

Town of Colebrook  
Select Board Meeting Minutes

May 23, 2022 at 1:00 P.M.

Selectboard present: Chairman Placy, Ray Gorman, Sue Collins via ZOOM electronically

Staff present: James O’Gorman, Town Manager; Melanie Fogg for part of the meeting later Brian Sullivan and Chief Paul Rella

Guests present: Jay Snell, Nicole Johnson of the Colebrook Chamber of Commerce, Jake from Sentinel News, Richard Cole.

**HEARING OF THE PUBLIC**

Tracy Wood of NH DES will join the meeting via Zoom at 2:00 p.m.

Colebrook Downtown Development presentation of check to the Town has been postponed due to one of the individuals has come down with COVID. They will be on the agenda for the next meeting.

**Colin Finn of the Coos Brewery Company, 30 Bill Bromage Drive** is seeking a Liquor license for serving alcohol in an outside patio setting at their Brewery. Sue Collins mentioned that they had submitted changes to their parking plan back in the fall to the Planning Board this was not included at that time. Sue Collins made the motion that the Liquor License be approved of pending approval of the Planning Board on the design and installation of the outside patio seating area. The motion was seconded by Ray Gorman, the motion was approved of unanimously.

Coos Economic Development Corp. Proposal for PILOT (Payment in lieu of Taxes). Nicki Johnson representing the Coos Economic Development Corp. was present to answer any questions associated with their proposal from the April 25<sup>th</sup> letter. Coos Economic Development owns the building the Coos Brewery Company is located at. The Brewery became tenants a mid-year June of last year. Since Coos Economic Development Corp. is a non-profit organization, they are looking for some sort of tax abatement on the property. The Selectboard felt that since the tenant, the Brewery, is a profit-making business, then some sort of tax should be paid. Sue Collins stated that she does not agree with a full abatement for the year. The Taxes for 2021 for the property is \$9,040 a year. Sue states that the board should agree with the proposed abatement of \$7,687.00 which would leave a tax bill of \$1,353.00

Sue Collins proposal for future years, the following abatement schedule should apply, with the consideration of the School Tax being deducted for each year. That for the 2022 Tax year that the Coos County Economic Development (CCED) pay 50% of the taxes, therefore a 50% abatement, in 2023 CCED would pay 60% of the taxes, therefore a 40% abatement; and for the 2024 Tax Year, the CCED would pay 70% of the taxes, therefore a 30% abatement. The Board agreed with this proposal and recommended that the Town Manager write a letter to this effect to send back to the CCED and see what their reply is.

**CHAMBER OF COMMERCE – Liquor License** for one day event for Moose Festival August 25<sup>th</sup>.

Ms. Johnson from the Chamber was present to request a one-day liquor license for serving wine and beer at the Moose Festival in August. It will be part of the food vendors located in the Goldenlocks Parking lot. The beer and wine will be served through the winery Cabana Falls from Jaffery, N.H. and the

Great North Ale's Works. They had asked the Coos Brewery if they were interested in participating but they were not. Sue asked if the police Chief had a problem with this. The Town Manager said he did not think so. Ray Gorman made the motion to approve of the liquor license, the motion was seconded by Greg Placy, the motion passed unanimously. Ray asked if there were to be any other similar vendors, that they should let the selectboard know.

**Minutes** – Greg Placy made the motion to approve of the Minutes of April 25<sup>th</sup> and May 9<sup>th</sup>. Ray Gorman seconded the motion. The motion passed unanimously.

Mr. Richard Cole addressed the Selectboard stating that he went through all the Selectboard minutes going back to 2012 and 2013 in regard to road usage by ATV's. He stated that at the December 19, 2012 meeting there was a list of what roads ATV's could ride upon and that this list was approved of by the Board at their January 9, 2013 meeting. Mr. Cole noted that the language for the road usage stated that it could be whole or "a portion there of" and he questioned how much of Brandy Lee Lane could be used for this access. The board would go back and look at this issue.

Mr. Cole also noted that the Town Manager's Report should be attached to the minutes in the copies available to the public (including online).

The Town Manager presented the Town Manager's Report.

Follow up by the Board on the Town Manager's Report.

Ray Gorman made a motion to have proper signage installed on East Colebrook Road preventing loitering and parking of ATV's in certain areas. The motion was seconded by Greg Placy. The motion passed unanimously. Ray suggested ordering 4 signs so that other could be posted in similar trouble areas.

Sue Collins had a question on Main Street. Greg said he saw Larry about the Main Street issue.

Ray raised a concern about the Transfer Station from all the rain the past weekend. A lot of mud from the rain deposited in the area of the recycling area. The area needs to be swept and can any drainage be installed? The Town Manager will look into the matter.

