

Barbara Campbell _____

John Allen _____

Frank DiFruscio _____

**Board of Selectmen Meeting
December 14, 2021
UNOFFICIAL UNTIL APPROVED**

Present: Barbara Campbell, Chairman; John Allen, Selectmen; Frank DiFruscio, Selectmen

Attendees: Peter Benson, Ken Kimball, Rachel Sharples, Ed O'Halloran, Hank Dresch, Burr Phillips, Jerry Dougherty, Jay Henry, Matt Falconeiri, Andy Dean, Emily Benson, Willis Kelley, Shawn Bergeron, Town Administrator, Julie Atwell, Administrative Assistant, Julie Hoyt, Kevin Bennett, Jeff Sires, Ed Harvey, and Hank Benesh

1. Chairman Campbell called the meeting to order 2:00PM.

2. The Selectmen went into non-public session - citing RSA 91-A:3 II(a) - The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him, unless the employee affected (1) has a right to a meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

The Selectmen's Meeting resumed at 4:00PM

3. The Pledge of Allegiance was recited.

4. Approval of Minutes

a. Selectmen's Meeting – November 9, 2021 - The minutes were approved as written.

b. Selectmen's Non-Public Meeting – November 9, 2021 - **John Allen made a motion to keep these minutes sealed, seconded by Frank DiFruscio. All approved.**

5. For Selectmen Discussion and/or Motions

a. Valley Cross Road Bridge

Burr Phillips reviewed the additional contract from GPI covering three items: cost comparisons for mitigation, bid specifications including a written manual, and bridge classification, which is a DOT requirement. This contract is for \$13,509.77 that will come out of the Bridge CRF. **Frank DiFruscio made a motion to sign the additional contract with GPI, seconded by John Allen.**

All approved. Peter Malia will review the documents to determine if a new bridge warrant article will be needed for 2022.

b. Sale of Town Property

Jackson Highlands Road

Chairman Campbell explained that the owners of 12 Jackson Highlands Road (The Falconeiri's) would like to purchase two small parcels (.39 and .51 acres) that are currently owned by the Town. This would be to obtain more direct access from the home to that road. The Selectmen told Andy Dean (representing the Falconeiri's) to draft an article that can be placed on the Town Warrant for this purchase/sale. The Selectmen will consult with the Town Assessor to determine a fair price.

Vista Way

Sean Bergeron, from HEB, presented the plans for a land swap between the Town and the Helfrich's. The Helfrich property encroaches on the Town right of way in one area, and then in another area, the Town right of way encroaches on the Helfrich property. A land swap would correct this. The swap would be a .03 swap for each. There is a culvert that Sean would need to reconfigure so that it would be on the Helfrich property. The Selectmen agreed to have Sean work with Peter Malia to draft an article to be placed on the Warrant.

c. Conservation Commission – Prospect Farm Management Plan

Jeff Sires reviewed the steps that the committee has taken in order to bring the final draft of the Prospect Farm General Stewardship Plan to the Selectmen tonight. Ken Kimball mentioned two changes that were made based on discussions at the Public Hearing; (1.) approval for new bike trails would come from the Selectmen rather than the Conservation Commission, and (2.) clarification and more guidance regarding commercial use. Ken asked for the Selectmen to make a motion to place the Plan on the Town Warrant for approval at Town Meeting. Frank DiFruscio thanked the Commission for creating this document, and for including all of the detail that it provides. **Frank DiFruscio made a motion to place this document on the Town Warrant, seconded by John Allen. All approved.**

Ken asked the Selectmen for approval to improve the aesthetics of the signs and handicapped access at the Jackson Falls. They had no issues with those improvements.

d. Updated COVID Policy

The document was updated to clarify that on call volunteer fire fighters would not receive the same compensation as regular employees. Also, the testing requirements for the State have been corrected to match the CDC requirement of waiting five to seven days after exposure to get tested.

Jackson has the highest vaccination rate in the State at 89.3%.

