



Town of Gorham New Hampshire

PUBLIC MEETING OF THE GORHAM BOARD OF SELECTMEN Gorham Town Hall Public Meeting Room 2nd Floor Monday, September 25, 2023 4:00 p.m.

SELECTMEN PRESENT: Michael Waddell; Yves Zornio; and Judy LeBlanc.

STAFF MEMBERS PRESENT: Peter Gagnon, Town Manager; Christina Zornio, Tax Clerk; and Michelle Lutz, Assessing Office.

ALSO PRESENT: Paul Robitaille; Lisa Connelly.

1. Non-Public Session - 4:00 p.m.

Nonpublic Session under RSA 91-A:3, II(a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted; (c) Matters which, if discussed in public, would likely adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant; and (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

2. Public Session Call to Order - 5:00 p.m.

Chairperson Waddell called the public session to order.

3. New Business

a. Announce Action, if any, Taken in Nonpublic Session

No action taken in nonpublic

b. Review and Sign Assessor Contract

The contract for assessing services by Sansoucy Associates was discussed by the selectmen. The scope of the contract is for services in conjunction with other municipalities who have common assessing service needs. A point was made by Mr. Gagnon that this sharing of services will save the town funds due to sharing expenses with other communities.

MOTION: Vice Chair LeBlanc moved to accept and sign the Sansoucy Contract. It was seconded by Selectman Zornio.

Selectman Zornio: Aye
Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

The motion carried. (3-0-0).

c. Discuss Special Election

Details were provided on how the special election would take place, including dates. Discussion was had regarding the override/veto vote. Town Clerk Christina Zornio distributed guidance to the Board regarding timing for general election and special elections.

MOTION: Selectman Zornio moved to request an election to replace Mr. Hatch. It was seconded by Vice-Chair LeBlanc.

Selectman Zornio: Aye
Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

Discussion was had regarding the term of the newly elected person.

The motion carried. (3-0-0).

d. Permits and Property Sales Review

The Board received spreadsheets outlining the permits and property sales. Discussion was had on the robust year to date number of permits issued, 100+ which is more than the entire previous year.

e. Request by Rick Rolke Glider Group

Chairperson Waddell indicated that the Water & Sewer Commission has signed off on the request for this glider group to use the Gorham Airport.

MOTION: Vice-Chair LeBlanc moved to grant the request for the Glider Group to use the airport seconded by Selectman Zornio.

Selectman Zornio: Aye
Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

The motion carried. (3-0-0).

Discussion was had regarding the history of the requests and that all requirements are being met.

4. Old Business/Updates, if any

a. Rec Department Bus Purchase

Peter Gagnon provided a brief refresher regarding the purchase. He went over the due diligence that took place, as well as the option for leasing. Chairperson Waddell inquired regarding the vendor, which is Patsy's Bus Sale.

MOTION: Selectman Zornio moved to give the Town Manager authority to spend \$102,709 to the appropriate vendor for the purchase of the Rec Department bus. It was seconded by Vice-Chair LeBlanc.

Selectman Zornio: Aye

Vice-Chair LeBlanc: Aye

Chairperson Waddell: Aye

The motion carried. (3-0-0).

b. Tom Cote Solar Panel Warrant

Mr. Gagnon provided the Warrant to illustrate the signatures that meet the threshold. He noted that he spoke with Mr. Cote, who stated that he wanted to use the Warrant as-is. Chairperson Waddell requested for the Town Manager to perform due diligence to ensure it's a residential application. He added that there will be no impact on the tax rate due to this Warrant. Discussion was had regarding noting houses that have solar panels on the tax cards.

- 5. Public Comment:** Those in attendance will have the opportunity for public comment of two (2) minute or less.

Lisa Connell, Berlin Daily Sun, inquired on “what dry camping meant” to which the Board replied that the term means camping with no facilities.

6. Other Business

a. Review and Approve Minutes: September 11, 2023.

