

Town of Gorham New Hampshire

PUBLIC MEETING OF THE GORHAM BOARD OF SELECTMEN Gorham Town Hall Public Meeting Room 2nd Floor Wednesday, May 3, 2023 4:30 p.m.

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

STAFF MEMBERS PRESENT: Denise Vallee, Town Manager; Peter Gagnon, Town Manager in Training; and Chief Adam Marsh.

ALSO PRESENT: Bob Gargano, Resident

1. Non-Public Session - 4:30 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; (b) The hiring of any person as a public employee; (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; and (i) Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life.*

2. Public Session Call to Order - 5:30 p.m.

Chairperson Waddell called the public session to order.

3. New Business

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

None.

b. Adam Marsh, Proposed Metal Detection Policy

Chief Adam Marsh discussed inquiries he has received regarding metal detecting and its legality. He proposed a prohibitive Town Code to prevent people from damaging public areas and digging through the town dump. Discussion was had regarding peer communities and what they are doing to address this issue, as well as why certain areas are prohibited and caveats as to what may be permitted. Chief Marsh added that there would be an amendment to add the school facilities.

Chairperson Waddell requested that Chief Marsh finalize the Ordinance and present it to Board at the next meeting for approval.

Chief Marsh brought up some issues regarding parking signage, including along Main Street by the cemetery. Discussion was had regarding different areas of interest and what actions could be taken to address the issues.

c. March Property Sales Report

Board discussed the Sales Report. Chairperson Waddell concluded that properties are selling for more than they are worth. Vice Chair LeBlanc indicated that residential property values are dropping, from her observation. Discussion was had regarding the sustainability of the previous pricing model.

d. DTC Legal Counsel Agreement

Chairperson Waddell indicated that this has to do with DTC, the law firm, that represents the Town on tax cases, BTLA in Superior Court, also in certain cases represent the Town or KRT. He added that this would be on a case-by-case basis and that there was no conflict of interest. Discussion was had regarding the fact that an outside law firm has to be hired to assist KRT.

MOTION: Selectman Zornio moved to authorize Michael Waddell to sign the DTC Legal Counsel Agreement. It was seconded by Vice-Chair LeBlanc.

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

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

e. Building Permit Applications

Chairperson Waddell indicated that, during nonpublic session, the Board met with the Fire Chief, who indicated that, were he appointed, he would accept an appointment as the full-time Code Enforcement Officer.

MOTION: Selectman Zornio moved to appoint the Fire Chief as the Code Enforcement Officer. It was seconded by Vice-Chair LeBlanc.

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

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

Chairperson Waddell added that the Fire Chief is not familiar on some parts of the Code, and that there are four Applicants who are willing to do the Code Enforcement Officer position either on an interim or fulltime basis. He noted that the Fire Chief and the Town Manager will be coordinating to move the process forward, in terms of evaluating the Applicants and filling the position.

Chairperson Waddell went over the Fire Chief's duties and that he will be working with the Fire Marshall's office and the State Inspector's Office to evaluate and approve Applications that come in. Discussion was had regarding this change of responsibility.

Chairperson Waddell indicated that John Scarenza was ill and passed away, which caused the Board to assume the responsibility for code enforcement. He went on to thank him posthumously for his various services to the Town.

- **Permit - Bob Gargano - Home Occupation**

Chairperson Waddell indicated that he reviewed it and found no problem with it whatsoever. He inquired whether any abutters had responded.

MOTION: Vice-Chair LeBlanc moved to approved the Permit for Home Occupation applied for by Bob Gargano. It was seconded by Selectman Zornio.

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

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

Bob Gargano inquired whether there was a physical Certificate that he would receive to submit to ATF. Denise Vallee responded that he just needs to email ATF and to let them know what the vote was. Discussion was had regarding having documentation in the file to confirm approval.

- **Don Arguin (?) - Carport**

Chairperson Waddell went over the background of the property of Don Arguin and the issue of putting in a carport and that it wouldn't meet setback requirements. He noted that Mr. Arguin suggested purchasing land that was previously his from the Town in order to increase his front yard to be able to fit within the setback limitations.

