



Salisbury Board of Selectmen

Meeting Minutes

April 6, 2022

Approved

Selectman Brett Walker, Chair	Present
Selectman John W. Herbert	Present
Selectman Jim Hoyt	Present
Town Administrator April Rollins	Present
Municipal Assistant Kimberley Edelmann	Present

Attendees: Several citizens attended the meeting in person at Academy Hall; no one attended via Zoom.

1) Open Meeting

Chairman Brett Walker opened the meeting at 7:00 pm.

2) Meeting Minutes

Selectman Herbert made a **motion** to approve the minutes of March 16, 2022. Selectman Hoyt **seconded**. The **motion passed** with all in favor.

3) Signatures

Chairman Walker noted that the Selectboard had reviewed and signed the following. All documents are available for public inspection.

- ◆ Review Accounts Payable & Payroll Registers – Available for Public Inspection
- ◆ Land Use Change Tax – Abatement CV Building Concepts Inc.
- ◆ Timber Yield Tax – Tax Map 230, Lot 6 and Tax Map 230, Lot 14
- ◆ Intent to Cut – Tax Map 241, Lot 28 and Tax Map 219, Lot 25
- ◆ Intent to Excavate – Tax Map 221, Lot 2 and Tax Map 220, Lot 1
- ◆ Elderly Exemption – Tax Map 257, Lot 3 and Tax Map 245, Lot 22
- ◆ Veteran's Exemption – Tax Map 238, Lot 13
- ◆ Amended Tax Map Maintenance Proposal (\$600 dollar savings)

4) Department / Board / Committee Reports

a. Fire Chief

Fire Chief Bill MacDuffie, Jr. reported that all of the external lights at the Safety Complex had been converted to LED lights.

Selectman Hoyt stated that he felt it was time to add a staircase to the "door to nowhere" and that he would help make that happen. The Chief welcomed that idea. They agreed to get together to discuss materials needed. Chief MacDuffie said that the Auxiliary was in good shape financially and might be able to help cover costs.

b. Road Agent

Road Agent Bill MacDuffie, Jr. reported that they were in the process of trapping beavers, mostly in the flood control area. He also noted that the condition of the roads was improving. There were still a few soft spots.

c. Transfer Station

Transfer Station Manager Bert LaFlamme reported that everything was good.

Manager LaFlamme noted that the Town needed to assign a new representative to the Concord Regional Solid Waste / Resource Recovery Cooperative. Chairman Walker said he would be interested, but first wanted to know more about the frequency of the meetings. Town Administrator April Rollins said she would get more information.

d. Planning Board

Selectman Herbert reported that that Planning Board Chair recommended taking another look into noise ordinances. He said the committee didn't greet the idea with much enthusiasm, but they would take a look at it.

e. Old Home Day Committee – Appointments

Chairman Walker made a **motion** to appoint Dave Merwin for a 3 year term. Selectman Herbert **seconded**. The **motion passed** with all in favor.

f. Rescind Vote to Appoint Tricia Thompson to the ZBA

Chairman Walker noted that Pete Ballou was elected to the ZBA and had taken the required oath. The Selectboard had earlier voted to appoint Tricia Thompson as an Alternate for the ZBA, however she decided not to take the post. Chairman Walker made a **motion** to rescind the ZBA appointment of Ms. Thompson. Selectman Herbert **seconded**. The **motion passed** with all in favor.

5) New Business

a. NH State Police Stats

Chairman Walker read the NH State Police statistics for February, as follows:

Type of Call	#	Type of Call	#
Alarm 10-52A	1	Police Information	2
Check Up	2	Rape By Force	1
Civil Matter	1	Suspicious Person	1
Follow Up	1	Threats - Online	1
Motor Vehicle Crash, No Injuries	1	Traffic Enforcement / Motor Vehicle Stop	8
Other Public Service / Welfare Check	1	Total Calls	20

6) Old Business

a. **Petition to Reclassify Old Center Rangeway**

Chairman Walker noted that one letter of objection had been received by the Town in regards to the petition. Also, 2 citizens who had signed the petition withdrew their signatures.

Chairman Walker said the next steps included noticing abutters and holding a Public Hearing.

