

**Town of Auburn
Board of Selectmen
Town Hall
Stritch Meeting Room
September 25, 2023
Approved Minutes
7:00 PM**

Selectmen Present: Keith Leclair, Michael Rolfe and Tom Carroll

Others Present: Police Chief Ray Pelton, David Gugger, Library Director Daniel Szczesny, Library Trustees Marilyn Cavanaugh & Elizabeth Michaud, Cindy Berling (Alt), Consultant Sarah Andrews, Amanda Martinelli, Allison Rickenbach and Peggy Neveau (Fund Raising), Architect Jason LaCombe of SMP, Mike DiPietro, Town Administrator Chris Sterndale, Recording Secretary Nancy Hoijer and other persons unknown to the minute taker

I. Call to Order

Mr. Leclair called the meeting to order at 7:02 PM and led the Pledge of Allegiance.

II. Public Comments

Mr. Leclair asked if there were any comments from the public at 7:02 PM and there were none.

III. Appointments with the Board

A. Library Trustees

Library Director Szczesny introduced the Library Trustees, Building Committee, Fund Raising Team, Architect, Construction Manager and Consultant. He thanked the supporters who attended the meeting.

Architect Jason LaCombe of SMP presented a PowerPoint presentation showing the proposed library grounds, building and interior design. He explained that the existing building will be moved back and renovated. The proposed expansion will be approximately 8,000 SF.

Mr. LaCombe explained the Trustee's vision for the community center and meeting room which proposes to seat 100 attendees and be able to be accessed when the library is closed. He showed a conceptual design of the large children's area, front desk, study areas, adult circulation and outdoor seating and noted the library access will be ADA compliant.

Mr. Szczesny discussed the goals for expanding the existing collection. Mr. Leclair asked about the increased costs that will become part of the library's budget moving forward, such as additional staff and utilities. Mr. Szczesny noted there will be at least one part-time staff member added and hopes the library will be open on Monday. Mr. LaCombe noted they haven't looked at mechanical components yet but are contemplating a solar array.

Mr. Rolfe asked about septic and stormwater design and cost, and snow and trash removal. Mr. LaCombe indicated stormwater is proposed to be stored under the parking lot. Mr. Rolfe advised that may not be practical given the groundwater level and grading.

Mr. Szczesny talked about fundraising efforts to take place between now and breaking ground in winter 2024 or spring 2025. He reported the Trustees will seek grants, donor gifts and naming opportunities.

Mr. Leclair asked about the guaranteed maximum price, project budget and bonding expectations for the town. Mr. LaCombe reviewed the \$5,946,294 project budget, ancillary expenses and contingency percentages. Mr. Sterndale projected the rates and cost of a \$5 million dollar bond with the NH Municipal Bond Bank @ 3.65% for 20 years with a tax impact of approximately \$0.25/thousand.

IV. Manifests

Highway Accounts Payable dated 9/20/23 \$15,555

Mr. Carroll motioned to approve the Highway Accounts Payable manifest dated September 20, 2023 in the amount of \$15,555. Mr. Leclair seconded the motion. A vote was taken, Mr. Rolfe abstained, Mr. Leclair voted aye and Mr. Carroll voted aye. The motion passed 2-0-1.

V. Consent Agenda

Mr. Leclair read out loud, and offered for inspection, the Consent Agenda dated September 11, 2023 which consisted of a Payroll Manifest for 9/25/23 in the amount of \$60,907.06 and an Accounts Payable Manifest for 9/18/23 in the amount of \$57,898.95.

Mr. Leclair motioned to approve the Consent Agenda for September 11, 2023. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed 3-0-0.

VI. New Business

A. Silver Hill Road – Building Permit on Class VI Road – David Gugger

Mr. Sterndale presented the request by David Gugger for a building permit on a Class VI portion of Silver Hill Road. He noted recommendation for approval by the Planning Board and provided a copy of the map and Agreement and Release which will be recorded with the Registry of Deeds upon acceptance, protecting the town from liability for the owner to maintain/use the Class VI Road. He noted the Road Agent and Building Inspector approved. A turnaround easement will be in place with the neighbor.

Mr. Leclair asked what would happen if the owner did not maintain the road and Mr. Sterndale indicated they would be in breach of the agreement which runs with the land, and fall into enforcement.

Mr. Rolfe motioned that the Board of Selectmen authorize the issuance of building permit for Map 2, Lot 19 on Class VI Silver Hill Road as recommended by the Planning Board and pursuant to RSA 674:41 with said approval contingent upon related waiver and turnaround easement being signed and recorded (by owner(s) and Selectmen). Mr. Carroll seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

The Selectmen signed the Agreement and returned it to Mr. Sterndale.

B. Gift Acceptance Public Hearing – Police K-9 “Milo” from Auburn Police Association

Mr. Leclair opened the public hearing at 7:08 PM and asked if there were any comments from the public.

Chief Pelton presented the donation, valued at \$8,500, from the Auburn Police Association, on behalf of the Department.

Mr. Rolfe motioned that the Board of Selectmen accept the gift of K-9 Milo and related equipment, valued at \$8,500, from the Auburn Police Association. Mr. Carroll seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Mr. Leclair closed the public hearing at 7:10 PM.

C. E-Waste & Shred Day

Town Administrator Sterndale reported that E-Waste and Shred Day will both take place on Saturday, from 9 AM to 2 PM, Shred Day will be here at Town Hall. Mr. Leclair requested that there be a head count of attendees to quantify the expense.

VI. Old Business

VII. Committee Reports

Mr. Rolfe reported that the Planning Board met on September 20th and had informal proposals with: Jeff Wenzel for 81 Priscilla Lane to discuss potential site plan amendment and Steve Munroe to discuss potential tenant for one of the contractor bays at 22 Dartmouth Drive. The Board held public hearings to approve a lot line adjustment for Tanglerock Drive and a one lot subdivision for Fieldstone Land Consultants on Eaton Hill Road and began hearing the site plan review for an office and warehouse with Matthew Peterson for 88 Gold Ledge Avenue (continued to 10/18).

Mr. Carroll reported that Highway Safety met last Wednesday and discussed speeding complaints over the summer and deterrent efforts by the Auburn PD resolutions on Lover’s Lane and reviewed plans for relocation of Depot Road.

VIII. Minutes

A. September 11, 2023 Public Meeting Minutes

Mr. Rolfe recommended edits.

Mr. Rolfe motioned to approve the September 11, 2023 public meeting minutes as amended. Mr. Carroll seconded the motion. A vote was taken, all were in favor, the motion passed 3-0-0.

IX. Non-Public Session pursuant to 91-A:3(II)(d) consideration of the acquisition, sale or lease of real or personal property

By Roll Call, Mr. Leclair motioned to go into non-public session pursuant to 91-A:3(II)(d). Mr. Rolfe seconded the motion. A roll call vote was taken, Mr. Leclair voted aye, Mr. Rolfe voted aye, and Mr. Carroll voted aye. The motion passed unanimously.

The meeting room was closed to the public at 8:12 PM.

Mr. Rolfe motioned to come out of non-public session. Mr. Carroll seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

The meeting room was reopened to the public at 8:24 PM.

By Roll Call, Mr. Carroll motioned to seal the minutes of the non-public session. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

X. Adjournment

Mr. Leclair motioned to adjourn the meeting at 8:24 PM. Mr. Rolfe seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Nancy Hoijer, Recording Secretary