



TOWN OF DEERING

Board of Selectmen

762 Deering Center Road
Deering, NH 03244

Meeting Minutes

April 4, 2018

Selectmen present: Aaron Gill, Allen Belouin.

The meeting was called to order at 1900.

MEETING MINUTES:

Meeting Minutes – March 21st.

Mr. Gill made the motion to approve the March 21st meeting minutes. Mr. Belouin seconded the motion. The vote was unanimous and so moved.

New Business

Fire Department – Skid Pack Bid

Mr. Gill noted that Chief Gorman had provided two bids for the skid pack, but a third was provided by Assistant Chief Doug Connor. Mr. Gill explained that the bid sent by Mr. Connor was not in the agenda packet because no one knew if the Fire Chief had authorized the bid. Mr. Gill further explained that the same thing happened at town meeting where Mr. Connor brought a new quote for the cost of a skid pack that was dated late February. Ostensibly, the Fire Chief knew nothing about the new pricing. There was ample time to bring the new cost data to a Board of Selectmen's meeting before Town Meeting. That was not done and that was the responsibility of the Fire Chief. The new cost for the skid pack would have easily been approved by the Board and presented by them at Town Meeting. Because the process was not followed it took over an hour at Town Meeting. Mr. Gill reminded Messers Gorman and Connor that numerous people at Town Meeting voiced frustration with the Fire Department for not following the budget process. Many of the process and transparency issues associated with the budget are discussed at the weekly staff meetings with the Town Administrator that the Board has directed all department heads to attend. The new cost data needed to be discussed or at least come to light during a weekly staff meeting. It did not because the Fire Chief failed to attend. There are processes in place for a reason. The TA explained that working outside the budget process is disrespectful to the budget advisory committee volunteers who review, question, and recommend the annual budget to the Board of Selectmen. It leaves volunteers wondering if they have wasted their time. The process insures transparency and accountability. Operating outside of the process leaves people feeling distrustful. Chief Gorman admitted that it was on him and that he should have brought the issue to the Board.

Uninspected Forestry Vehicle

Mr. Gill addressed the issue of the fire department forestry vehicle being driven by the Chief and department personnel since September 2017 without an inspection sticker as required by law. It was even driven to the Town Meeting without an inspection sticker. This is unacceptable and the vehicle cannot be driven until it passes inspection. It simply creates a problem for the town. No explanation of why it was driven was offered. The Chief noted that it will get inspected as soon as possible.

Finally, Mr. Gill reminded department personnel that the TA represents the Board of Selectmen and acts on their behalf during normal day to day operations. Department heads report to the TA. When the TA asks for information or provides guidance and direction he is doing so at the behest of the Board. Both Messers Gill and Belouin noted their support for the fire department. It's why the Board had asked to fund a study of the department, hire a fire chief, and implement a per diem program. They have also asked for and received funding for the current skid pack and next year the Board is requesting funding for a new tanker truck. Teamwork and collaboration make for a more efficient and responsive organization and that is what the Board has promoted over the course of their tenure.

The Board reviewed bids on the Forestry Skid Pack.

Cascade Fire Equipment	\$29,720
Dingee Machine	\$24,344
Danko	\$19,590

Mr. Gill made the motion to approve the bid from Danko for \$19,590. Mr. Belouin seconded the motion. The vote was unanimous and so moved.

Gary Samuels – Conservation Easements

Mr. Samuels provided a power point presentation (see attached) wherein he discussed the status of various conservation easements. Specifically, a few of the deeds lacked clarity and required additional work to perfect the deed language. Mr. Samuels explained that while the Town may retain ownership, the easement itself is better assigned to a steward organization like the Society for the Protection of NH Forests. They require one-time funding to monitor the easement, but the stewardship entity becomes the responsible party for monitoring and enforcing the terms of the easement and that relieves the Deering Conservation Commission of the responsibility. Mr. Samuels asked for support from the Board so that he can represent himself as a credible representative form Deering when discussing easement terms with stewardship entities. The Board pledged their support.

Health Insurance Plan Review

The TA briefed the Board on the health insurance rates. The current plan is no longer being offered. The Rx portion of the plan's co-pay is no longer available. The AB10IPDED(07L) – Rx10/20/3K(L) plan while similar offers higher co pays and deductibles. It also is 6.1% less than the previous plan (see below). Employees pay 100% of dental insurance.

	Current Plan	New Plan	Diff
Single	\$ 873.58	\$ 823.31	-6.1%
2-Person	\$ 1,747.15	\$ 1,646.62	-6.1%
Family	\$ 2,358.65	\$ 2,222.94	-6.1%

Mr. Gill made the motion to approve changing to the plan outlined in the narrative with cost data reflected in the table above. Mr. Belouin seconded the motion. The vote was unanimous and so moved.

Pest Services Agreement

The TA explained that mice had invaded the Town Hall and a few had taken up residence in the kitchen oven. Mr. Belouin recommended getting in touch with JP Pest Services and a representative had inspected the building. Mr. Belouin noted that there existed a few holes in the building where rodents

were entering. The initial costs for setting traps and so on is \$347 and a \$75 monthly fee (see attached). Mr. Gill made the motion to approve the agreement. Mr. Belouin seconded the motion. The vote was unanimous and so moved.

Selectman Sharon Simpson's Resignation

Mr. Gill made the motion to regretfully accept Ms. Simpson's resignation from the Board of Selectmen. Mr. Belouin seconded the motion. The vote was unanimous and so moved (see attached).

TO BE REVIEWED AND/OR SIGNED:

- Employee Payroll	<u>March 28th</u> \$12,155.38
- Employee Payroll	<u>April 4th</u> \$12,351.73
- AP ACH XFER	<u>March 21st</u> \$184.10
- AP Manifest	<u>April 4th</u> \$41,123.50
- MS-636	
- Intent to Cut	227-030-000
- Intent to Excavate	209-011-000

Non-Public Session - RSA 91-A:3 II (a)

Mr. Gill made the motion to enter non-public session under RSA 91-A:3 II(a) to discuss the TA's Performance Review. Mr. Belouin seconded the motion. The vote to enter non-public session was unanimous and so moved. Roll call vote: Allen Belouin, Aye; Aaron Gill, Aye.