No further discussion on the matter took place.

b. **RFPs for Grounds Keeper – Town Grounds Maintenance & Mowing**

TA Rollins stated that the RFP open period had come to a close and that 2 quotes had been received; one for \$8,500 and the other for \$10,040. She noted that the 2022 budget for mowing and maintenance was approved at \$7,800.

Chairman Walker made a **motion** to accept the bid from Jeff Miller for the amount of \$8,500. Selectman Herbert **seconded**. The **motion passed** with all in favor.

TA Rollins told Mr. Miller, who was in attendance, that they should meet the next day to process paperwork.

c. **Volunteer Appreciation**

Dora Rapalyea had asked TA Rollins if there would be a Volunteer Appreciation Day in 2022. Chairman Walker felt that would be good.

It was noted that in the past Selectman Ken Ross-Raymond sponsored and funded the events. Chairman Walker wondered how much was usually spent on the events. No one knew.

The Board agreed that it would be good to hold an event and discussed when to hold it. It was decided to look at holding it before Christmas after the second Selectmen's meeting of December, as done in the past. The Selectboard felt that would work.

Selectmen Herbert said they would have to figure out where to find funds in the budget. Gayle Landry noted that the event was a "thank you" from the Selectmen to the people who volunteered. The Board agreed they could swing it; no Town funds would be used. Further discussion would be needed to work out the details.

7) Selectmen's Reports

a. **Global Trash Solutions - Compactor**

Chairman Walker reported that things were moving along. Global Trash Solutions received their funds from the federal bureau. The manufacturer now had the order for the compactor. A delivery date was not yet available.

Chairman Walker met with the electrician from Generator Connection to finish the process of putting that together.

Chairman Walker and Road Agent Bill MacDuffie Jr briefly discussed placement of the fuel tank for the generator, whether to have it above ground or under ground. They also needed to decide the size of the tank. Chairman Walker said he would prefer an above ground tank. No decisions were reached.

b. TDS / Public Utilities Commission Order # 26,602

Selectman Hoyt reported that the boundary change was approved by the Public Utilities Commission. He received the following email from TDS Director Joel Dohmeier:

Folks: The boundary change for our 27 customers that were in Consolidated's territory is now approved! Notice will go out to those 27 customers, and there will also be a newspaper publication. As long as no one 'objects', there will not be a hearing and this will be officially effective 5/2. Anything you folks can do to ensure smooth sailing that way would be appreciated.

I'm going to let people know internally and some of the back office stuff can be started to prep for the build.

c. Blood Drive

Selectman Hoyt announced that the next American Red Cross blood drive was scheduled for June 25.

d. Town Wide Yard Sale

It was noted that Saturday, May 21 was the date for the Town Wide Yard Sale event.

e. Salisbury's Future Highway Department - Potential Site

Selectman Hoyt said that one of the steps the Town would need to take towards creation of its own Highway Department was the acquisition of a suitable location. He said he believed he had found a good site. A cousin's family owns land located behind the Maplewood Ballpark. He said he had spoken with the Call family and learned that they would be willing to sell 10 acres of land to the Town for \$50,000.

Selectman Hoyt said that with access to that land via the current recreation area, the Highway Department would be well positioned on Rt 4. The ball field and playground areas could be relocated and provided new dugouts which were needed. Also, a larger parking lot could be built. The Highway Department buildings and storage could be tucked in behind the newly located ball field. The site also has 3-phase power which would be needed for the Highway Department.

Gayle asked Selectman Hoyt if he had reached out to other property owners to see if anyone would be interested in selling land to the Town. He replied that he had not but that was something they anticipated doing.

Marcia Murphy asked how one would access the Highway Department. Selectman Hoyt replied that there would be an access road left of the current ball field which would probably be moved over.

Selectman Hoyt passed around rough draft site drawings to help explain the proposed idea. *(Images on next page)*

Chairman Walker said he felt that the site, which is land locked, was a strong contender, especially at \$50,000.

Selectman Hoyt said that he and Bill MacDuffie Jr had walked the site together. Mr. MacDuffie commented that the land was a reasonable spot and moving the ball field was not a huge deal. Selectman Hoyt said the ball field could be upgraded during a move, including new dugouts.

