

**Town of Hampstead
Board of Selectmen
MEETING MINUTES
February 12, 2024**

Members Present: Selectman Eaton, Selectman Guthrie, Selectman Morse, and Selectman Warnock: Selectman Worthen was absent.

Public Announcements:

- Waste Oil and other items are collected at the DPW garage on the 1st and 3rd Saturday of the month from 8 am to 1pm
- The public was asked to silence their cellphones during the meeting.

L. Warnock, Chairperson of the Board of Selectmen read a letter announcing the retirement of Police Chief Joseph Beaudoin, Jr. effective tonight, February 12, 2024. She read his letter of retirement. The Board of Selectmen recognized the 52 plus years of service to the Town of Hampstead and the Hampstead Police Department. They formally accepted his letter of retirement. It was noted that with the acceptance of the retirement of Chief Beaudoin, there is now a vacancy in the position of Police Chief. Whereas the town authorized the appointment of a police chief effective with 2024 town meeting, the Selectmen noted that they interviewed very qualified applicants from the Hampstead Police Department. They have chosen Deputy Chief Kelley to fill the interim position and move to the fulltime position at town meeting.

At that time, Deputy Chief Kelley was sworn in as the Interim Police Chief by Chairperson Warnock. Shortly after the swearing, both Chief Beaudoin and Interim Chief Kelley left the meeting along with their family members. In the lobby of the Town Office, Senator Birdsall read a proclamation addressed to the service of Chief Beaudoin. At this point, the Hampstead Police Department, stood outside to honor the Chief and to provide him an escorted ride home. Once at home, Rockingham Dispatch officially signed Chief Beaudoin off the air with the announcement of his retirement.

Visitor's Comments:

Doug Boule- 70 Ellyson Avenue

Mr. Boule was present tonight along with some of his neighbors to speak to the Selectmen regarding a proposed cell tower on the Kingston/Hampstead town line abutting Ellyson Avenue. He noted that he had concerns regarding the location of it which is about 500 feet from the nearest structure. He attended the public hearing on the proposed cell tower held by Kingston Planning Board last week and they had asked about moving the tower back so that the listed fall zone was not in Hampstead and not in their backyard. They were told that the location was chosen by the property owner and that is where Verizon was looking to place it. They have seen that the recommendation is 1640 feet away from any structures. They are also concerned with the potential health risks that have been reported near 5G structures by the Department of Housing and Urban Development (HUD). He also noted the concern about noise from the operations of the cell tower and from the generator. Their view, which is now woods is going to be a cell tower and a fence. They feel that this will create a reduction of their property values as well.

Mr. Boule also pointed out that there are wetlands back there and plenty of wildlife. He stated that he has even heard that there is a shooting range that is used by Hampstead and Plaistow there. S. Morse noted that he didn't believe that Hampstead shots there, if they did, they don't anymore.

Mr. Boule noted that if it is still an active shooting range, what happens if a stray bullet hits the gas tank!

He stated that they were present tonight to ask for help from the Selectmen to get the tower moved back further away from their properties.

L. Eaton reported that he had done some fact finding after getting numerous emails and phone calls from the residents about this. He noted that he can see that if the tower were moved about 60 feet, their backyard wouldn't be in the fall zone. He also noted that from the map he was looking at he could see that there were wetlands back there.

Stephanie Boule 70 Ellyson Avenue stated that Verizon stated that the location was very specific because that is where the property owner offered the leased land.

L. Eaton asked if they had been notified about the public hearing and Mrs. Boule stated that they were by certified letter. It was also noted that there is a scheduled balloon test for 2/17/24 between 8 am and 11 am. L. Eaton also reported that he downloaded the Kingston Planning Board regulations regarding cell towers and this proposal is following all the proper processes, it just happens that the fall zone falls into a different town from the cell tower. Mr. Boule stated that they currently have trees that are 120 to 125 feet tall and this proposed tower is to be about 140 feet so it will clearly be visible. L. Eaton asked if there was any talk about what the tower would look like and was told that it would be a stand along monopole, but there was no discussion about camouflaging it. Mrs. Boule noted that they weren't totally against the cell tower proposal, but don't want it that close to their properties. She also noted that the paperwork shows that the access is supposed to be from Hunt Road, but they were told at the meeting that it would be from Route 121A on the Hampstead line, which will be the access road for the work to be done.

L. Eaton asked B. Weimar, Chairman of the Planning Board if he had any guidance to give them.

B. Weimar suggested that he could reach out to the Town Engineer and see if they had any experience in this. He clearly suggested that their best course of action would be the legal route. B. Weimar suggested that they reach out and get legal counsel on what rights they have. The Planning Board had no standing in the matter. He also suggested that while they get legal counsel, they should be asking for Verizon to push the location back further, and or the property owner.

