

TOWN OF ALLENSTOWN
Selectboard Meeting Minutes
16 School Street
Allenstown, NH 03285

February 7, 2022

Call to Order

The Allenstown Selectboard Special Meeting of February 7, 2022 was called to order at 6:02 PM by Chair Scott McDonald.

Chair McDonald called for the Pledge of Allegiance.

Roll Call

Present on the Board: Chair Scott McDonald, Maureen Higham, Jim Rodger, Sandy McKenney (virtual as of 6:05 pm), Keith Klawes

Allenstown staff: Derik Goodine (Town Administrator), Eric Lambert, Fire Chief, Brian Arsenault, Building Inspector and Code Enforcement Officer, Chad Pelissier, Road Agent, Eric Lambert, Fire Chief

Other: Rodney Musto, Paul Villargen, David Blais, Daniel Blais, Mike Frascinella

Chair McDonald made a Motion to allow Sandy McKenney to attend the meeting via electronic connection. Chair Klawes seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The Motion passed unanimously.

CITIZENS' COMMENTS

Rodney Musto said that over the weekend, one of the Town plows hit his fence on Deerfield Road but he would like to present damages at the next meeting and is hopeful the Town could cover it. He said he sent photographs to Mr. Pelissier, who said the damage was minimal. He said he might also want to join the Zoning Board. Mr. Arsenault said there is a section in the Zoning Ordinances that addresses fencing. He said he will look into it tomorrow so they are able to work it out.

Mr. Frascinella said he wanted to make everyone aware that after the Deliberative Session on Saturday, the reporter for the Concord Monitor interviewed some residents regarding the last two Warrant Articles and plan to use the elementary school as a new Town Hall.

He also said the Board needs to learn what is involved with converting an old school into something for Town use. Chair McDonald recognizes that, but it is still early in the process.

REGULAR AGENDA

- **Involuntary Lot Merger**

Mr. Villargin said he is helping the Blaise family because he has experience with these type of lots in the past with his own house and his grandparents' home. He said what makes this different is that this is a mistake. He said that he has some evidence that shows this.

Mr. Villargin explained the history behind the lots. In 1942, Mr. Lamy sold the 3 lots to Mr. Blaise's grandfather and if there were 3 deeds, they wouldn't be in this position currently. He said in one of the deeds, they combined two of the lots accidentally and is the subject of the controversy now. The intent was to give 2 lots to their sons and one to the aunt. He said the entire family had always thought of it as 3 separate lots.

Mr. Klawes asked how it was accidental. Mr. Villargin said a part of it was how it was done historically, because it was Lot 23, and Lot 23 ½ and it was assumed.

Chair McDonald asked if they have the deeds. Mr. Villargin said the deed to be grandfathered shows 3 separate lots but it was worded strangely.

Mr. Klawes asked if there is similar information from other lot mergers to show confusion. Mr. Villargin said the others that he has seen are more clear cut where this one is a reverse type of situation.

Mr. Arsenault said they have heard testimony that Mr. Blaise wants to sell off the lot and separate his primary residence from the secondary lot. He said that he doesn't know if that can happen based on the current zoning ordinance. He said they do not know how the house was placed on the lot, if the house has setbacks from the side, etc. He said he did not see any date of this plan and what deed this ties into it as the other deeds may have a registered land plan that shows it as landlocked. He said it is up to a licensed land surveyor who needs to survey this property and review all of these deeds.

Mr. Blaise said he would gladly have a surveyor.

Ms. McKenney said we cannot go and make changes without having facts.

Ms. Higham said they can't unmerge lots when the Town didn't merge them to begin with and it wouldn't have merit. She said they cannot redo the deed.

Mr. Arsenault said if they were to subdivide it, they would have to look at the current zoning ordinance and a trip to the ZBA may be needed. He said they could also have a title attorney look at all the deeds. He said you cannot turn back time if you do not have enough information.

Ms. Higham is not saying that they can't do it but is just questioning the proper way to do it. She said they will need to do a survey.

Mr. Arsenault said it can be tabled until the plan gets presented and he and Mr. Goodine reviews it.

- **Boston Post Cane**

Mr. Goodine gave a history of the Boston Post Cane. He said in 1909, the Boston Post newspaper gave 700 New England Towns a cane as a publicity stunt. He said the rule was to hand it out to the oldest citizen in the community until they pass away and it gets passed to the next oldest citizen.