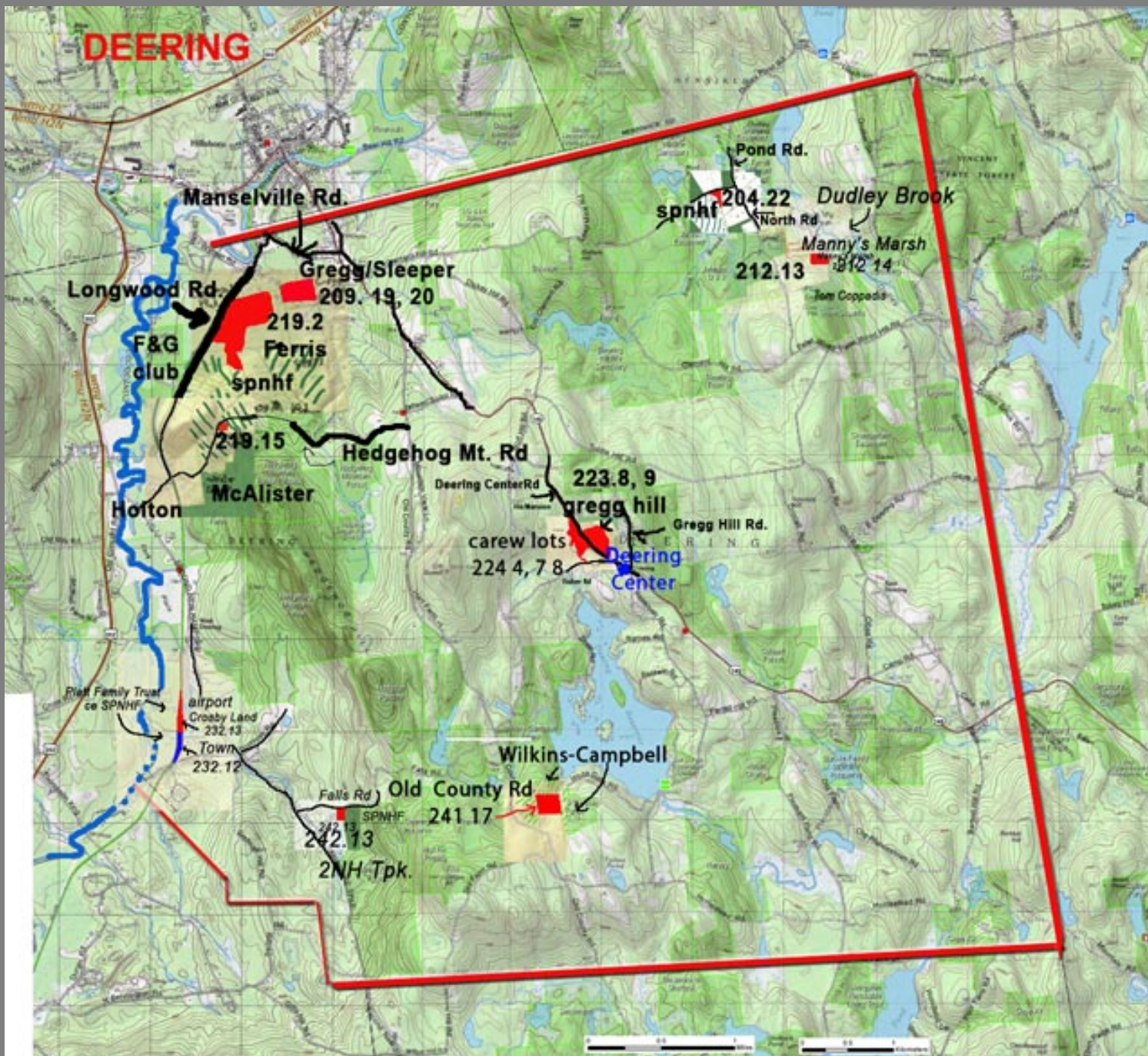
The Board entered non-public session at 2055.

The Board reconvened in public session at 2145.

There being no further business to come before the Board Mr. Belouin made the motion to adjourn. Ms. Simpson seconded the motion. The vote was unanimous and so moved. The meeting adjourned at 2145.

Respectfully Submitted,

\s\ Russell McAllister
Town Administrator



LOTS OWNED BY THE
TOWN OF DEERING THAT
COULD BE CONSERVED

The town of Deering owns 19 Forested lots that could be Considered for conservation.

Among them are 3 lots for which
The process of conserving them is
Incomplete.