Pete Ballou said that he and Chairman Walker had discussed the idea of a new Highway Department site while at Town Meeting. Mr. Ballou said he had hoped the Selectboard would look towards putting a committee in place to look at land. Selectman Hoyt said he believed that it was an intention to have a committee, but for the moment, this was about looking at this piece of property.

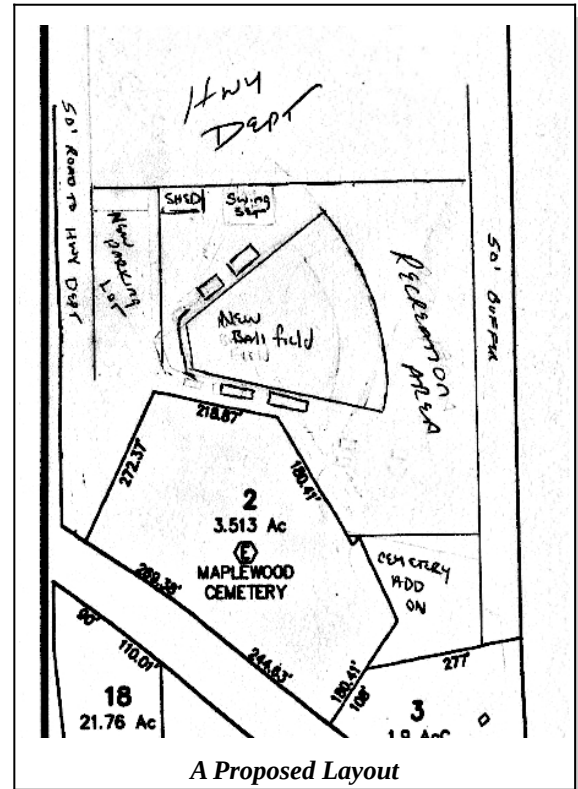
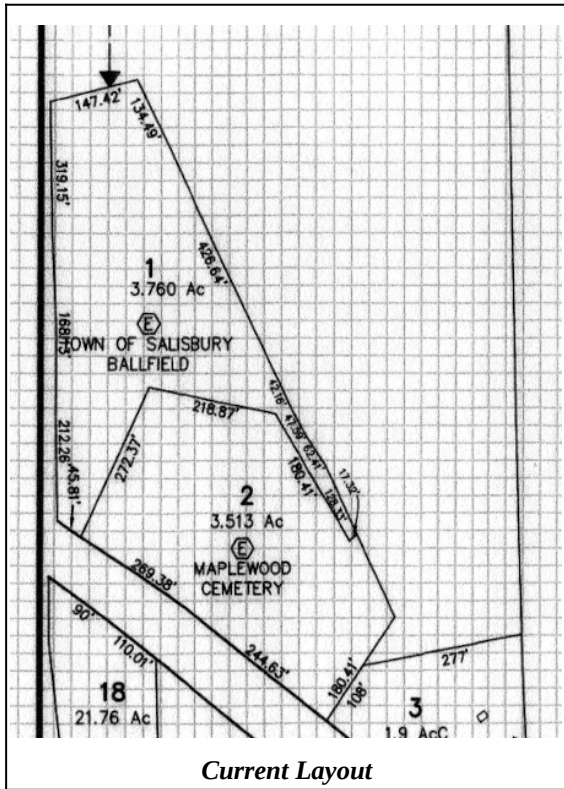
Marcia Murphy asked if the process of purchasing a property included going before the Town. Chairman Walker

and Selectman Hoyt both replied, "No."

A member of the public asked if there was any timber on the property. Bill MacDuffie Jr said he believed there was enough timber on the property to just cover the cost of clearing it.

Chairman Walker suggested having a working meeting Friday afternoon to view the site. It was agreed to meet at 3 pm at the ball field.

Drawings Provided by Selectman Hoyt



Pete Ballou said it seemed like things were being rushed a bit; a case of putting the cart before the horse. The Board was making steps towards a Highway Department but it had not been discussed with the public very much. He felt the Board should look at several pieces of property before making a purchase.

