

Selectmen's Meeting Minutes

April 14, 2008, 5:00 p.m.

Corner Meeting House

Chairman Cormier called the meeting to order at 5:00 p.m.; also present were Selectman Jon Pike, Town Administrator K. Jeanne Beaudin, Administrative Assistant Cary Lagace, Lois Parrish of LRMHPC as well as several other LRMHPC residents, CDBG Administrator Dona Lane. Ray Carbone with the Daily Sun joined the meeting 5:15 p.m.

Those present stood for the Pledge of Allegiance.

CDBG Public Hearings

Chairman Cormier opened the first Public Hearing at 5:01 p.m. He advised those in attendance that informational sheets were available at the back of the room. CDBG Grant Administrator Donna Lane read the following information:

Community Development Block Grants are awarded by the New Hampshire Community Development Finance Authority (NHCDFA). Up to \$500,000 annually is available on a competitive basis for housing and public facilities, economic development and emergency activities that directly benefit low and moderate income persons. Up to \$12,000 is available for feasibility study grants.

This is a proposed application to the Community Development Finance Authority for up to \$12,000 in Community Development Block Grant feasibility funds. The funds will be used to study the feasibility of water line, septic system, drainage and road improvements to the Lakes Region Mobile Home Park Cooperative. The majority of residences in Lakes Region Mobile Home Park Cooperative are occupied by low and moderate income households.

This project conforms with Belmont's Housing and Community Development Plan's Goals of: Encourage infrastructure improvements including improvements to water, sewer, drainage and roadways and Encourage water and wastewater systems that meet DES Regulations.

Funding request: up to \$12,000

Donna Lane asked for public comment. A representative from Lakes Region Mobile Home Park Cooperative explained that the Park is interested in the feasibility study grant to address drainage, septic system replacement as well as water line breakage problems. Chairman Cormier noted that this process will be similar to the process that was undertaken for the Pleasant Valley project.

Chairman Cormier closed the public hearing at 5:04 p.m.

Chairman Cormier opened the second public hearing at 5:04 p.m. Donna Lane read the following information:

This is a proposed application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant implementation funds. The funds will finance the water, drainage and road improvements at Pleasant Valley Estates in Belmont, NH. The majority of the residences are occupied by low and moderate income households.

This project conforms with Belmont's Housing and Community Development Plan's Goals of: Encourage infrastructure improvements including improvements to water, sewer, drainage and roadways and Encourage water and wastewater systems that meet DES Regulations.

Funding request: up to \$500,000

Donna Lane asked for public comment. Selectman Pike asked who controls the funds for these projects. Town Administrator Beaudin indicated that through a separate set of books the project would be tracked. Donna Lane added that an administrator is usually chosen to help with that process but the Board of Selectmen sign the contracts disperse the funds with the engineer signing off on the larger disbursements. Donna went on to explain that the application for the feasibility study is going in now with awards being made in October and a year is usually needed to get everything together. Town Administrator Beaudin noted that the idea would be to have the project go out to bid in January. Chairman Cormier expressed that he would like the engineer doing the project to approach it with a contingency for if the 500k grant isn't received so the project can still be done, Selectman Pike agreed.

Chairman Cormier closed the public hearing at 5:09 p.m.

Chairman Cormier opened the third public hearing at 5:09 p.m. Donna Lane discuss the proposed Housing and Community Development Plan. She noted that the documents had been updated to reflect the proper years.

Donna Lane asked for public comment, with none Chairman Cormier closed the public hearing at 5:11 p.m.

Chairman Cormier opened the fourth public hearing at 5:11 p.m. Donna Lane read the following information regarding the Residential Antidisplacement and Relocation Assistance Plan. Although this project does not involve any displacement or relocation of persons (or businesses), if the Town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated.

Donna Lane asked for public comment, with none Chairman Cormier closed the public hearing at 5:13 p.m.

Chairman Cormier moved to adopt the Housing and Community Development Plan. Selectman Pike seconded and the motion passed unanimously

Chairman Cormier moved to adopt the Residential Antidisplacement and Relocation Assistance Plan. Selectman Pike Seconded and the motion passed unanimously.

Chairman Cormier moved to approve the submittal of the feasibility application and vote to authorize the Chairman to sign and submit the feasibility application, and upon approval of the CDBG feasibility application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract. Selectman Pike seconded and the motion passed unanimously.

Chairman Cormier moved to approve the submittal of the implementation application **and** vote to authorize the Chairman to sign and submit the implementation application, and upon approval of the CDBG implementation application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract. Selectman Pike seconded and the motion passed unanimously.