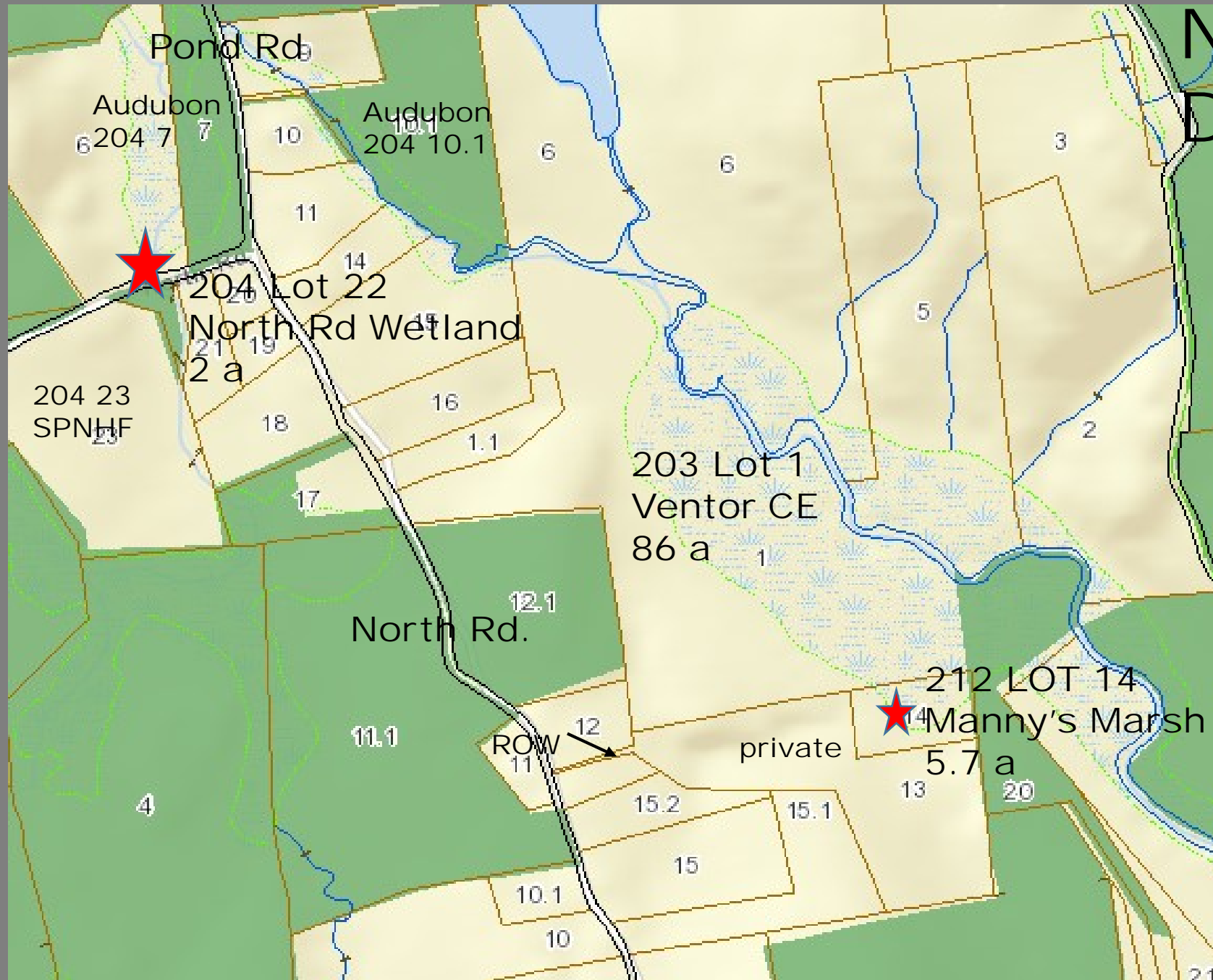
Following is a description of each Lot.

This is presented with the aim of
Developing a plan for them

NORTHEAST DEERING

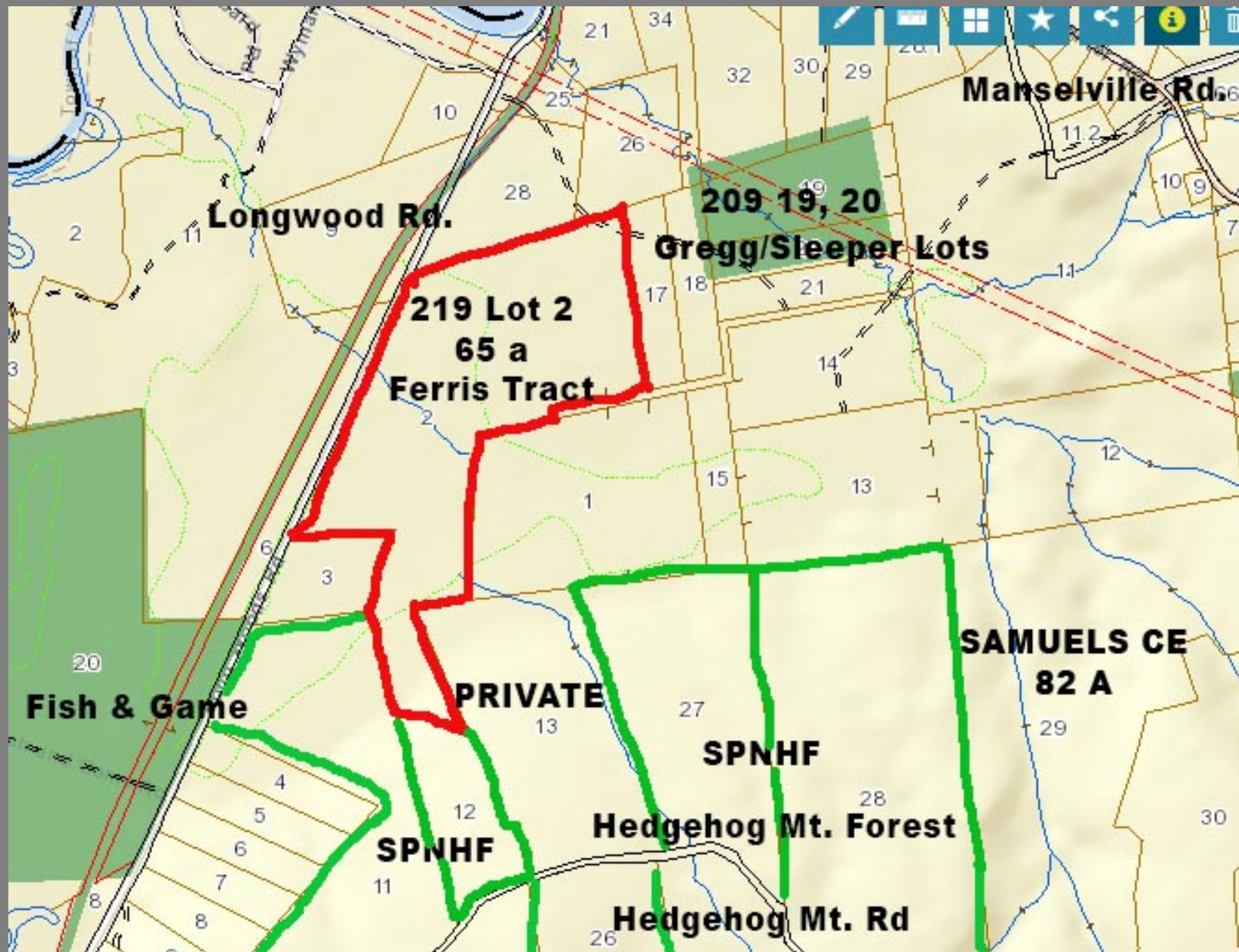
Map 204 Lot 22
2 acres, not conserved
Donate to SPNHF