L. Eaton agreed with the suggestion for them to get legal advice and stated that he sees that they are well within their rights to ask for the cell tower to be moved back. They should also note that there is a potential impact on their property values when they talk to them.

J. Guthrie asked Mr. and Mrs. Boule how they felt when the Kingston Planning Board took the information. Mrs. Boule stated that she felt that Verizon was very insistent on the location. L. Warnock noted that if they mention that they are considering legal action that may open the discussion with Verizon a little more. Mrs. Boule responded that she felt that they were at a disadvantage where they are small fish compared to a company like Verizon. S. Morse suggested that they look at a project going through Hampton right now because it is a very similar situation. L. Warnock asked if a letter of concern from the Board of Selectmen of Planning Board would help. She noted that she didn't know if it was something they could do, but that they could reach out to town legal counsel and ask. Mrs. Boule thought that would be helpful for them if it was allowed for the Selectmen to do.

Dan Diskin of 91 Ellyson spoke and noted that he lives on the corner and when he had his house built, it was originally going to face Route 121A and he was adamant that it faces Ellyson Avenue for a better view. The residents of Ellyson Avenue take great pride in their homes and the development is one where all the utilities are underground. He then noted that there are three factors they are concerned with, but the primary one is the negative impact to the abutters.

Mr. Boule stated that he had done some research and there was a similar situation in the Kingston/Kensington line back around 2006 through 2009 and it went to federal court. He noted that the farm that was in question did prevent the tower from being built.

S. Morse stated that it may be more impactful coming from the abutters with their concerns.

Jorge Mesa-Tejada- Tewksbury Road

Mr. Mesa-Tejada was present to explain the purpose behind his amendment that was made at the deliberative session regarding the petition article of a municipal budget committee. He stated that he asked to move it to a study committee so that the town could investigate whether or not a Municipal Budget Committee is the way they want to go instead of having it done by petition article. He suggested that the Selectmen name a committee to study the idea or have the current budget committee look into it. L. Warnock stated that it was something to consider and will need to wait to see if the article as amended passes. The Selectmen thanked him for his clarification.

Department Heads

There were none present

New Business

Cart Discussion-This was on the agenda at the request of Selectman Worthen who couldn't make the meeting. A brief update was given, that a resident was having an issue with CART and where they were picking the resident up. An assessment has been done of the location and it was determined by CART that they couldn't go all the way up to the driveway in a safe manner. The residents can get the rides needed, just not in their driveway. CART has their criteria and they were following their process.

Recycling and Waste Disposal proposed fee increases

The Chair of the committee wasn't present, but S. Morse gave a brief overview. The committee is looking for a way to recoup some of the increases and were looking at the current fees for the Kent Farm Transfer Station. They are going to ask to increase the permit fee from \$25 to \$35 and then some of the items such as tires. This will be tabled until the next meeting in February.

Old Business

Deliberative Session

The deliberative session went well and there were some good conversations on items. It was noted that it was a short meeting. L. Warnock thanked Selectman Guthrie for recognizing Neil Reardon at the deliberative session. That was Mr. Reardon's last meeting as moderator after many years. It is a low visible job, but very important and Mr. Reardon enjoyed being the Moderator and done a good job.

Liaison Reports

J. Guthrie- He announced that the Friends of Ordway Park would be meeting this week after a long hiatus. A few members of the Garden Club and the DPW would be present as well. He is hoping

that they can get together to discuss what needs to be done there and any projects and then work forward to get the work done.

He reported that the library recently received a bill from the owner of the well that was unexpected and costly. He noted that the library may need to look into hooking up to the Hampstead Area Water Company and he had asked Mr. Lavacchia to research the cost of having the library hooked in. He stated that back in 2014 there was an issue with the water and at the time the town paid about \$5,000 to repair the well because the water was free once the well was working correctly. If they need to connect, this is the town's responsibility and he would be coming forward to ask them to use ARPA funds for the hook up. There is the potential it could cost around \$10,000 or more. There is currently one building across from the library that is already hooked in.

L. Eaton- The CIP committee met on 1/25 to finalize the warrant article information and then went through a rating discussion while watching the fire department presentation again. He noted that Kim Colbert did a good job explaining the CIP plan at the deliberative session and said that he hopes she can continue whereas she won't be on the Planning Board after March.

The Master Plan Steering Committee met on 1/29 and communications was the topic of discussion. The library has put together a community calendar that groups/boards/committees and others can put events onto. As long as this doesn't create a burden on the staff, they will keep it going. He also reported that there was discussion about a 32 hour per week social media/communications person. The Planning Board met on 2/5 and granted permission to a new business at 416 Emerson Ave which is a Smoke shop. There was a bond reduction for the development of Endicott Lane. There was also an extension granted for the approved development on Depot Road, Cameron Commons. They had a change in their plans which was holding up their permit with NHDES. They went from having 3 wells on the site to just one common well for all the properties.