Minutes

Chairman Cormier asked that the minutes of April 7, 2008 be deferred until the next meeting when Selectman Caldwell can be present.

New Business

Economic Development

Chairman Cormier explained that he has been approached by several business owners who are not residents of Belmont that would like to get involved in the economic development of Business in Belmont through an economic development committee. Selectman Pike indicated that several years back there was a committee for economic development. He expressed that feels disappointment with Belmont for the process that businesses are required to go through with so many departments involved projects can be held up for very long amounts of time. He stated that the project that his son in law has been working on has been held up on a few occasions with the most recent roadblock being the sewer department. Town Administrator Beaudin pointed out that Mr. LeClair had provided the easement document to her and it was then reviewed by town counsel and returned to Mr. LeClair with some changes that counsel was requesting, once those changes are made it can move forward again. Selectman Pike expressed that if a business is going to invest in Belmont part of the process that they go through should include everyone involved to be in the same room. Chairman Cormier agreed that the process is not friendly for the owner or developer.

Selectman Pike noted that the car wash on Route 106 was turned into a dealership in no time, but two months later with a desire to add mechanical services to the location its being said by the Fire Department that the propane tanks are not located properly, but are in the same location as two months ago and the propane company says their location meets code and now the process is at a stale mate. Chairman Cormier said he had heard similar things about the process and many have said that it is easier to work and develop business in other neighboring communities. He feels it will be beneficial to look at the process with business owners. There was discussion regarding the development of areas that have utilities versus the areas that don't and how in the past the business is required to either pay to bring in utilities or create private utilities. They discussed that the Town should provide utilities if they expect businesses to

want to come here. The Board agreed that discussions regarding utility expansion are important.

Chairman Cormier explained that he would like to see a full time Economic Development Coordinator, but realizes that the creation of a committee will be a good start. He added that Brian Watterson and Kevin Sturgeon have expressed interest in sitting on such a committee. Selectman Pike added that he thought Mr. Gaudet of Autoserv may also be interested. Town Administrator Beaudin noted that Russ Thibeault had indicated that he would come back and give a presentation if the Board of Selectmen wanted him to. The Board discussed holding a joint meeting on May 19, 2008 that would be held in the afternoon and would include representatives from the Board of Selectmen, the Planning Board, Water Department, Sewer Department, Planning Board, Zoning Board, Town Administrator, Town Planner and 3-4 business owners.

Town Clerk/Tax Collector Position

Town Administrator Beaudin advised the Board that Cynthia DeRoy had been into see her and let her know that she is interested in the Town Clerk/Tax Collector position. Chairman Cormier indicated that he had spoken with her too. The Board will appoint her to the position at their May 5, 2008 meeting. Town Administrator Beaudin indicated that the Deputy Town Clerk/Tax Collection position will be posted tomorrow with a deadline for applications of May 9, 2008.

Workers Compensation

Town Administrator Beaudin explained that it is her understanding that the Board wished to offer 10 weeks for the determination of differential on the Workers Compensation policy, which is the difference between what Workers Compensation will pay and the employee's full pay. After the ten weeks the difference would come from other benefits such as personal time, vacation time or sick time.

Chairman Cormier moved to accept the Workers Compensation plan as presented. Selectman Pike seconded and the motion passed unanimously.

Non-Public Session

Chairman Cormier opened the non-public session at 6:00 p.m. in accordance with RSA 91-A:3 II (c). Roll call was taken and those present and voting were Ron Cormier and Jon Pike. Also present was Town Administrator Jeanne Beaudin, Chris Gustafson, Tom Murphy and Adam Hawkins.

Chairman Cormier reviewed the Board's decision to place Christopher Gustafson on unpaid leave from the Belmont Police Department through August 1, 2008. Union Representative Adam Hawkins stated that the Union will be grieving the Board's decision. Adam stated his concerns with the Board's decision are strictly business and he went on to comment about the cost to hire a new police officer. He noted that he was speaking on behalf of other department members when he stated that he felt the decision was a bad one.

Chairman Cormier thanked those present for attending the meeting and expressed the Board's sincere wishes for Chris's continued progress.

Chairman Cormier closed the non-public session at 6:55 p.m. No decisions were made.

Next Meeting

The next regular Board of Selectmen's meeting will be Monday, May 5, 2008 at 5:00 p.m., at the Corner Meeting House.

Adjournment

The meeting adjourned at 7:00 p.m.

Ronald Cormier, Chairman

Reginald Caldwell

Jon Pike