John Allen made a motion to accept the corrections to the COVID policy, seconded by Frank DiFruscio. All approved.

e. Firefighter Grant

Emily Benson has been working on a grant for self contained breathing apparatuses for both the Jackson and Bartlett Fire Departments. The funding is 95% from the State, and 5% from the Town. **Frank DiFruscio made a motion to sign the MOU for the grant application, seconded by John Allen. All approved.**

f. Fire Truck – Purchase – Update

Chairman Campbell explained that after further review, as well as discussion with both our accountant and town attorney, the town could not commit to purchasing the truck, and will need to rescind the decision and motion that was made at the last meeting. The Selectmen will discuss this at budget time to decide if this will be added as a Warrant Article at Town Meeting. **Frank DiFruscio made a motion to rescind the earlier motion and not to purchase a fire truck at this time, seconded by John Allen. All approved.**

g. Fire Station - Update

Chairman Campbell said the Fire Station Feasibility Committee met again, and also had a public information session. Peter Benson, a member of the committee, explained all of the work that the committee has done over the past two years getting them to this point. The suggestion is for a full rebuild of the station rather than to update the current station. The committee is recommending that the Selectmen place a Warrant Article before the voters to decide if they want to build a new fire station. The current building does not meet any of the current building codes. The cost to the budget would be 5.7 million dollars. They do not think it will cost that much, but these were the costs quoted on the high side with the high rate of inflation. Peter mentioned that the new building would meet all codes, would be available for a public meeting space, and could be used as an Emergency Operations Center. Chairman Campbell mentioned that a 30 year bond rate of 3% (which is just an estimate) would impact the tax rate by eighty-eight cents. Willis Kelley explained that the bond gets adjusted if the whole amount requested is not used. It does not mean that the Town is required to pay the full amount of the bond. A bond hearing would be required. A two-thirds majority vote is required through a secret ballot on the floor. Jerry Dougherty suggested getting a quote on a 20 year bond to see what the interest savings would be. Frank DiFruscio said he is glad that the entire town will have a chance to vote with all of the work that the committee has done. He feels that it is just too costly. He feels that there are other departments that have needs, and this is just too much money to spend on one department. John Allen has a concern that there is no ambulance bay in this design. Chief Henry said they did look at this, but an ambulance bay would make the building much larger. Jerry Dougherty said that there is no current need for an ambulance, but there is a need for a new fire station. Members of the committee said that down the road, an ambulance could be considered at another location. John Allen said that he feels that an ambulance in town would save more lives than the fire department, since we do not have many fires in Town. Frank DiFruscio said that the Selectmen support the purchase of a new fire truck, and they support the fire department, but that does not mean that they have to support a new fire

station. Chairman Campbell feels differently and said that her experience on the committee gave her a new understanding for the safety issues the current fire station exposes the fire fighters to. Frank DiFruscio agreed that something needs to be done at the fire station, but feels that the Town does not need to spend that much. The Selectmen decided to review new bond information, and decide at the next meeting if they want this to be added to the Town Warrant as a Warrant Article.

h. Police Cruiser

Chief Perley asked for approval to order a cruiser for \$41,799. Money would be taken from the Capital Reserve Fund plus the unrestricted money that was willed to the Police Department. **John Allen made a motion to allow Chief Perley to order the cruiser, seconded by Frank Defruscio. All approved.**

i. Discussion of proposal to amend the Town's Driveway Permit Instructions and Checklists

This will be discussed at the next meeting.

j. Building Inspector – heating issues at Town Garage

Kevin Bennett sent the Selectmen information from an engineer who looked at the system. Frank DiFruscio spoke to White Mountain Oil, but has not heard back yet. Frank suggested Andrew Light, a local electrician, continue to make adjustments to the heater, since White Mountain Oil does not seem to have the time. Andrew and the engineer agree on what is needed to fix the heater. The Selectmen agreed to look at a proposal from Andrew Light to get the system fixed properly.

k. Annual Contracts – Avitar, Cohos Advisors, Sanders Searches (mortgage deed searches), and 2022 Household Hazardous Waste Day

Frank DiFruscio made a motion to sign the annual Avitar Contract, seconded by John Allen. All approved.

John Allen made a motion to sign the annual contract with Cohos Advisors, seconded by Frank DiFruscio. All approved.

Frank DiFruscio made a motion to sign the annual Sanders Searches contract, seconded by John Allen. All approved.

John Allen made a motion to sign the annual Household Hazardous Waste Day commitment for \$1,500, seconded by Frank DiFruscio. All approved.

l. Thank You Letter – The Carriers

The Selectmen wanted to thank Jerry and Del Carrier for their donation of fifty dollars, which paid for the winterization of the irrigation system that provides water to the Heritage Trail Garden (in front of the Town Office) which is maintained by the Mountain Garden Club.

m. Trustees of the Trust Funds – Withdrawal Request

John Allen made a motion to withdraw \$2,120.00 from the Wentworth Wildcat Fund (0029). Invoice 1065, dated 12/7/2021 from Blue Meadow Nursery, Inc., seconded by Frank DiFruscio. All approved.