L. Warnock- The Water Resource Committee is selling Rain Barrels. They can be ordered from the Town's website under the Water Resource Committee.

The Communication Committee was working on the final draft of the Voter's Guide and it should be ready this week. It needed to make some updates after the deliberative session.

The Communication Committee talked about starting up the newsletter. The library started their calendar for all events in town.

There is an open house to say goodbye to Chief Beaudoin and hello to the new Interim Chief Kelley. It will be on Thursday from 1 pm to 4 pm at the Police Station.

S. Morse- The new packer has been installed at the transfer station and should be ready to go in April. He also announced that the committee is looking at the fee structure and that there may be changes coming. He pointed out that residents also could take bulk items to Derry and Raymond, just no household trash.

M. Worthen- Wasn't present

Administrator Assistant's Report

SanSoucy Agreement

SanSoucy has provided an agreement, which is for time and materials for the purpose of providing consulting and expert witness services for utilities appeal cases (between 2017 and 2022) that are before Superior Court.

The company suggests putting aside \$10,000 for the work in 2024. This agreement is instead of a 5-year multiyear contract at \$10,000 per year, which would have included appraisal services for the utilities. MRI, our current residential and commercial assessing company, said that they will do the utility appraisal at no additional cost. Most of the utility values fall within a methodology established by the Department of Revenue Administration. An agreement is ready for the BOS to sign to enter into a one-year contract with SanSoucy for time/materials only.

The Selectmen signed the contract.

Town Report

S. Theriault is working on the Town Report, and she is hoping to get it to the printers no later than this Friday. The Report will be made available to the public on March 5th, one week before the Town Elections. J. Guthrie asked if he could look it over before it went to the printers. S. Theriault told him he could look at it on Friday.

J. Guthrie asked about photos of the various committees and whether there were any for the report. S. Theriault responded that when she sends out the request for information, she also asks for photos to be submitted, if so desired by the committee.

Minutes

The meeting minutes of January 8, 2024, and January 10th have been signed by the Board and are ready for your approval.

L. Eaton motioned to approve the minutes of January 8th, 2024. The motion was seconded by S. Morse. The motion passed 4-0-0.

S. Morse motioned to approve the minutes of January 10th, 2024. The motion was seconded by L. Eaton. The motion passed 4-0-0.

Appointments

There were no appointments for tonight, other than the Interim Police Chief.

The list of open positions was read.

There are about 5 people now appointed to the community center committee and T. Harrington reported that the appointments were drawn up because there needed to be a name of the committee, and then the members will need to determine the terms.

L. Warnock suggested that it be called Community Center Exploration Committee and for the committee to have 5 to 7 appointed members. She noted that others could attend and participate, but that 5 to 7 members would be the ideal number.

Correspondence

There was none

Visitor's Comments

There was none

Non-Public Session

A motion was made to go into nonpublic session under RSA 91-A-3: II (c) reputation at 8:09 pm by S. Morse and a second by L. Eaton. Roll Call vote:

L. Eaton: Yes; J. Guthrie: Yes; S. Morse: Yes; L. Warnock: Yes, M. Worthen: Absent

The Selectmen discussed a request for help regarding the interest accruing on the overdue taxes while a property goes through probate.

The Selectmen agreed to suspend the interest accruing for six months effective today, 2/12/24

A motion was made by S. Morse to suspend the interest accruing on the account for 6 months. The motion was seconded by L. Eaton.

The motion passed 4-0-0.

A motion was made to come out of nonpublic session under RSA 91-A3: II (c) at 8:16 pm

L. Eaton: Yes; J. Guthrie: Yes; S. Morse: Yes; L. Warnock: Yes, M. Worthen: Absent

Adjournment

A motion was made to adjourn the meeting at 8:16 pm by S. Morse and a second by L. Eaton

L. Eaton: Yes; J. Guthrie: Yes; S. Morse: Yes; L. Warnock: Yes, M. Worthen: Absent

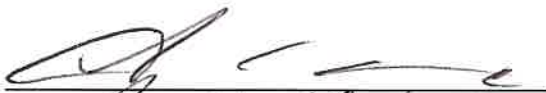
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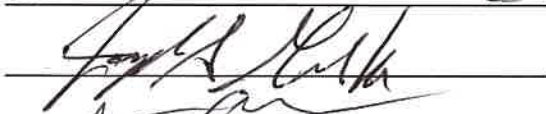
Tina Harrington, Recording Secretary

Approved By:

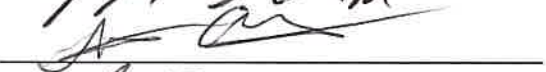
Selectman Eaton:



Selectman Guthrie:



Selectman Morse:



Selectman Warnock:



Selectman Worthen: Absent