on the property of 8 Bridge Street that can be cleared and provide about 8 parking spaces. Selectman Pelletier asked what type of retail Mr. Trodella sees for the building. Mr. Trodella responded that he would try and pursue whatever would benefit the community.

Chairman Bailey said in the letter Mr. Trodella sent about 2 Bridge St., he asked the Board to consider selling the property to him for \$1.00 and he has said in the past that he would sell it for a dollar if it was going to be developed. Mr. Trodella said has been in contact with Invest NH as well as looking into a Community Development Block Grant. Ms. Buono suggested Mr. Trodella contact the Planning Director who will provide information on RSA79-E. Selectman Pelletier asked about a timeline and Mr. Trodella said with the CDBG, the application would need to be in by July of this year which includes public hearings. Selectman Pelletier asked what kind of feedback will happen if the Board sells the property for \$1.00. Chairman Bailey feels the residents of the town would be happy to see those buildings renovated and back on the tax roll. Ms. Buono will arrange a site visit at 2 Bridge St. for Mr. Trodella and once he decides he is definitely interested, she will research the legalities of entering into a sale under these terms.

5. CONSENT AGENDA

Chairman Bailey made a motion to approve the Consent Agenda for March 8, 2023.

- Elderly Exemption Denial – Map 25 Lot 50
- Land Use Change Tax Abatement – Map 6 Lot 44-1
- System Adjustment Abatement – Map 12 Lot 158
- Intent to Excavate – Map 7 Lot 170: Map 10 Lot 68
- Class VI Road Agreement & Release – Scott Parent & Wade Cote 100 Kimball Hill Road.
- Solar Exemption – Map 5 Lot 25-1

Selectman Pelletier seconded the motion, the motion passed unanimously.

6. MINUTES

Chairman Bailey made a motion to accept the meeting minutes from February 22, 2023. Selectman Pelletier seconded the motion, the motion passed unanimously.

7. MANIFEST

Chairman Bailey made a motion to authorize the Selectmen to sign manifests and order the Treasurer to sign Payroll Check numbers 18300 – 18322 a/k/a Vouchers 9, 10 & 10A in the amount of \$213,311.67 (includes 233 direct deposit stubs) and Accounts Payable Check numbers 028972 - 029060 a/k/a Vouchers 10 & 11 in the amount of \$954,705.79. Selectwoman Campbell seconded the motion, the motion passed unanimously.

** A/P Vouchers include payment to HDSO in the amount of \$729,892.47

8. OTHER BUSINESS

Highway Truck Replacement - Road Agent, Ernie Butler met with the Board about the truck replacement that is on the warrant for Town Meeting. He said ordering vehicles currently has about 1-year to 1.5-year delivery time but said he has an opportunity to purchase a truck from Reeds Truck Service that is fully equipped ready to go that includes a side sander. The truck's cost (\$287,225) minus \$19,000 for the Volvo trade, plus a warranty and tow package for \$1,600, the total cost for the lease will be \$269,000. This truck will save money for shoulder work on the roads as well.

Grant Writing Committee: Brett Cherrington from the Energy Commission said the Commission is looking at some grant opportunities to lower emissions for scheduled purchases. He said there is a lot of grant opportunities and asked the Board to consider forming a Grant Writing Committee to assist in various grants. Chairman Bailey said the Board will consider Mr. Cherrington's suggestion.

Invest NH Program: Ms. Buono said they have submitted an application for the \$10,000 per unit for the affordable housing project through Invest NH. She said as part of that, they require a delegation of authority letter stating who has the authority to sign documents with regard to the funds. Chairman Bailey made a motion to authorize the Town Administrator to sign and execute any and all documents necessary to implement activities on behalf of the Town of Hillsborough's business in the Invest NH program. Selectman Pelletier seconded the motion, the motion passed unanimously.

Police Cruiser: Ms. Buono said the Town of Antrim would like to purchase the unmarked cruiser which was the past Chief's vehicle and which was going to be traded toward the vehicle that was ordered last year, and are willing to pay the same amount. She said if the Board agrees, the money they pay to the Town would still offset the new vehicle. The Board agreed to sell the vehicle to Antrim with those funds going toward the new vehicle.

Town Meeting: Ms. Buono brought up the petition warrant article for a parking area located at 22 Henniker St. which is not recommended by the Board. She asked if the Board would like her to write something up to place on the Budget Highlight Sheet, outlining the reason the Board does not recommend it. The Board agreed that should be done. Ms. Buono will write something up and forward it to the Board members for review.

Annual Well Monitoring Contract: Ms. Buono presented the annual contract for landfill well monitoring at the Transfer Station from Loureiro Engineers. She said it has gone down slightly from last year and a little less than what is budgeted.

Sidewalk Project: Ms. Buono reported that the right-of-way assessments have been sent to the Assessor for review. There is concern the State may pave the road before the project begins.

9. NON-PUBLIC SESSION

Chairman Bailey moved to go into nonpublic session at 7:30 p.m. under RSA 91A:3II (c) reputation. Motion was seconded by Selectman Pelletier. A roll call vote was taken. Chairman Bailey – yes; Selectwoman Campbell -yes, Selectman Pelletier – yes. Motion passed unanimously.

In attendance: Chairman Bailey, Selectwoman Campbell, Selectman Pelletier, Town Administrator Laura Buono, Alan Dobrowolski.

Mr. Dobrowolski met with the Board to discuss property taxes on his business and residence.

Chairman Bailey moved to come out of nonpublic session at 8:25 p.m. Motion was seconded by Selectman Pelletier. A roll call vote was taken. Chairman Bailey – yes; Selectwoman Campbell - yes, Selectman Pelletier – yes. Motion passed unanimously.

10. ADJOURNMENT

Chairman Bailey made a motion to adjourn at 8:26 pm. Seconded by Selectman Pelletier, motion passed unanimously.

A true record
Mary Whalen
Recording Secretary

Date: _____

Approved by:
Hillsborough Selectboard

James C. Bailey, III, Chairman

Iris Campbell, Selectwoman

Richard Pelletier, Selectman