He suggested that they advertise on Facebook or the Town website to find the oldest citizen of Allenstown so they can be presented with the cane at a future meeting. Ms. McKenney drafted a letter and will be the contact person. Mr. Goodine suggested they summarize the history of the Boston Post Cane in the letter before distribution.

- **Community Center Bathroom Work**

Mr. Goodine said they received some quotes from two plumbers, and one came in at \$6,008 and \$4,650.72.

He said last year they spent \$700 on paper towels. He reached out to their electrician and asked regarding hand dryers. He said they are approximately \$3600 to put four of them in each bathroom but it will eventually pay for itself as they will be saving \$700 per year.

Mr. Pelissier said they spent 80 man hours in the past 5 months on sinks that don't run and toilets that don't flush.

Mr. Klawes made a Motion to approve the plumbing bid from MGA Plumbing and Heating for \$4,650.72 to come from Parks and Rec Capital Reserve Fund. Ms. McKenney seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Sandy McKenney- Aye

Keith Klawes- Aye
Jim Rodger- Aye

The Motion passed unanimously.

Mr. Klawes made a Motion to approve a budget not to exceed \$4,000 from the Parks and Rec Capital Reserve Fund for the purchase of hand dryers and associated electrical work by Dan's Electric. Ms. McKenney seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye
Maureen Higham- Aye
Sandy McKenney- Aye
Keith Klawes- Aye
Jim Rodger- Aye

The Motion passed unanimously.

- **COVID19 update and American Rescue Funds**

Mr. Goodine said he is still learning whether or not they can spend the monies on some of the other items that they had discussed such as the rail trail and Ferry Street project. He said there is \$465,000 and he and Chair McDonald discussed doing something great for the community that otherwise they wouldn't be able to afford to do. He said they are looking at 2023 to spend it.

Mr. Goodine said there is additional money coming in for economic development and some other programs that he is looking into.

TOWN ADMINISTRATOR'S REPORT

Mr. Goodine said he provided the Board a letter to Eversource Utilities asking for a detailed asset report for all transmission assets located in our municipality for signature.

He also has some updated 2022 Warrants that have changes to Articles 17 and 18 to the current language that he will post with the current warrant. He said at the Deliberative Session, they changed the wording. There was a discussion amongst the Board regarding this wording and what was said at the Deliberative Session. Mr. Goodine said the intent was always to investigate and renovate.

Mr. Goodine played back the audio from the Deliberative Session. Mr. Klawes said it reads as if they are going to spend up to \$100,000 to just evaluate the school and he does not think the town's people will go for that.

Mr. Klawes would like Mr. Goodine to get the Town Attorney's take on the intent and what can or cannot be done.

Mr. Goodine said they should just sign it whether they agree with it or not.

Ms. McKenney said a couple of months ago, some people moved into the area and they had asked her about Boards that they could join and what the appointment process was. She said that they came back to her with some paperwork.

Chair McDonald made a Motion to sign the revised Town Warrant Articles for 2022. Mr. Klawes seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Sandy McKenney- Aye

Keith Klawes- No

Jim Rodger- Aye

The Motion passed 4-1.

Mr. Goodine said he provided the Board with several other documents for their review.

ROAD AGENT REPORT

Mr. Pelissier said they previously gave instructions to keep Jay Jay Curcio on the books as a temporary employee, but they took him off. He said so now he has to be rehired over again. The Town owes him for 2 partial days of work.

Mr. Pelissier said they had discussed making Chester Turnpike "no thru trucking." He said they want the trucks to be able to go north on 28 and stop the trucks coming from the sand pit, paving companies, etc. from turning right onto Chester Turnpike. Mr. Goodine agreed because of the senior living facility and daycare.

Chief Lambert said that they are having a celebration of life for one of their members that passed away at the station from 12-3 on February 12th.

CONSENT CALENDAR, MINUTES AND MANIFESTS

- **Ratify Consent Calendar: February 7, 2022**

Ms. Higham made a Motion to ratify the Consent Calendar of February 7, 2022. Mr. Klawes seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Sandy McKenney- Abstain

Keith Klawes- Aye

Jim Rodger- Aye

The Motion passed unanimously.