Map 212 Lot 14
5.7 acres
Improperly conserved
Surrounded by privately
Owned CE's



MANNY'S MARSH



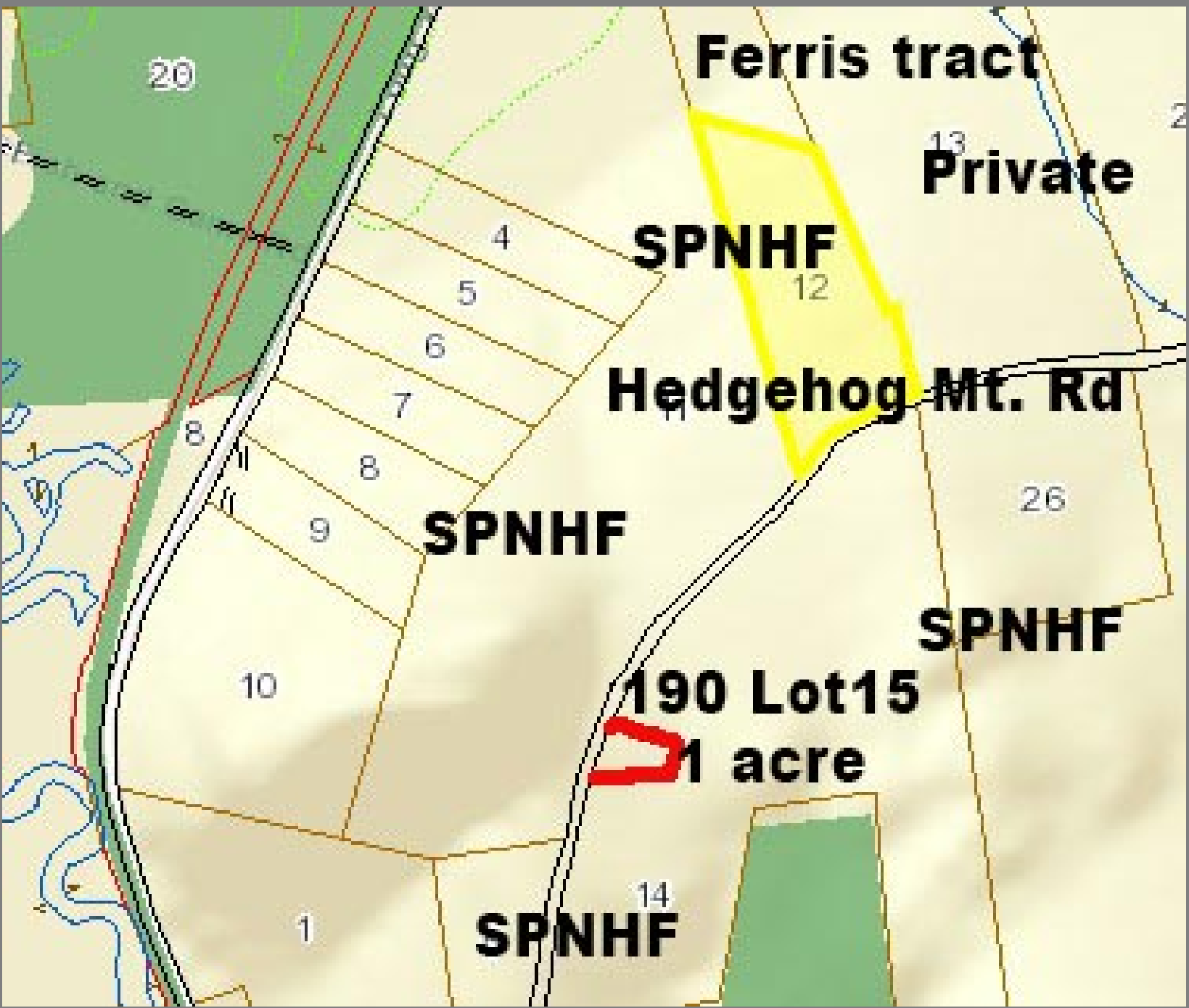


NORTHEAST DEERING

Map 209 Lot 19
13.5 a
Gift to town. No
deed restriction.

Map 209 Lot 20
12.5 a
Conservation restriction
To SPNHF.

Map 219 Lot 2
Ferris Tract
65 a wetland
Gift to DCC by Edward
Ferris. Conservation
restriction. Contiguous
With SPNHF and
Hedgehog Mt Forest