6. Short Term Rentals - Applications for approval:

a. New permits

1. PURDY, DALE & D'ARCANGELO, KIMBERLY - 163 CARTER NOTCH ROAD

Frank DiFruscio made a motion to approve the CUP application, seconded by John Allen. All approved.

2. SCHAFFNER, VERONICA A. & WALTER E.-TTEES - 95B DINSMORE ROAD

Frank DiFruscio made a motion to approve the CUP application, seconded by John Allen. All approved.

3. ALEXANDER, TAYLOR SCOTT & LYNN - 130 WHITNEY HILL LOOP

Chairman Campbell said this advertisement has not been submitted yet, but will be prior to renting. **John Allen made a motion to approve the CUP application, seconded by Frank DiFruscio. All approved.**

b. Violation Notices:

1. Dormer – (CORRECTION)

The Dormers are not in violation. Their neighbors were in violation, and the incorrect address was reported.

2. Baker – 1st Warning Letter

They changed their advertisement from sleeps eight to sleeps eleven, which is a violation of their CUP. **John Allen made a motion to send the first warning letter to the Baker's, seconded by Frank DiFruscio. All approved.**

c. Pending:

1. Nonni – contacted office will send CUP

2. 7 Balsam Drive, Owner: Harvey - Update

Frank DiFruscio spoke to Chief Perley, who agreed that a first warning should be sent to the Harvey's for use of fireworks. **Frank DiFruscio made a motion to send a violation notice to Ed Harvey, seconded by John Allen. All approved.**

d. Complaints - No complaints.

7. Building & Driveway Permits: FYI – Approved Building Permits

NUMBER	OWNER	MAP/LOT	ADDRESS	PROJECT DESCRIPTION
2021-136	Taggart	R04 Lot 2-B	13 Whipple Dr	Replace widows, interior wall patching and exterior siding patching
2021-137	Nevills	V03 Lot 26	57 Cameron Dr	Drainage problem and garage floor
2021-138	Trudeau	V07 Lot 59C	15 Maple Bush Rd	Interior alterations, kitchen bathrooms
2021-139	Jacey	V02 Lot 10-3C	29C Wentworth Hall Ave	Install mini-split ac/heat pump
2021-140	Nonni	V01 Lot 37B-8A	20A Cottage Dr	New replacement windows and sliding door
2021-141	Lapan	V07 Lot 5	120 Jackson Highlands	Add master bath within footprint, update half bath
2021-142	Farrell	R12 Lot 143A	365 NH RT 16	New 2,738 sq ft 4bdm (1bd in garage), 3.25 bath home
2021-143	Paul/Mackin	R15 Lot 3-1	Dundee Rd	New 4bdm (1bd in ADU), 3.25 bath home
2021-144	Ferguson	V10 Lot 17	39 Alpine Dr	Interior stairway renovation
2021-145	Jarolim	V06 Lot 28B	52 Lower Highlands	Install 18kw generator
2021-146	Gurnlick	V10 Lot 134	41 Presidential	Rebuild entry stairs
2021-147	Allan	V04 Lot 35	255 Black Mtn Rd	Install 18kw generator

8. Approved Driveway Permits: No permits

9. Upcoming meetings:

- Tuesday, December 28th at 3:30pm
- Tuesday, January 11th at 3:30pm
- Tuesday, January 25th at 3:30pm
 - Budget Hearing #1 – following the Selectmen's Meeting
- Tuesday, February 1st at 3:30pm
 - Budget Hearing #2 – following the Selectmen's Meeting
- Tuesday, February 22nd at 3:30pm

10. Public Comment

Kevin Bennett made a comment about the Jackson Highlands Town owned property. He said that if the Town sells that land, it will give the new owners 900 feet of road frontage, which would allow them to subdivide from two lots to three lots. He feels that the land is valuable, and the price should be carefully considered.

11. Selectmen Allen moved to adjourn the Selectmen's meeting, seconded by Selectmen DeFruscio. All approved.

Respectfully Submitted by:
Erik Atwell

To view the full video recording of this meeting visit www.jacksonflicks.com/Jackson