- **Review Minutes:**

Non-Public: January 24, 2022

Ms. Higham made a Motion to approve the non-public meeting minutes from January 24, 2022.

Chair McDonald seconded the Motion.

Roll call vote was taken.

Scott McDonald- Aye

Sandy McKenney- Aye

Maureen Higham- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The Motion passed unanimously.

Public: January 24, 2022

Ms. Higham made a Motion to approve the public meeting minutes from January 24, 2022. Mr.

Klawes seconded the Motion.

Roll call vote was taken.

Scott McDonald- Aye

Sandy McKenney- Aye

Maureen Higham- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The Motion passed unanimously.

- **Approve Payroll and Accounts Payable Manifests: ACH Manifest: 1005,1007, 1008, 1154, and 1156, Check Manifest: 1000, 1006, 1009, 1155, and 1157, Non-Check Manifest: N/A, and Town P/R Manifest dated 1-27-22.**

Ms. Higham made a Motion to approve ACH Manifest 1005, 1007 1008, 1154 and 1154; Check Manifest: 1000, 1006, 1009, 1155 and 1157; and Town P/R Manifest dated 1-27-22. Mr. Klawes seconded the Motion.

Roll Call vote was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Sandy McKenney- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The Motion passed unanimously.

Non-Public Agenda Items- One Session, Three Items

Chair McDonald made a Motion to enter into non-public session at 8:12 pm in accordance with the provisions of RSA 91-A:3, II (c). Ms. Klawes seconded the motion.

A roll call was taken.

Scott McDonald- Aye

Sandy McKenney- Aye

Maureen Higham- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The motion passed unanimously.

Chair McDonald made a Motion to return to public session at 9:01pm. Mr. Klawes seconded the motion.

A roll call was taken.

Maureen Higham- Aye

Scott McDonald- Aye

Sandy McKenney- Aye

Keith Klawes- Aye

Jim Rodger- Aye

The motion passed unanimously.

Chair McDonald made a motion to seal the minutes of the non-public session as they might adversely affect someone not a member of the Board. Mr. Klawes seconded the motion.

A roll call was taken.

Scott McDonald- Aye

Sandy McKenney- Aye

Maureen Higham- Aye
Keith Klawes- Aye
Jim Rodger-Aye

The motion passed unanimously.

Mr. Klawes made a Motion to accept Mike O'Meara's resignation from the Planning Board, from Tri-Town, Central New Hampshire Planning Commission, and Trustee of the Trust Funds and Trustee of the Cemetery. Chair McDonald seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Sandy McKenney- Aye
Maureen Higham- Aye
Keith Klawes- Aye
Jim Rodger-Aye

The motion passed unanimously

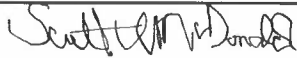
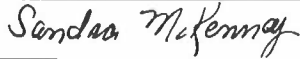

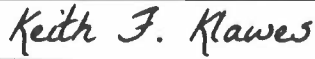

Mr. Klawes made a Motion to adjourn the meeting at 9:02 pm. Ms. Higham seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Sandy McKenney- Aye
Maureen Higham- Aye
Keith Klawes- Aye
Jim Rodger-Aye

The motion passed unanimously.

TOWN OF ALLENSTOWN
Selectboard Meeting Minutes
Allenstown Town Hall
16 School Street
Allenstown, New Hampshire 03275
February 7, 2022

SIGNATURE PAGE

Original Approval:		
	04 / 14 / 2022	
SCOTT MCDONALD, Chair	DATE	
	04 / 11 / 2022	
SANDY MCKENNEY, Vice Chair	DATE	
	04 / 13 / 2022	
MAUREEN HIGHAM, Member	DATE	
	04 / 12 / 2022	
KEITH KLAUES, Member	DATE	
	04 / 13 / 2022	
JIM RODGER, Member	DATE	
Amendment Approvals:		
Amendment Description:	Approval:	Date:
	SCOTT MCDONALD, Chair	DATE
	SANDY MCKENNEY, Vice Chair	DATE
	MAUREEN HIGHAM, Member	DATE
	KEITH KLAUES, Member	DATE
	JIM RODGER, Member	DATE

TITLE	Feb 7 and 21, 2022; and March 2, 3, 7, 9, 21, 2022
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20:58:15 UTC

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