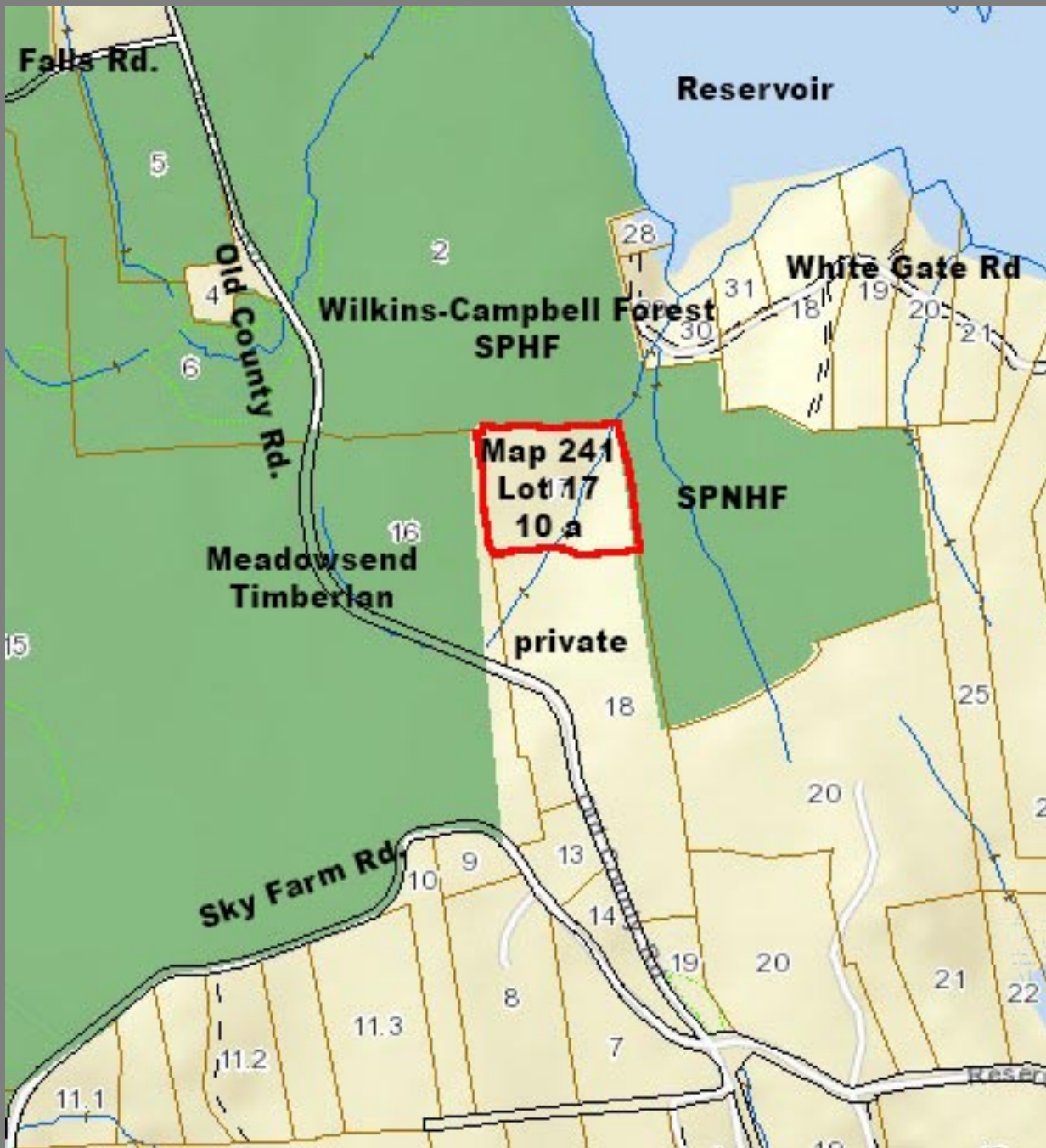


HEDGEHOG MT. RD.

Tax Map 190, Lot 15
1 acre
Lot completely surrounded by SPNHF.
SPNHF asked about acquiring
the land. Remains of a camp with
shingles are present on the site.



TAX MAP 190 Lot 15 1 acre
Remains of a camp



Map 241 Lot 17 Old County Rd 10 a

SPNHF determined this lot to comprise 10 a, Following deed research In 2009 SPNHF proposed Buying the land. The value then was \$1000/a nothing has happened since then. I think SPNHF would like to have this parcel, that is surrounded By conserved land..