Chairperson Waddell expressed the need for the Board to review the survey and the proposed drawings at the next meeting in order to be sure that all questions and concerns are addressed. Several questions and concerns were raised, and possible solutions were brought up. Discussion was had on the importance of parking and its correlation to affordable housing, including the Housing Opportunity grant that Peter Gagnon is currently working on to address the parking issue.

f. Cemetery Deed

- **Jill Albert - \$400**

MOTION: Selectman Zornio moved to approve the Cemetery Deed for Jill Albert. It was seconded by Vice-Chair LeBlanc.

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

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

- **Barbara Usereau - \$800**

MOTION: Vice-Chair LeBlanc moved to approve the Cemetery Deed for Barbara Usereau. It was seconded by Selectman Zornio.

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

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

g. TAP Grant Motion to Authorize Peter Gagnon and/or Denise Vallee as Signatory

MOTION: Vice-Chair LeBlanc moved to authorize Peter Gagnon and/or Denise Vallee as the signatory for the TAP Grant. It was seconded by Selectman Zornio.

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

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

4. Old Business/Updates, if any

None.

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

Discussion was had regarding house prices and tax bills, and that nothing has been updated in the Coos County Registry of Deeds since December 2, 2022.

Discussion was had regarding the Public Works Director position opening and Buddy's current role. Ms. Vallee explained that due to one person's resignation, other positions were adjusted to fill the existing openings.

6. Other Business

a. Review and Approve Minutes: April 10, 2023 (public and nonpublic).

MOTION: Selectman Zornio moved to approve the minutes of April 10, 2023 (public and nonpublic). It was seconded by Chairperson Waddell.

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

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

b. Abatements and Appeals, if any

Ms. Vallee indicated that there are three abatements for properties that the Town took by Tax Deed last year, and that they are system abatements. She noted that the approval would wipe out erroneously generated Tax Bills.

- \$586.85 - 3 Fred Circle, U18-49
- \$972.42 - 5 McCloud Street, U8-22
- \$351.63 - 2 Brookside Drive, U18-1-7

MOTION: Selectman Zornio moved to approve the three aforementioned abatements. It was seconded by Vice-Chair LeBlanc.

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

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

c. Town Manager Report

- Permit - Food and Fun Festival - Medallion Opera House Beer Tent

MOTION: Vice-Chair LeBlanc moved to authorize Michael Waddell to sign the Permit for the Food and Fun Festival. It was seconded by Selectman Zornio.

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

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

- Contract for HEB

Ms. Vallee went over what the Contract entailed. Discussion was had regarding any issues encountered due to the rain.

MOTION: Selectman Zornio moved to authorize Michael Waddell to sign the HEB Contract. It was seconded by Vice-Chair LeBlanc.

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

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

- Library - Storage Project

Selectman Zornio indicated that he stopped by the library last week but the Librarian wasn't in so he wasn't able to explore any further. He did note that he did take pictures previously. Discussion was had regarding the water issue on the roof. Further discussion was had regarding the storage project and what steps could be taken to move it forward.

Chairperson Waddell went over the agreement that the library came to with the Town on what items they are willing to store, that was drafted in an MOU. He requested that Mr. Gagnon locate the MOU and arrange for the Library to meet with the Board of Selectmen in order to confirm they are still on the same page.

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; (b) The hiring of any person as a public employee; (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; and (i) Consideration of matters relating to the preparation for and the carrying out of emergency functions, including training to carry out such functions, developed by local or state safety officials that are directly intended to thwart a deliberate act that is intended to result in widespread or severe damage to property or widespread injury or loss of life.*

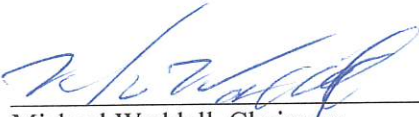
MOTION: Selectman Zornio moved to reenter nonpublic session. It was seconded by Vice-Chair LeBlanc.

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

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

Respectfully Submitted,

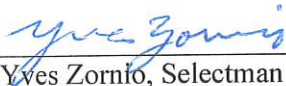
Victoria O'Connor, Recording Secretary
O'Connor Legal, Medical & Media Services Inc.
www.oconnorlmms.com



Michael Waddell, Chairman



Judith LeBlanc, Vice-Chair



Yves Zornio, Selectman