

**Town of Nelson
Selectmen's Meeting
3:00 PM**

September 28, 2022

Executive Board Attending: Brenna Kucinski, Al Guida, Michael Blaudschun, Edie Drinkwater, Admin. Assist.

Others attending: B. Lambert, B. Wingerson, A. Whitney, T. Newcombe, D. Walton, M. Tarr, L. Sieverts,

Brenna called the September 28, 2022 meeting of the Nelson Select Board to order at 3:00 PM.

● Brian Lambert came before the Board to request a Building Permit for an addition to his existing garage. After reviewing the plans and confirming the location and setbacks, Al made a motion to approve the Building Permit as requested.

Mike seconded.

The motion carried 3-0.

● B. Wingerson and A. Whitney came before the Board to discuss their belief that the dehumidifying system had been removed from the Archives room in the Library lower level.

Brenna assured them that she met with the HVAC installer and he confirmed that the system was in place and nothing had been removed or changed regarding that system. Brenna further informed her that "Plumbob" has been contacted regarding problems with the system maintaining the proper temperature and humidity. He agreed to check the system and address any problem found.

● B. Wingerson is concerned over the space required for Town records that are kept in the Archives. She would like all Town records removed and suggested using the library storage room for the Town Records. These records must be locked, with limited access, so the space could not be shared with the Friends of the Library. All acknowledged the lack of secure space for the records and were reminded that the second floor of the Town Office was determined to be unusable for storage or work area by both the Fire Marshal and the Department of Labor. This matter will require further discussion but, for now, moving the required Town records is not an option.

● Bid opening for the sale of the 1998 Dodge Highway Truck was next.

- \$5,650..... Dennis Clark
- \$4,589..... John Farwell
- \$5,000..... Kenneth Derosia

Brenna made a motion to accept the bid from Dennis Clark at \$5,650.

Al seconded.

The motion carried 3-0.

● Members from the Granite Lake Association, T. Newcombe and D. Walton, came before the Board to discuss a variety of concerns over maintaining the water quality of Granite Lake. They reviewed the history of mitigation efforts including a grant from DES which helped complete the water shed project that identified levels of risk that should be addressed. While some large projects have been completed, such as paving the Granite Lake Fire Station, summers with heavy rain are still creating erosion issues. Phosphorus levels have also become a great concern.

One area that has improved from work by the Highway crew is near the "Knight" cottage, however more work is still needed. Another area previously brought to the Board's attention is the Guy property. It was noted that flow of water needs to be distinguished from sediment filled water leaving deposits. The Town can't be expected to repair situations developing on private property due to the land owner

creating difficult access points. Newcombe and Walton suggested a walk around the lake with Mike Tarr to note trouble spots that may benefit from additional attention. Brenna also agreed to attend, and a walk will be planned.

Brenna suggested researching further grant opportunities that address water quality.

Newcombe recounted a situation near his property where a culvert was put in by the State in the early 1900s but today when problems occur they take no responsibility and leave it to the land owner to correct.

- L. Sieverts came before the Board as representative of the Town Buildings Committee and presented the attached information from the Committee's research.

Discussion opened regarding the extent of deterioration at the Library due to water, trapped moisture, and failure to examine and address hidden areas of building decay. It was noted that the lack of gutters at the rear alcove, where roof lines come together on a lower roof have also caused damage to windows, fascia, and soffit trim.

Brenna urged no consideration of a solar project for 2023 due to the need to provide extensive repairs to the library.

- Brenna expressed the Board's belief that the focus of TBC, for several years, has been on Solar. The Selectmen therefore believe that the current TBC should be called "Alternative Energy Committee" which more clearly identifies its focus, and further, a Capital Reserve Fund should be established for that purpose. Brenna went on to add that the Selectmen do not support solar for the Town Hall roof.

- Mike noted that the current name TBC implies Building care but with the current focus, Alternative Energy Committee seems more accurate and allows the committee to continue to work on those projects.

Al then made a motion to rename the TBC.

Lisa interrupted for reconsideration of the new name.

Brenna noted there could be another TBC in the future if necessary.

- They briefly revisited discussion of the library deterioration. Lisa believed it was built in 1996. The Board agreed that repair of the library is a priority project for 2023. Brenna suggested that Lisa begin to consider an amount for a Capital Reserve Warrant Article in 2023 for Energy projects.

Lisa reminded the Board that without the solar project there would be a cost for electricity. Mike countered that there would also be added cost from a solar project.

Lisa indicated that the Town Hall solar is part of the planned phase-in of more solar.

- Having been advised earlier that other towns do have energy committees, Al made a motion to rename the TBC to "Energy Committee".

Brenna seconded.

The motion carried 3-0.

- As COVID risk seems far lower and patience with masks much higher, the Board agreed to remove the signs requiring masks in Town buildings. Any new sign might use language such as "Masks preferred" etc. If the risk changes then mask requirements remain an option. The Librarian and Trustees will be notified.

- Brenna made a motion to approve the minutes for September 20, 2022 as recorded.

Al seconded.

The motion carried 2-0. (Mike was away)

- Brenna made a motion to approve the minutes for September 21, 2022 as recorded.

Mike seconded.

The motion carried 3-0.

● Brenna made a motion to approve the manifest for September 28, 2022 as presented.

Mike seconded.

The motion carried 3-0.

● After a full review of the presentation package, Brenna made a motion to approve a Building Permit for D. Dileo for the installation of a roof mount solar array on his house and carport.

Mike seconded.

The motion carried 3-0.

● Brenna made a motion to approve and sign the annual audit closeout letter for 2021.

Al seconded.

The motion carried 3-0.

● Mike made a motion to approve and sign a letter of commitment for the purchase of a new cruiser contingent upon approval at the 2023 Town meeting. (This secures availability for a 2022-year model and price)

Al seconded.

The motion carried 3-0.

● Mike made a motion to approve a Purchase Request from the Police Department for cruiser repairs and winter tires for the 2014 Ford in the amount of \$2,500.

Brenna seconded.

The motion carried 3-0.

● A bid was opened for the construction of a cover for the new HVAC system beside the Old Brick Schoolhouse. The amount was at a cost of \$2,500 submitted by T. Tucker. There were no specifics of the project included with the bid. The Board has questions regarding the materials, shape, attached or not attached to the building etc. The Board agreed to table a decision until further details are provided.

● Brenna made a motion to approve a policy of No Mask Required, but wear if you prefer.

Mike seconded.

The motion carried 3-0.

● With nothing further, Brenna made a motion to adjourn.

Mike seconded.

The motion carried 3-0.

Meeting Adjourned 5:25 PM

Next meeting: Sept. 28, 2022 at 3:00 PM

Minutes for September 28, 2022

Brenna Kucinski, Chair

Alexander Guida, Selectman

Michael Blaudschun, Selectman

See Attachment