Tax Map 242
Lot 13
2 acre

No deed restriction
A buildable lot that
Abuts SPNHF



Falls Rd, parcel on the right



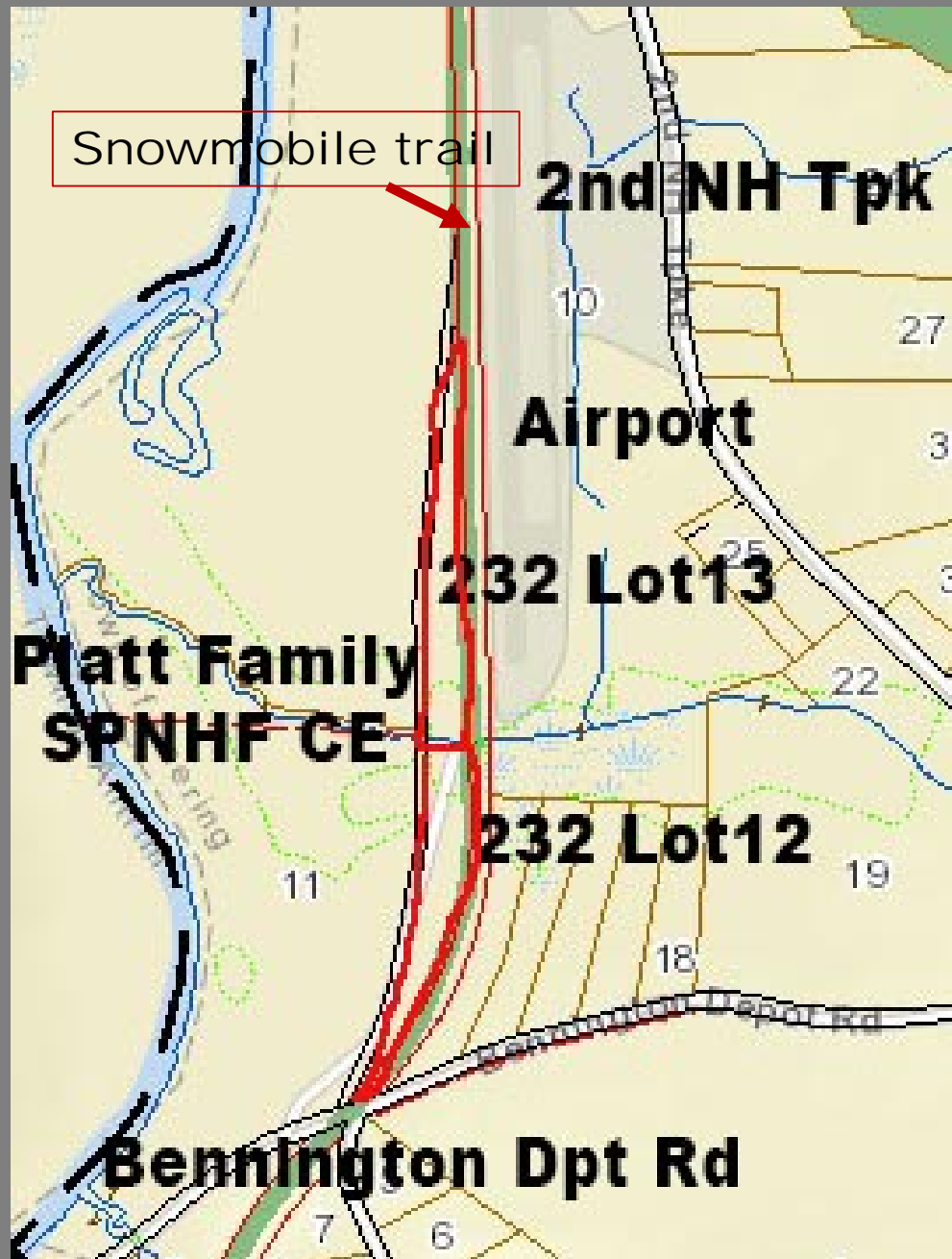
Brook at outflow of the pond



Brook forming the west boundary



Privately owned pond at
end of forest road



WEST DEERING CROSBY LANDS

TAX MAP 232 LOTS 12, 13

Deed for Lot 13 has a conservation restriction.
Lot 12 has no restriction

There is a wetland at the point where the two
Parcels join.

The parcels are wooded and are bounded on their
right by a snowmobile trail.

Platt Farm



Contoocook at Platt Farm



Wetland at
Crosby



Remains of bridge
At Crosby



DEERING CENTER



'Library' Lot
Map 223 Lots 8, 9
Approx. 14 acre

Carew Lots
Map. 222, Lots 4, 6, 7
Approx. 23 acre

Possible spot or fire/ems

MAP 222 LOTS 4, 6, 7

No deed restrictions on Lots 6 or 7

Conservation restriction on 'lot' 4

Lot 4 is also known as 'old road' and is a class VI road.
Can it be conserved?

A stream runs through 6 and 7. The top of Lot 7 is flat, a
Potential place for a fire station . The ravine deepens through
Lot 6 to Fisher Rd.

There is a 'for sale' sign on Lot 6. Why?