MOTION: Vice-Chair LeBlanc moved to approved the nonpublic meeting minutes from September 11, 2023. It was seconded by Selectman Zornio.

Selectman Zornio: Aye

Vice-Chair LeBlanc: Aye

Chairperson Waddell: Aye

The motion carried. (3-0-0).

b. Town Manager Report

• Abatements

Mr. Gagnon noted that they are for Gleason land, which has transferred and sold. He added the Town received \$70,500 for back taxes last week. He stated that these abatements are to clear up any remaining penalties and/or interest from the back taxes. He also explained two abatements were needed since the Gleason Deed contained two separate parcels.

MOTION: Vice-Chair LeBlanc moved to grant John Gleason for the property at 0 1st Street, Lot U17-58, an abatement in the amount of \$3,968.56. It was seconded by Selectman Zornio.

Selectman Zornio: Aye

Vice-Chair LeBlanc: Aye

Chairperson Waddell: Aye

The motion carried. (3-0-0).

MOTION: Vice-Chair LeBlanc moved to grant John Gleason for the property at 0 Cascade Hill, Lot U17-5, an abatement in the amount of \$32,505.56. It was seconded by Selectman Zornio.

Selectman Zornio: Aye

Vice-Chair LeBlanc: Aye

Chairperson Waddell: Aye

The motion carried. (3-0-0).

- **Tax Deferral Application – Gorham Resident**

Chairperson Waddell indicated that is to be nonpublic.

- **Grant & Project Updates**

Mr. Gagnon stated that U.S. Route 2 is going to be putting in rumble strips. He spoke about the timeline being vague. Discussion was had regarding pros and cons of rumble strips. Chairperson Waddell requested an informational hearing by the NHDOT at the Medallion House.

Mr. Gagnon announced that the Lumberjack Festival is coming up and that the homecoming at the school went well.

Mr. Gagnon stated that Claybrook is moving along and that grants are closing out.

7. Non-Public Session

Nonpublic Session under RSA 91-A:3, II(a) *The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted; (c) Matters which, if discussed in public, would likely adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant; and (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.*

MOTION: 5:32 pm, Vice-Chair LeBlanc moved to go back into nonpublic session. It was seconded by Selectman Zornio.

Selectman Zornio: Aye
Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

The motion carried. (3-0-0).

MOTION: 5:58 pm, Vice-Chair LeBlanc moved to adjourn nonpublic session. It was seconded by Selectman Zornio.

Selectman Zornio: Aye
Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

The motion carried. (3-0-0).

Public Hearing on Progress on the North Woods Learning Center Acquisition Project

SELECTMEN PRESENT: Michael Waddell; Yves Zornio; and Judy LeBlanc.

STAFF MEMBERS PRESENT: Peter Gagnon, Town Manager

ALSO PRESENT: Donna Lane, CDBG Consultant

6:00 pm Public Hearing opened by Chairman Waddell.

Informational Handout & Discussion

Town Manager Gagnon read aloud a handout that summarized the Community Development Block Grant (CDBG) funds that were used to acquire the Mother Goose Childcare Center on 1 Wentworth Ave, in Gorham. The Acquisition took place in March 2023 and approximately \$322,000 of CDBG funds were used.

Donna Lane was asked how the process went and she indicated there were no issues and the acquisition was successful.

Public Comment

None

MOTION: 6:10 pm, Selectman Zornio moved to close the Public Hearing. It was seconded by Vice-Chair LeBlanc.

Selectman Zornio: Aye

Vice-Chair LeBlanc: Aye
Chairperson Waddell: Aye

The motion carried. (3-0-0).
6:12

Minutes Approved on October 10, 2023 by:

Michael L. Waddell, Chairman

Judith LeBlanc, Vice-Chair

Yves Zornio, Selectman

Respectfully Submitted,
Victoria O'Connor, Recording Secretary
O'Connor Legal, Medical & Media Services Inc.
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