

## TOWN OF BENNINGTON

### BOARD OF SELECTMEN

#### Minutes of the Meeting – June 2, 2010

Selectmen Joseph Cuddemi, Philip Germain and Steven Osienski were present as well as Administrator Denise French. Also attending the meeting was Peter Martel. The meeting was called to order at 5:45 p.m.

James Bolduc from Lepene Engineering met with the Selectmen on behalf of Leigh Bosse to discuss the Joshi Hospitality property at 592, 608 and 634 Francestown Road, Tax Map 13, Lots 14 and 17. Also attending this portion of the meeting was Code Officer Peter Hopkins and John Byam. Mr. Bolduc reported that the property owner is pursuing his desire to convert the motel units into 32 condominium units and is looking to the Board of Selectmen for support in rehabilitating and re-opening the motel during the process. A list of issues to be resolved/addressed prior to the Town allowing the Highland Inn Motel to re-open for business was distributed by Mr. Bolduc as a result of his walk-through with Peter Hopkins and John Byam. Also discussed was the need for the property owner to develop a list of building requirements that are specific to condominium units. The Selectmen made it clear that their primary objective is rehabilitation of the motel, any other development is controlled by the Planning Board. Since the rehabilitation project has been abandoned for more than 180 days all prior permits are considered void. A Building Permit Package was given to Mr. Bolduc to move the project forward.

Birches of Bennington Association Officers Nicki Janulis, Carolyn Gilmore, Donna Loucks, Mitch Foster and Dave Kellogg to discuss the following:

- Questioned why Birches of Bennington assessments differ by as much as \$9,000. The Administrator will prepare an analysis of the buildings and report to the Officers.
- Structural deficiencies of a Building 1 deck were discussed with the Code Officer who agreed to meet onsite with the contractor.
- Maintenance of Birch Glen Drive; Mr. Foster will contact the Road Agent.
- Discussed options the Association could consider to reduce their taxes, i.e. current use, OSRD.

From 7:10 p.m. until 7:33 p.m. the Selectmen met in Nonpublic Session under RSA 91-A:3II(c). Present were Selectmen Joseph Cuddemi, Philip Germain and Steven Osienski, Administrator Denise French, Fire Chiefs Allan Wilson, Chester Heinzman and Joseph O'Brien, Marc Mosher and Brian Giammarino. The group discussed a March 18, 2010 out-of-town employment incident. No decisions were made.

Fire Chiefs Allan Wilson, Chester Heinzman and Joseph O'Brien met with the Selectmen to discuss the following matters:

- 9-1-1 jump seats have been returned to Liberty International; one seat has been accepted as a returned item and the second seat is on display for sale at Liberty.
- A new starter was installed in Engine 1.
- A consensus at the June 1<sup>st</sup> Fire Department meeting indicated the membership would prefer to return to volunteer status and not be employees of the Town. Discussed was the need for the Chiefs to develop a plan for transition, options for payment of a stipend based on participation and not hours, whether or not a volunteer can refuse a stipend and management of volunteers. The hiring process will be revisited.
- The fire alarm has been installed at the Fire Station; currently the alarm is not connected to the monitoring facility.
- Reimbursement for a repeat EMT class was confirmed.

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- Also confirmed that Fire Department personnel can use the Fire Station at no cost for personal activities.
- The Chief reported the Fire Department's boat is not in service; the Department needs training and development of operating procedures.
- Cleanup of the Station and forestry bay is scheduled.
- Needed repairs to the Fire Station included:
  - Caps on the roof
  - Installation of heat tape
  - Paint trim
  - Pressure wash the exterior
  - Chief Heinzman volunteered to replace the broken first floor window. He will obtain estimates for replacing all first floor windows.
  - Entry lock is still problematic and needs a cylinder replaced.
  - Fire escape stairs need replacing.

Highway Department personnel have been asked to look at the deficiencies and identify those that they can fix and others that will need to be undertaken by contractor.

- Heard a report that the Manchester Fire Department sold their non-motorized fire engine to the Town many years ago. This being their first piece of equipment, Manchester Fire has an interest in borrowing the hand-tub for an eight month display in Manchester at a date to be determined.

In other matters the Selectmen took the following action:

- Reviewed and approved the May 26, 2010 Board of Selectmen's Minutes.
- Reviewed and approved the June 2, 2010 Accounts Payable and Payroll Registers.
- Reviewed May expenditures.
- Received recommendations to enhance the Five Year Plan format.
- Received notification that part-time officer Josue Roman has resigned due to activation of his Coast Guard unit. Although technically Mr. Roman had been hired he had not yet begun his employment. A letter of appreciation was signed by the Selectmen.
- Denied Theresa Allen's May 27, 2010 request for the Town to pay court ordered payments to her former landlord. The Board also denied her request that the Town deed the 25 Dodge Hill Road property back to her.
- Asked that the Administrator secure a Forebearance Agreement with the owner of M21/L13-2. The property owner has requested an extension of time to pay the impending 2007 Tax Deed while he awaits a financial settlement.
- Received NHDOT notification of funding for the construction of pedestrian improvements in the Village area (TEP2). The total cost of the project is \$596,000 and the Town is responsible for a matching amount of \$119,200. Preliminary Engineering is scheduled for fiscal year 2011; the Right-of-Way is scheduled for fiscal year 2011; and the Construction is scheduled for fiscal year 2012.
- Voted to purchase a Highway Department 6' x 12' replacement utility trailer for \$600.
- Reviewed and signed an Employee Time-off Request, Timber Tax Warrant for M22/L2, M23/L29&31 and Building Permits for M3/L11 and M20/L11-2.

The meeting adjourned at 9:30 p.m.

Respectfully submitted by:

Denise French, Town Administrator