Old Road



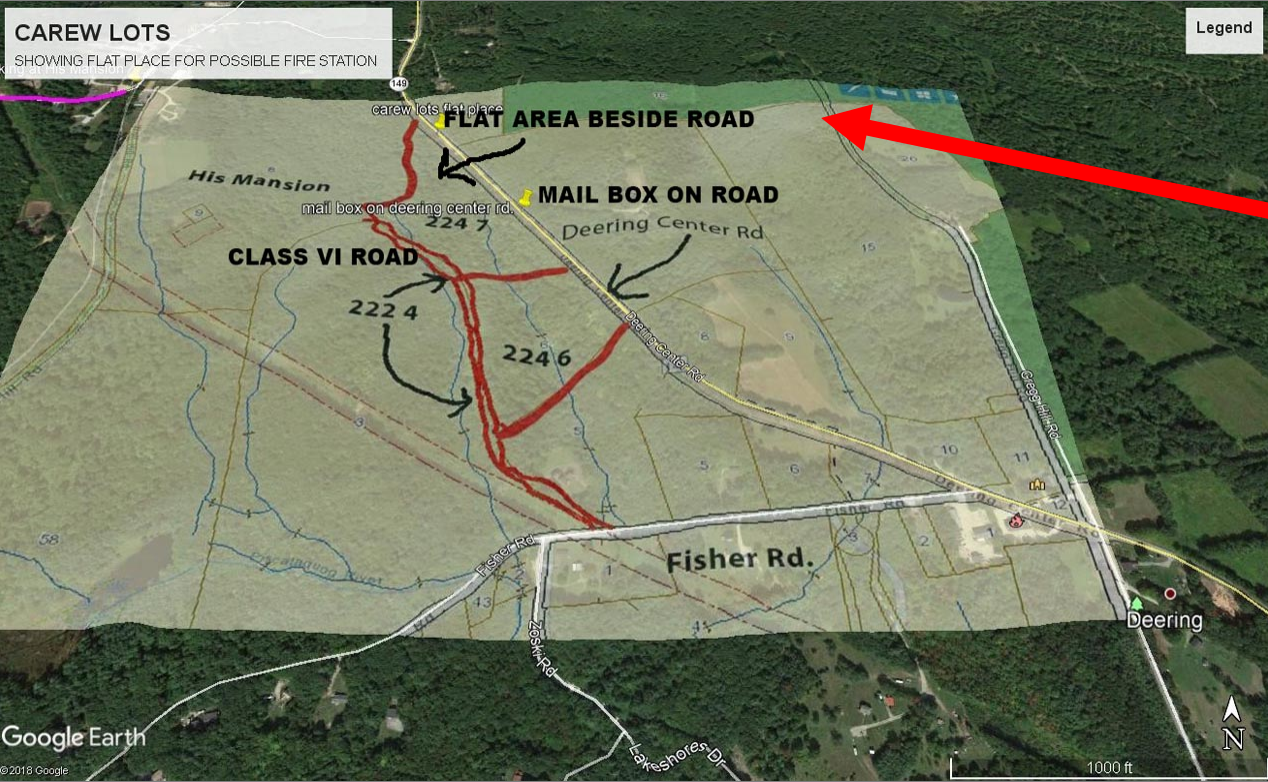
Top of Lot 7



Stream in Lot 6



For sale. Lot 6



CAREW LOTS ALONG
DEERING CENTER RD
POSSIBLE SITE FOR FIRE STATION

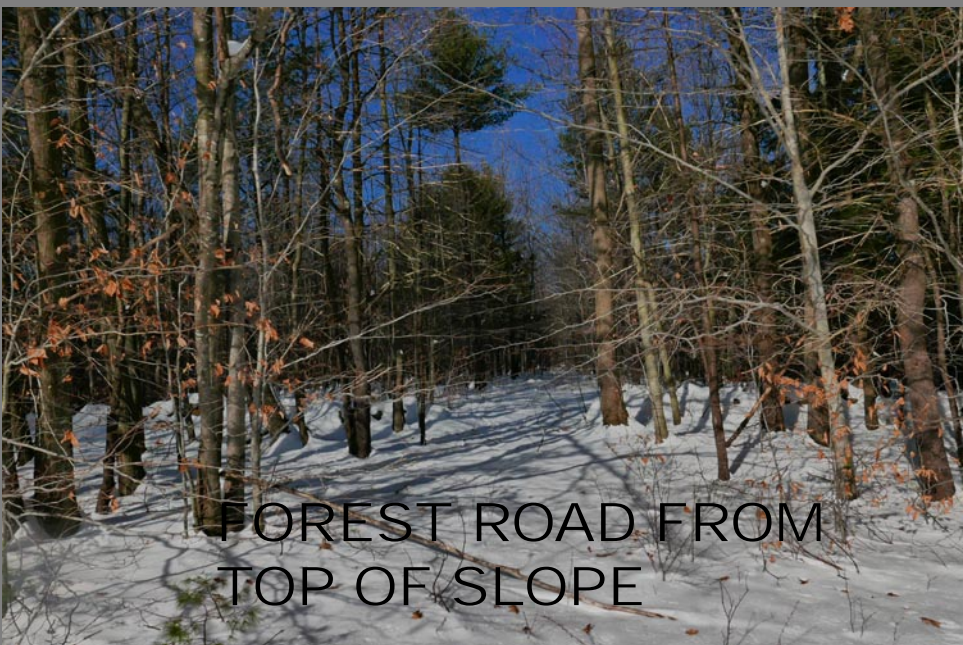
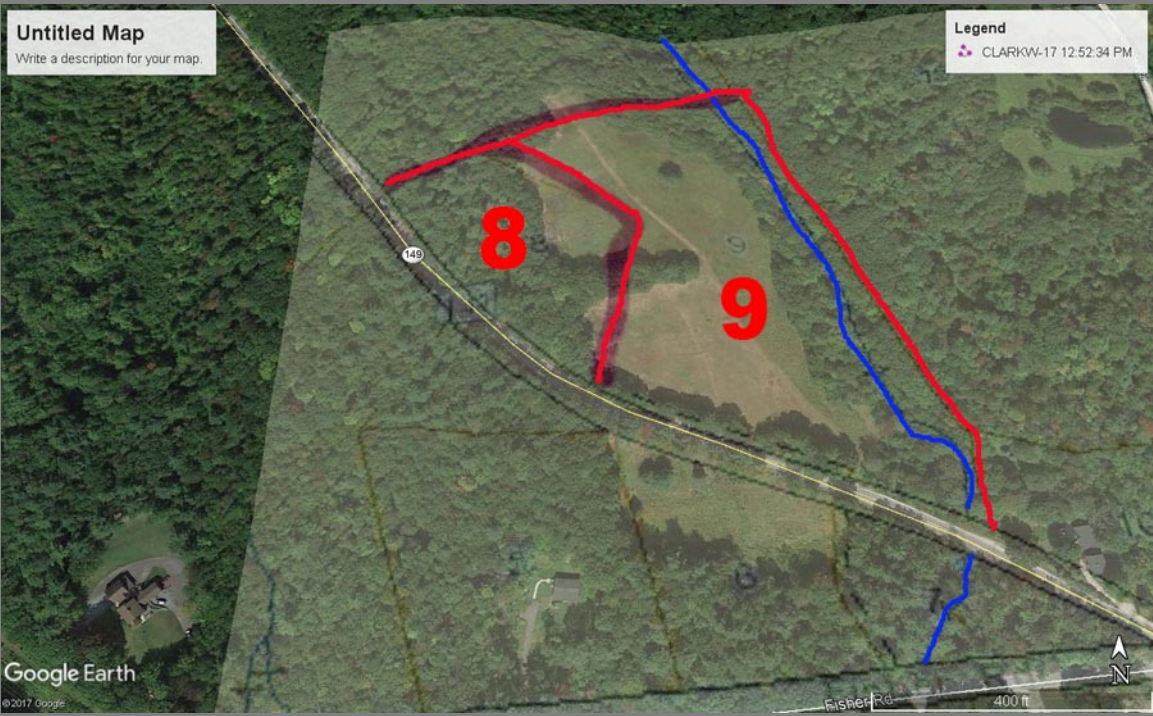


FLAT AREA FROM DEERING CENTER RD
AT TOP OF CAREW LOTS

'LIBRARY LOT'



DEERING CENTER AND RESERVOIR
FROM TOP OF LIBRARY LOT



INCOMPLETE CONSERVATION EASEMENTS

Manny's Marsh map 212 lot 14 5.7 a
Crosby Land map 232 lot 13 4 a
Carew Access Rd map 222 lot 4 2.3 a

These properties are owned by the town and the conservation easement
On each was given to the Conservation Commission.

This violates the common law doctrine of 'Merger'

If a government agency holds a conservation easement on a property
(such as an easement acquired through a purchase of development rights
program) and later acquires the fee interest, the conservation easement will
be merged out of existence. The common law precludes having a contract
with oneself, for the simple reason that it is not legally enforceable.

The likely solution is for the town to donate the conservation easement
to a land trust such as SPNHF

RECOMMENDATIONS

LOTS > 2 ACRE DONATE LAND TO SPNHF

Contiguous with SPNHF land

North Rd Wetland Map 204, lot 22

Falls Rd Lot Map 242, lot 13

Hedgehog Mt. Rd. Map 190, lot 15

DONATE EASEMENT TO SPNHF (?)

Ferris Tract Map 219 lot 2 65 a

'Library Lot' Map 223, lots 8, 9 about 14 a

Manny's Marsh Map 212 lot 14 5.7 a

Gregg/Sleeper Map 209 lots 19, 20 about 25

Carew Lot Map 222, lot 6 10 a

CROSBY LANDS Map 232, lots 12 and 13

?

