

Nottingham Select Board Meeting

11/16/20

Official Minutes as of 11/30/20

1 Call to Order

2 Members Present: Chair Ben Bartlett, Vice Chair John Morin, Tiler Eaton, Tony Dumas, Donna
3 Danis

4 Absent:

5 Others: Lorraine Petrini, Chris Sterndale, Steve Soreff, Sandi Neff, Samuel Kenny, Bob
6 Marchewka, Maxine Cohen, Chelli Tennis, Gary Anderson

7 Chair opened the meeting at 6:30pm with the Pledge of Allegiance.

8 Approve Manifests

9 Manifests will be sent out later in the week.

10 Approve Minutes

11 **Mr. Dumas made a motion to approve the public and non-public minutes from 11-9-20 as**
12 **written. Mr. Morin seconded. Unanimously approved by a vote of 5-0.**

13 **Mr. Dumas made a motion to approve the public minutes from 10/19-20 as written. Mr.**
14 **Morin seconded. Unanimously approved by a vote of 5-0.**

15 BOS Reports from Assigned Boards/Committees

16 Budget Committee

17 There will be preliminaries for the school budget discussed at the next BC meeting.

18 Planning Board

19 Meeting is on Wednesday night.

20 CIP

21 There is nothing yet but they will look at some items in this meeting tonight.

22 300th Celebration Committee

23 Mr. Soreff said they are looking to have some reenactments.

24 Marston Property

25 Grass is growing.

26 Town Administrator Report

27 Changes have been implemented regarding the community center building by appointment only
28 policy. It is going well. Nottingham was up to 13 active COVID cases.

29 The Supervisors have one more day of checklist work to do.

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30 Tax bills went out last week. June is an estimate bill and the December bill is an accurate bill.

31 Ms. Danis said that the school portion of the taxes went up significantly.

32 Ms. Danis said that she received a comment from someone today that the roads were holding up
33 very well; she said thank you to Shawn MacLean for doing things the right way over time.

34 Mr. Sterndale said that most people have been understanding about the new community center
35 procedures.

36 **Action Items from Last Meetings**

37 *Community center update*

38 **Assessing**

39 There was none.

40 **General Business**

41 *Road Weight Limit Ordinance*

42 Ms. Danis did not review the ordinance. Mr. Sterndale said a draft ordinance was created and he
43 discussed it. This is a common thing to have in a town; it's rare to not have one. This allows the
44 road inspector to create the road weight limit. It sets penalties by law and exemptions for some,
45 if needed. Heavy trucks take the life out of the roads especially in the springtime when the road
46 is thawing. Mr. Bartlett asked about the asphalt roads, asking why now about the weight limit.
47 Mr. Sterndale said this is a seasonal weight limit; it occurs in the spring when the roads are
48 damaged the most by heavy loads. This is to protect the roads that we have. This relates to town
49 roads; not private roads. Chief Foss is fine with this ordinance.

50 Mr. Bartlett asked about new businesses. Mr. Sterndale said they would need a waiver.

51 Mr. Eaton asked if people were going to receive warning that this ordinance would be enacted.

52 Mr. Sterndale said they don't have a mechanism to reach everyone. There will be signage.

53 People could reach out to people who will be affected. It will be put on the website. Mr. Morin

54 said this is for, at most, 3 months out of the year.

55 **Mr. Dumas made a motion to approve the road weight limit ordinance as written. Ms.**

56 **Danis seconded. Unanimously approved by a vote of 5-0.**

57 *FY21 Budget*

58 Mr. Bartlett has no comments. Ms. Danis and Mr. Morin haven't gone through it. Mr. Bartlett
59 said they will review it at the next meeting as well.

60 Mr. Sterndale said the town clerk is figuring out her hours. The higher deductible health care
61 plan that they enacted last year is working out and will continue for the upcoming year. Mr.
62 Sterndale said the percentages paid for the retirement plans are different for fire and police
63 departments. Marston property needs to be mowed. Highway is expanding mowing and street
64 sweeping. The plan for the upcoming year is to do extensive overlay on certain town roads,

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specifically Smoke Street. Mr. Bartlett asked about the accident on Ledge Farm Rd. yesterday. This accident was in Epping on the paved side. Mr. Morin would like to charge \$20 a year for dump stickers. Mr. Bartlett is not in favor of that. Ms. Danis said she would entertain the conversation at an upcoming meeting. Mr. Dumas said they were going to charge \$5 for the sticker a few years ago and it did not go far. Lifeguards will be at the beach only when the kids are there. The savings for cutting back on lifeguards will be used for cleaning up the beach. Mr. Sterndale said the current proposed town budget is 1.1% increase over last year's budget.

Mr. Sterndale discussed the default budget. The library would like to paint the downstairs of the library. The kitchen at the community center will be discussed at December meeting. The gym floor needs attention at the community center. Building a mezzanine at the fire department and highway vehicles are also requests for the budget.

Asbestos is in the floor tile of the kitchen. An indoor air quality test was also done. Under the floor tiles, there is asbestos. That floor is identical to the rest of the floor in the building so they believe there is asbestos throughout the community center.

Ms. Danis said the highway dept. is doing a great job. She wants to talk more about contracting services out and see what they can do about the kitchen community center.

Mr. Bartlett would like to talk more about the dump truck proposal. He asked about the money for the kitchen from last year. Mr. Sterndale said they took the remodeling money out of the budget late last year.

Ms. Danis asked about meeting more often to discuss the budget more frequently. The rest of the BOS agreed. They will meet weekly in December.

Mr. Morin asked who was taking care of the private roads this winter. Mr. Sterndale said the roads have been contracted out and they will be taken care of.

Library Trustee Appointment

Laura Cottrell resigned as a library trustee.