Marcia Murphy asked how many acres were needed. Selectman Hoyt said as much as they could possibly get. She asked out of 10 acres, how much would be left for the Recreation Committee. Selectman Hoyt said that the Recreation Committee would have a chance to provide their input about designs. He added that by the time things were done, the Recreation Committee would end up with more land just because of the way the land was shaped.

Marcia Murphy asked again how many acres were needed for a Highway Department. Bill MacDuffie Jr said they would need 3 or 4 acres just for the building and a shed and room to get around. After that, the remainder provided room to grow. Maria Murphy wondered how much land other Towns had for their Highway Departments.

The Call property being considered had 32 acres in total. Selectman Hoyt noted that Mrs. Call did not want the Highway Department too close to her field. Bill MacDuffie Jr said that in speaking with Mrs. Call he learned that in the not so distant future the rest of the property would most likely be offered for sale; that was the impression he got from her.

Chairman Walker said they needed to see if the site was viable and they should look to see what else is available. He added that Mrs. Call was getting older and may sell everything. The property might be sold and the opportunity to obtain those 10 acres might be lost. He said the advantage of the land was that it was adjacent to Town land. Sharon MacDuffie added that the price was reasonable.

Chairman Walker said that putting together a Highway Department was going to cost a lot of money. He was looking at the price of equipment and a new building. If the Town could purchase land for \$50,000, that was a lot better than spending \$250,000 or \$300,000.

Selectman Hoyt said everyone would take a walk around the site on Friday. They would look to see if there was any other land in Town that was comparable for the same money. The next step was to have a lawyer draw up something for the Call's that says if the Town goes forward with a survey that the Call's would be willing to sell the property to the Town. That way, the Town would not spend \$2000 on a survey and have the potential sale withdrawn. After that, the Town would purchase the property.

Marcia Murphy asked if the Selectboard had thought about contracting out Highway work instead of putting together a Highway Department. Chairman Walker said that it was possible to do, but someone would have to come along who had \$1,000,000 worth of equipment and a place to store salt and a desire to do the work. He said the Town could wish and hope that someone steps forward and somebody could, but if they didn't, where would that leave the Town? However, if the Town had its own facility and equipment and someone came along, it would reduce what the Town would have to pay the contractor.

Chairman Walker said the property was an ideal property to own, even if not used for a Highway Department. It could be used to expand the adjacent cemetery as well as the recreation facilities. The land locked property was worth more to the Town than anyone else. If the Town could find another 10 acres near Rt 4 or Rt 127 for \$100,000, that would be good.

Selectman Hoyt agreed that it was a good piece of land for the Town no matter what. It would provide more parking for the ball field, space for corn hole, and more.

Chairman Walker asked TA April Rollins to post that the Town was looking to find land to buy.

Bill MacDuffie Jr said that when they had spoken with Mrs. Call, it was not clear exactly how many acres would be purchased. It was not going to be exactly 10 acres.

It was established that no one had spoken with the abutters yet. Selectman Hoyt said they would do that soon.

8) Public Comments

A member of the public commented that the roads were looking good. A lot of effort had been put in to pick up trash. The efforts of volunteers and residents who did that work was greatly appreciated.

9) Town Administrator's Report

a. Non-Public Session under RSA 91-A:3,II (I) – Legal Advice

Non-Public Session RSA 91-A:3,II (I) – **Motion** to enter non-public by Chairman Walker, **seconded** by Selectman Hoyt, Roll Call – Hoyt, aye, Walker, aye, Herbert aye. The Board entered non-public session at 7:44 pm and reconvened the public session at 7:53 pm.

Chairman Walker announced that the Board unanimously voted to move forward with the Class VI road

(ANLMRL) process for Tax Map 247, Lot 6 with the stipulation that the “shelter / warming hut” show no signs of human habitation. A public hearing will be scheduled and the land use change tax will be assessed. These minutes of the non-public session meeting were not sealed.

10) Next Meeting

Chairman Walker made a **motion** to adjourn the meeting 7:54 pm. Selectman Herbert **seconded**. The **motion passed** with all in favor. The next scheduled meeting: Wednesday, April 20, at 7 pm at Academy Hall.

Respectfully Submitted,

Kimberley Brown Edelmann
Recording Secretary

*These minutes were approved at the Board
of Selectmen's meeting of April 20, 2022.*