Old County Rd Lot Map 241 lot 17 10 a

SPNHF wanted to buy this lot

POSSIBLE DEVELOPMENT

Carew Lot Map 222, lot 7, 12.7 a
on Deering Center Rd., possible site
For fire station

Library Lot Map 223, lot 9 11 a
Possible site for solar array in addition
to library/community center
adjacent to LaChance conserved land
and Tom Rush Forest

COMMERCIAL INTEGRATED PEST MANAGEMENT AGREEMENT

Retail Food	Healthcare	Hotel	School/Daycare	Commercial	Business Protection Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Service Location Information			Billing Information		
Business Name: Deering Town Hall			Business Name: Same		
Service Address: 762 Deering Center Rd			Billing Address:		
City, State, Zip: Deering, NH 03244			City, State, Zip:		
Service Phone/Fax: 603.464.3248			Billing Phone:		
Service Contact: Russell McAllister			Billing Contact:		
Contact Title: Town Adimistrator			Contact Title:		
Contact Phone: Same			Contact Phone:		
Contact Email: administrator@deering.nh.us			Contact Email:		
Purchase Order #:			Federal Tax ID #:		
Pests Covered:	Ants; Cockroaches; Mice; Rats; Stinging Insect (nests up to 15 feet from ground level). Other pests may be included for an additional cost. JP Pest Services will provide a separate quote upon request.				
Perimeter Area:	For some exterior invading pests, Perimeter Treatments may be recommended for an additional cost. JP Pest Services will provide a separate quote upon request.				
Service Frequency:	<input checked="" type="checkbox"/> Monthly <input type="checkbox"/> 2x per Month <input type="checkbox"/> Quarterly <input type="checkbox"/> Other (please explain) weekly for 3 weeks to catch mice				
Core Areas Covered:	Kitchen upstairs and downstairs, Hall, offices, and exterior stations <i>Other areas may be included for an additional cost. JP Pest Services will provide a separate quote upon request.</i>				
Eligible Days/Times:	Days Not Eligible For Service		Eligible Time Range for Service		
	<input type="checkbox"/> M <input type="checkbox"/> T <input type="checkbox"/> W <input type="checkbox"/> TH <input type="checkbox"/> F		_____ am to _____ pm		
Initial Service Instructions:	First 3 weeks will be initial and weekly to remove mice. Place 3 exterior bait staions roadside and one near rear. Basement boiler room-2 snaps above emergency light in ceiling, 2 rtus flanking green door and 1 rtu on sill corner upper right of that door. Boiler room behind furnance rtu up in insulation. Pump room- 1 rtu by blue tank. Kitchen lower level- 1 rtu in corner behind stove and 1 snap, 1 rtu under sink and 1 snap. Kitchen Upper level- 1 monitor behind microwave and use excluder on sink pipechaser.				

**ADDITIONAL UNIT COVERAGE:**☒ N/A

Classrooms, Offices, Patient Rooms (from this point forward referred to as "Units") are included for inspection/service at your request during your regularly scheduled service visit. All additional units in excess of will have a \$35 per unit charge for inspection/service. Inspection/service required between regularly scheduled visits will incur a minimum fee of \$65 for the first unit and \$35 for each additional unit requiring inspection/service. Any units serviced will have a 30 day warranty for that service.

NON-BUSINESS HOURS:

NO CHARGE for pests & core areas included in this service agreement between scheduled services during weekdays and non-holidays from 7:30am to 4:30pm. If services are requested outside of normal business hours a JP Pest Services representative will contact the customer on the next business day for pricing and scheduling.

PHONE: 800-222-2908 EMAIL: customerservice@jppestservices.com

DEVICE REPLACEMENT:

Occasionally devices are damaged and require replacement. JP Pest Services will replace damaged devices at the next scheduled service. Prices for replacement are at the current rate card.

TRIP CHARGE:

A \$75 trip charge will be assessed if JP Pest Services arrives at the service location for a scheduled service and the customer declines the service without notifying JP Pest Services in advance.

SERVICE GUARANTEE:

This is an Integrated Pest Management Service Agreement. We agree to manage above named pests, at the above named areas, in accordance with the terms and conditions of this Service Agreement. All labor, materials, time and expertise will be furnished to provide the most effective impact on pests, with the least impact on the environment. We will govern our work in accordance with Federal, State and City regulations. **CUSTOMER COOPERATION** with sanitation, structural and storage practices are necessary for the pest management program to be effective. Lack of attention with customer cooperation, may result in failure of the pest management plan and will void any warranties. This Service Agreement does not guarantee against present or future pest damage to the building, or its contents, or provide repairs or compensation. This agreement will self-renew annually after the initial service date unless otherwise arranged for. Either party may cancel with 30 days written notice after the first full year of service. Early Cancellation (within the first year) will be subject to an Early Cancellation Fee equal to the total of the remaining contract balance of the First Year of Service.

PAYMENT TERMS ARE NET 30 FROM DATE OF INVOICE

please initial 

Initial Service Labor: 200.00

Initial Service Product: 147.00

Per Service Investment: 75.00

By signing this document, the customer agrees to have the above work performed at the terms listed.

Joe Fratarcangelo

JP Pest Service Signature

Print Name: Joe Fratarcangelo

Title: Commercial Service Planner

Date: 4.4.18



Customer Signature

Print Name:

Russell McAllister

Title:

Town Administrator

Date:

4/9/2018

JP Pest Services, LLC • 101 Emerson Road • Milford, NH 03055

(P) 800-222-2908 • (F) 603-672-5637

customerservice@jppestservices.com

jppestservices.com

Sharon M Simpson

385 Tubbs Hill Road
Deering NH 03244

March 28, 2018

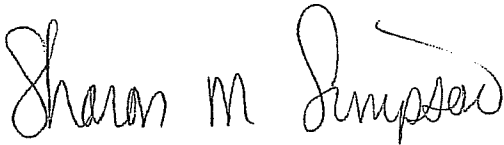
Town of Deering
Board of Selectmen
762 Deering Center Road
Deering NH 03244

Dear Fellow Board Members:

Please accept this letter as my formal resignation from the Board, effective immediately. Career opportunities, once again, have been presented to me that are a potential conflict of interest with my position on the Board of Selectmen. I feel it would not be prudent to table these opportunities again.

I would like to thank the Town of Deering for the opportunity to have served in this capacity; and I have greatly enjoyed serving with you. If there are other ways I can be of assistance, please do not hesitate to call on me.

Sincerely, and with deepest regards,

A handwritten signature in cursive script that reads "Sharon M Simpson". The signature is written in dark ink and is positioned above the printed name.

Sharon M Simpson

Please sign in

Doug Long

Pat Long

Gale Lalmend

Robert Lalmend

Sharon Simpson

Gary Samuels

Wm. P. Carr

Dad Carr