Ms. Danis made a motion to approve Kate Knight-Dupuis as a library trustee. Mr. Dumas seconded. Unanimously approved by a vote of 5-0.

Appointments

One Commercial Real Estate-Rte. 4 Property

Samuel Kenny, Bob Marchewka and Maxine Cohen are here from One Commercial Real Estate to discuss the Rte 4 property. Ms. Cohen introduced her commercial real estate team. They believe the land would be best used for industrial. When the appraiser gives the appraisal, the real estate team would like to see that. An end user could use the site as well. Ms. Cohen asked if the shell of the building could be converted to a real building. She would like to know what the BOS thinks is the ideal user. Ms. Cohen wants to cater to the town's ideas. Mr. Marchewka said they would market the land and the focus is on the client.

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101 Ms. Danis said this is a property with a sordid past and it is near and dear to the people of
102 Nottingham because of what transpired. She asked if the real estate team has had similar
103 experience with properties with such a history. Mr. Marchewka said he knows about the water
104 company; he thinks it's important to have a conversation with the town and come to an
105 agreement with how to move forward to see what the use would be at the end.

106 Mr. Kenny asked if they had it listed before. It was listed by the bankruptcy court before. Mr.
107 Kenny has been to the site. The unfinished building could add value if it were salvageable. He
108 asked if there was any engineering work done before the previous tenants left. Mr. Dumas said
109 the bankruptcy drove away interest over the years. He said the interest that they did have was
110 tentative but didn't want to commit until the drama had safely past. Ms. Danis said people
111 overestimate the value of that land. There isn't enough traffic to entice people. She asked what
112 makes Ms. Cohen think they can do differently than the previous real estate agents. Ms. Cohen
113 said the land could be used by a logistics company or made into a warehouse facility; those types
114 of places can be off the beaten path between Manchester and Portsmouth. There are other places
115 that don't need to be close to larger cities. Ms. Danis asked what logistics companies. Ms. Cohen
116 said an example of a logistics company would be S&J Transportation and perhaps they may be
117 interested.

118 Mr. Morin said the BOS doesn't know what they want for an ideal owner for the property; they
119 are looking to the real estate company to give them suggestions. The land doesn't have town
120 sewer and water. Mr. Bartlett said he would like to have businesses go into this area and give tax
121 relief to town's tax payers. Mr. Morin said Fernald Lumber have rented their out spaces. He
122 thinks that would be great for the Rte. 4 property.

123 Ms. Danis asked what the real estate firm's opinion is of the cell tower. Mr. Sterndale said it was
124 in the northwest corner. Mr. Marchewka suggested keeping the cell tower as town property as an
125 income stream. Mr. Danis asked about the impact of keeping the cell tower on the seller. Mr.
126 Marchewka said he didn't think it would affect the property that much if the town kept the cell
127 tower. Mr. Kenny asked if the cell tower was on the edge of the property. He thinks the town
128 keeping the cell tower would not be a deterrent.

129 Mr. Bartlett asked Mr. Sterndale if the real estate company received a map of the property. Ms.
130 Cohen said the cell tower is not visible on the maps they have.

131 Mr. Marchewka said they need to figure out how much of the land can be developed. It may be
132 worth throwing the cell tower in to entice someone to buy the piece but he doesn't think it will
133 be the real driver. Mr. Dumas asked if he thought it would be a make or break to include the cell
134 tower. Mr. Marchewka said he does not. Ms. Cohen said they can see the cell tower on the map.
135 Mr. Marchewka asked if the BOS had thoughts about what they want to have on the land or if
136 other community members had ideas. Mr. Morin said the residents on the other side of the road
137 will have comments as to what they would like on that land. It's not residential property any
138 longer otherwise it likely would have had houses built on it by now. Mr. Morin would like to
139 hear any and all offers. Mr. Dumas said no one wants a water bottling company; they would like
140 a commercial area to ease the tax burden. He would like a low impact company. Mr. Bartlett said

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he'd like a distribution center that could bring jobs to our community. Mr. Morin would not like to see a company that pitches the BOS on what the BOS needs to do to have the company come here. Mr. Bartlett would like a company to come in that doesn't have strings attached. Mr. Sterndale reminded the BOS that the objective is to maximize the return and not to steer too much who the buyer is. Ms. Danis said they can't say no to someone who wants to buy it; Ms. Cohen said the new owner have to get town approval on what they would want to put there.

Review Action Items for Next Meeting

FY21 Budget, recycling center sticker cost, highway dept. budget, kitchen at community center, how much commercial land there is in town

Other

Mr. Bartlett would like to propose a committee to encourage businesses to come to Nottingham. Ms. Danis said she agrees but asks who they have in town that can support that committee. Mr. Dumas and Mr. Morin said they used to have an economic manager in town. Danis said she would like to know much commercial land is in town. Mr. Morin agreed.

Non-Public per RSA 91-A:3 II (a), (b), (c), (d), (e), and/or (l) if required.

Mr. Dumas made a motion to go into non-public at 8:02pm under RSA 91-A:3, II, A. Ms. Danis seconded. Roll call vote: Mr. Morin-yay, Mr. Eaton-yay, Mr. Bartlett-yay, Mr. Dumas-yay and Ms. Danis-yay. Unanimously approved by a vote of 5-0.

The meeting returned to public at 8:25pm.

Ms. Danis made a motion seal the non-public minutes. Mr. Dumas seconded. Roll call vote: Mr. Morin-yay, Mr. Eaton-yay, Mr. Bartlett-yay, Mr. Dumas-yay and Ms. Danis-yay. Unanimously approved by a vote of 5-0.

Adjourn

Ms. Danis made a motion to adjourn at 8:26pm. Mr. Dumas seconded. Unanimously approved by a vote of 5-0.

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