

**MINUTES**  
**BRISTOL BOARD OF SELECTMEN**  
**January 31, 2013**

**PRESENT:** Chairman Rick Alpers, Selectmen Jeff Shackett, Don Milbrand, Phil Dion, Town Administrator Michael Capone

Chairman Alpers opened the meeting at 6:00PM.

Minutes of January 17, 2013

Selectman Dion motioned to accept the minutes from January 17<sup>th</sup>, 2013 as submitted, seconded by Selectman Milbrand. The Board voted 3-0 in favor of the motion, with one abstention by Selectman Shackett.

Robieson Drive- Emergency Lane Request

Chairman Alpers reviewed the discussion from the meeting with residents on January 17<sup>th</sup>. After careful review of all Town documents, it was determined there is no recorded document on file. The developer at the time never had one submitted for the project. Town Counsel, Bernie Waugh has also reviewed documents and found that this situation does not fit the statute for the road to be taken over by the Town. Chairman Alpers concluded that from their review, this project is not feasible for the Town. He suggested one last approach for the residents of Robieson Drive was to pursue betterment assessment of the road. By doing this, the road would be brought up to Town specification and then the residents would be charged in their taxes over a period of time. Once this is complete, the Town could adopt the road and maintain it.

Town Administrator Capone explained the betterment process and its benefits.

Residents of Robieson Drive expressed their concerns with maintenance especially during this time of the year. The developer is unavailable making the situation complicated with no one willing to take over.

Janet Cote stated that residents of DeAngelo Drive experienced this years ago. However their deed had different requirements which allowed for the Town to take the road over.

Since the road was not built to Town specifications, a resident inquired on what happens when an incident occurs with the water or sewer lines. The Board responded that the Town would repair anything on the water and sewer lines that occurs.

Keith Belmore of Robieson Drive inquired on the betterment assessment process and a petitioned warrant article.

The Town will make copies of documents pertaining to the development of Robieson Drive.

Old Town Hall and Old Fire Station Committee

Members of the Old Town Hall Committee, Susan Duncan, Lucille Keegan and Dave Carr met with the Board to discuss their assessment of the Old Town Hall. A report was prepared and discussed with the Board outlining concerns which need to be addressed with the building. A tour of the building including the basement area was completed with a building engineer. Photographs were taken to document concerns with the building including water damage, stains, mold, leaks and animal damage as well as other noted damage. The old vault has pulled away from the building, as the building foundation has shifted over the years. The restrooms are in working condition. The building has recently been cleaned.

The committee studied the history of the building and its uses over the years.

Of greater concern is the damage being caused by animals within the building. There are openings into the building where animals have entered and made homes, along with remnants of droppings. The roof needs to be replaced and a cost was provided. Scott Lawson is performing a mold study to determine the extent of damage. Town Administrator Capone reviewed the information received on the mold studies. There was no toxic mold found in the building. However, mold can affect people differently depending on their sensitivities. In order to mitigate the area of the building where mold is contained, a number of issues need to be considered.

Overall the committee is concerned with the number of repairs to be made and suggests a three year plan, with levels of priority.

The Old Fire Station is also of great concern especially with the roof which is in need of repair. The lower level of the building which is currently used for storage, has some mold issues and water damage. Cleaning of the lower room is needed, and the committee suggests using a dehumidifier during the year to prevent moisture build up.

The Board discussed whether a warrant article would be appropriate for Town Meeting seeking funds for repairs on the two buildings. Alternate funding from other sources were discussed, some of which matches against Town funds similar to the Brownfield Grant.

#### 2013 Budget- Warrant Articles

The Board discussed warrant articles for town meeting.

The Planning Board reduced their request for the warrant article to \$8,000. An article for \$30,000 for energy improvements was discussed. An article for drainage improvement and other related work will be presented for \$60,000. The Highway truck purchase was presented based on the CIP recommendation. The Board was reluctant to recommend the purchase of a new vehicle and suggested maintaining the current vehicle for another year rather than a two year purchase for \$75,000 each year. The Board decided to remove the article for the new Highway truck. An article for the replacement of the boiler for the Town Office building, as a replacement of two smaller boilers for \$19,000 was presented. An article proposed for updates and repairs at Town Offices was reviewed.

DRA has reviewed the articles in addition to Town Counsel.

An article from the Library Trustees has been proposed to change the number of members on the Board.

The Budget Committee will meet on February 4<sup>th</sup> for the Public Hearing and to review the warrant articles.

#### Selectmen Items

Selectman Dion thanked the Town Administrator for assisting in a concern at Cumberland Farms.

Chairman Alpers inquired on water damage from a water main break at the Old Fire Station.

#### Town Administrator's Report

Jeannie Forrester will be coming in to see the Board on February 7<sup>th</sup>.

A letter sent to the Board concerning the proposed wind tower project. Town Administrator Capone attended a public meeting in Bridgewater.

On February 22<sup>nd</sup>, the Library will host an open house for the new addition. Updates on the library project were discussed.

#### Public Comments

Garlyn Magniello expressed concerns about the wind mill project and its impact on the community.

Janet Cote commented on the process of the wind mill project.

With no further public business to come before the Board, at 7:50PM Selectman Dion motioned to enter non-public session, seconded by Selectman Milbrand under RSA 91-A: 3 II- (b) and (e). The Board voted 4-0 in favor of the motion by a roll call vote.

Respectfully Submitted:

Kelly Lacasse  
Executive Assistant

---

Rick Alpers, Chairman

---

Don Milbrand, Selectman

---

Phil Dion, Selectman