



OFFICE OF SELECTMEN

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SELECTMEN'S MEETING MINUTES

May 17, 2023

Chairman Paight called the meeting to order at 9:00 am. Selectman Pitt and Selectman Nelson were present. Also in attendance were Ellen Smith, Town Administrator, Bruce Lyman, and Michael Wilber, Building Inspector.

Steve Horton was in to discuss the library addition and renovation project. Steve looked over the plans and highlighted some areas of the plans and specifications that should be looked at for cost savings, they are as follows:

- HVAC – Steve spoke to Iris Waitt who designed the system currently in the plan and learned that the bids had a system with a cost of \$100 /sq ft, we can get an adequate system for the library's needs at around \$50 / sq ft
- Versa lock system – Not sure a retaining wall is necessary; the slope may be able to be graded in a way that eliminates the need
- Parking lot gravel – Specs ask for 18", the reality is 12"
- Seasonal ADA walkway – How often will this be used? Is it necessary? What if there is just a door? Do we need the porch/overhang? Is it an egress?
- Replacing existing metal roof – Specs say about 1,000 sq ft of material to be replaced at \$30 / sq ft. May not need to replace so much in order to tie into the existing roof
- Painting – Maybe this can be done in-house
- Look into material for circulation desk, clapboards, flooring, windows
- Doors & hardware look high, automatic doors may not be required
- With new exterior lighting recently installed, what is still needed?

Additional discussion about Owners Representative/Owners Project Manager and Construction Manager.

Bruce, Steve, and Mike left at 9:50 am.

Ellen Avery of Community Volunteer Transportation Company was in to speak to the Board about the services they provide to residents of Marlborough and ask that a warrant article for \$1,000 be added to the 2024 Town Warrant to support their efforts. Ellen left the meeting at 10:30 am.

Shane Lampinen was in to discuss the high water bill he received for the first quarter of 2023, he said it was due to a running toilet that has since been fixed. The Board took the information he provided and will get back to him with a response. Shane left the meeting at 10:35 am.

Gene McDonald stopped in to ask what permits or permissions were necessary to hold a 50/50 raffle. The Board agreed to issue any permits that may be necessary. Gene left the meeting at 10:40 am.

Bree Sullivan of Gale Associates and Deborah Loiselle of the New Hampshire Department of Environmental Services joined the meeting. Bree presented the draft Stormwater Infrastructure Planning and Evaluation Report to the Board of Selectmen ahead of the public meeting scheduled for Tuesday, June 6, 2023, at 7:00 pm at the Marlborough School. Letters will be sent to property owners in the affected area. The group viewed the slide deck for the public meeting and made comments in preparation for the June 6 meeting.

Bree and Deb left the meeting and David Aiken joined the meeting at 12:10 pm.

Selectman Nelson moved and Selectman Pitt seconded a motion to enter nonpublic session under NH RSA 91-A:3, II(b) The hiring of any person as a public employee. Roll Call vote to enter nonpublic session Chairman Paight - Yes, Selectman Pitt – Yes, and Selectman Nelson – Yes, motion passed. Entered nonpublic session at 12:10 pm.

The public session reconvened at 12:40 pm. Motion made to seal these minutes was made by Selectman Nelson, seconded by Selectman Pitt because it would render a proposed action ineffective. Roll Call Vote to seal minutes Chairman Paight - Yes, Selectman Pitt – Yes, and Selectman Nelson - Yes, motion passed.

David was asked about plastic recycling and noted that the public was advised that the RTC stopped taking all #1 - #7 plastics when short on help. As a point of clarification, it was noted by the Board that plastics have not been recycled in many years due to changing recycling market conditions and not due to staff shortages. David spoke to Monadnock Disposal Services and is gathering information on the estimated cost to have a container put near the compactor to collect plastics that would then be recycled. The group also reviewed the process for redeeming nickel cans and bottles which will need to be looked at more closely.

David left the meeting at 1:30 pm.

The Board discussed the elevated water bill Mr. Lampinen referred to earlier. They concluded that this is not a situation that warrants an abatement as it is the owner's responsibility to keep fixtures in proper working order. In addition, the water did go into the sewer system which we pay Keene to treat. The request was denied.

There was a brief discussion about the sale of the Gates House. It sounds as though the condominium association is not making an offer at this time so the Board will consult the statute before deciding on next steps.

Selectman Nelson moved and Selectman Pitt seconded a motion to approve the May 18, 2023, Payroll Check Register in the amount of \$55.41, Payroll Direct Deposit Register in the amount of \$10,618.78, and the Accounts Payable Check Register in the amount of \$34,213.75. The vote to approve was unanimous.

The Board reviewed and signed the following items:

- Tax Warrant for 1st issue taxes
- Contract with Derek Redfield DBA Redfield Exteriors for the Town Office Siding Project
- Project Administrator's Authorization for the Recreational Trails Program

Selectman Nelson moved and Selectman Pitt seconded a motion to adjourn the meeting at 2:30 pm, the vote to adjourn was unanimous.

Respectfully submitted,

Ellen Smith, Town Administrator