#### **Gail Nugent property corner of Main Street and Bridge**

The Town Manger received an e-mail from Gail Nugent about her property at the corner of Bridge Street and Main Street. She is trying to sell it and the new owner wants to put an auto repair shop at the site. It has one curb cut on Bridge Street and two curb cuts on Main Steet. NH DOT will allow the continuance of the Bridge Street curb cut but approval of a or both curb cuts on Main Street would have to be done with the Selectboard because it would be a minor change to the 10-year plan and the proposed Main Street Upgrades. NHDOT indicated that if a curb stop is approved of on Main Street it would result in the loss of 5 parking spaces. Mr. Cole commented that wouldn't the Bridge Street curb cut be dangerous. Greg Placy suggested that we speak to our Engineer on the Main Street project and with the District One office of NHDOT before a decision could be made. The rest of the board agreed.

**Hesselbacker Property** – the Town Manager was contacted by a Mr. Hesselbacker of South Hill Road about a property pin that was taken out and was to be replaced by the Town. The board directed the Town Manager to have the pin replaced by a proper surveyor.

Nadig Property – sewer line – The Town Manager has been in touch with Mr. Wells to move forward with replacing the line associated with the Black Bear Tavern.

Signature Approvals:

**Cemetery Permit** - The board approved and signed the Cemetery Permit for John & Aime Strickland

**Water & Sewer Abatement** – James Wright 104<sup>th</sup> Street., Ray Gorman made the motion to abate the Water for \$124.72 4<sup>th</sup> quarter 2020 and the sewer in the amount of \$197.99 4<sup>th</sup> issue for this property. Due to a computer glitch in the system. The motion was seconded by Greg Placy, the motion passed unanimously.

**Trailer Park Lien Letters** – Melanie Fogg said the lien letters have been sent.

ATV Permits – Approved of: the following 5 year permits were approved of: Glenn Kippen, Mike Ouelett, Chris & Julie Lowe, David & Lisa Brooke, Jay Snell, Real Mangeau, Michael Knight, Michael Biederman, Stanley Hammond, David Shallow, James Hasselbacher, Mary Ellen Hasselbacher, Tony & Diane Downs, Dan & Jean Kitka, Roy & Linda Kitka, Colette O'Connor, William Mercize, Bonnie Baraw, avid Naugler, Richard Cole, Donald Knapp.

At 2:00 P.M., Tracey Wood of NH DES joined the meeting via Zoom.

Tracey addressed the Board about issues and lack of communication between the Town and APP American Performance Polymers.

Greg Placy noted that we are having monthly meetings with APP, so we are working on it.

Sue Collins noted that we have not gotten a response on the additional costs the Town is facing on the sewer infrastructure. We have spent over \$100,000 on engineering costs that were not budgeted. Our system was not designed for such an impact from an industrial plant.

Greg Placy noted it would be good to know all the federal and military funding that was received by APP and how much was to be directed to local infrastructure impact. This could be done by Right to Know .

Tracy Wood suggested that a study be done of the existing plant based on the impact of the APP Plant. She mentioned there was a \$100,000 grant available for such a purpose but the deadline was June 1<sup>st</sup> for this. The Board suggested that CMA Engineers could do that for us.

Greg Placy questioned the operations of the machines coming from Malaysia.

Tracy Wood mentioned that there will be a meeting in Concord at the DES State Offices with all parties involved to go over various issues. The meeting is June 2, 2022 at 1:00 p.m.

Tracy Wood also mentioned another item for future discussion on Beaver Brook Falls.

There was general discussion on costs associated with cleaning out the sludge from the wastewater treatment plant.

In regard to the white film on the lagoons, it was suggested that Clean Harbors be used to test the film.

Brain Sullivan arrived about 2:30 for tail end of the discussion.

The Zoom call with Tracey ended at around 2:40 p.m.

### **Water Rates**

The Board discussed with Brian Sullivan the amount of volume of water being produced vs. the amount being billed and the leakage at the Trailer Park. At best it is estimated that 15,000 gallons a day are being lost at the trailer park because of a break in the system. He reminded the Board of two lines on the Laundry mat where one line was not being metered. There are a few properties he would like to have access to but have not been able to. He is aware of a few houses that have more than one line.

Water Loss – he noted that there is no meter at the end of the tank.

For finalizing the water rates Greg Placy mentioned that a public hearing could be part of the regular meeting on June 13 or on the 20<sup>th</sup>. Greg noted that he will talk to the local paper about the hearing.

Letter from Masons on 200<sup>th</sup> anniversary, for Saturday 11<sup>th</sup>. – The board indicated that they did not think it was something they necessarily attend.

Greg Placy questioned Melanie Fogg, Tax Collector on the Kym Lambert issue. It was noted that the Town Attorney had sent a letter.

**Stone Garden** – Discussion centered around increasing the rate for Stone Garden and that we had had the lowest rate in the area.

The current rate is \$47.46/hour the proposed increase would be \$52.15/hour. Chief Rella noted that it has not been raised for several years. For Stone Garden.

Ray Gorman made the motion to approve of the increase of the rate to \$52.15/hour for the overtime rate. Chief Rella noted that this would be the overtime rate not the detail rate. The motion was seconded by Greg Placy. The motion passed unanimously.

Without any further business before the board, Ray Gorman made the motion to adjourn at 4:08 p.m. The motion was seconded by Greg Placy. The motion passed unanimously.

The next scheduled meeting is June 13, 2022 at 5:00 P.M.

Respectfully submitted:

James O’Gorman  
Town Manager