

**Kingston, New Hampshire  
Board of Selectmen  
Meeting of February 5, 2024  
FINAL MINUTES**

The meeting was called to order at 6:30 PM by the Chairman.

**PRESENT:** Chair Chris Bashaw; Glenn Coppelman, Laurie Szwed, Ellie Alessio, Select Board Members

**ABSENT:** Vice Chair Chuck Hart

**APPOINTMENTS:**

**Building and Code Officer Pedro Avila re: Building Department software**

Mr. Avila introduced himself and said he is here to present several options for software, with the intention of providing the general public a more transparent view of the process of applying for permits, and to allow the applicant to be more involved in the process. Mr. Avila also distributed a Departmental Procedures document he had created, which together with the software he hopes will address the challenges he has experienced in the department, to increase communication between departments and staff, and provide better service to the public. He said he has also created a new building permit application which will solve issues the public has with knowing which permit to fill out, minor or major, so it will now be one form that is a folder type and won't require paper clips.

Addressing the software, Mr. Avila said that some of the software he reviewed had a large price tag compared to others that provided all the services needed. He said the most complete permitting system he found was Cloudpermit, a company from Virginia. He said it is compatible with iWorqs, which is currently being implemented by the Public Works department. He said that Cloudpermit is about \$1,000 more than iWorqs, but he found that the fee quoted by iWorqs did not cover all the tools needed without additional fees. He said one key aspect of the software is being able to interact with the public in real time when they submit an application or have a question. He said this cuts down on their need to come to the Town when they don't have answers. DPW Director Phil Coombs was present and affirmed that their iWorqs account is department specific, but also cloud based and compatible.

Selectman Coppelman said that it looks like the initial year charge for Cloudpermit will be \$7,000, which includes \$1,000 for setup. He also commented on it being compatible with iWorqs; Mr. Avila said it is, so that if the Town decides to go with a Town-wide management tool, the data from iWorqs can be transferred with ease. Selectman Coppelman asked if this is a web-based tool, usable on various devices. Mr. Avila said that yes, it is a web-based platform that will enable the general public to apply in real time for building permits from any mobile device or their home computer, and also a computer might be set up in the Town hall for this purpose.

In discussion, options for adding a Planning module in the future were touched on. It was also agreed this can be an expenditure under ARPA funding.

It was decided to set up a demonstration that department heads and inspectors should attend, before making a decision on the software.

**Attorney Pat Panciocco re: Building on 49 Back Road (Class 6), Map R42 Lot 5**

Attorney Panciocco presented this request and was joined by property owner John Hartwell and Engineer Jeff Murphy of SFC Engineering. She said they are here to preliminarily explore the process by which Mr. Hartwell may obtain a building permit. She shared a map that shows the property is actually closer to Danville and said she has met with officials in both Danville and Kingston about the possibilities of the lot. She said they are anxious to know what this board has to say, because the Select Board is in charge of roads.

Chairman Bashaw said that several other property owners had been denied a variance to build on a Class 6 Road, and referenced minutes from September 21, 2020, regarding a request from an owner on Farm Road. He said that the board at the time had taken the position that permits will be denied unless the road is improved to Class 5, due to legal liability. He said that Selectman Coppelman has also provided a printout of a power point with reference to Planning and Zoning and applications of NH RSA 674:41. He said all documents they are referencing will be shared with the attorney. DPW Director Coombs was asked to join the conversation, as he had been on the board at the time of the Farm Road request, and also had worked with Mr. Hartwell when he was found to be trying to repair the road himself.

Mr. Coombs said that, as he had explained to Mr. Hartwell on numerous occasions, the only way the lot can be built on is if the road is brought to Class 5 standards, which is a 60-foot right of way and paved to NH DOT specifications.

Chairman Bashaw asked if there were any other options. Mr. Coombs said the only other option is for a warrant article to be placed asking the voters to incur the cost of converting the road. He continued that if the Town grants this permit, anyone with a lot on that Class 6 road can now apply for a building permit and put a house there, and in short order the Town will be on the hook to build a road. He said the last time this came up the cost of the road would be over \$2 million, and costs have gone up.

Attorney Panciocco said they would only be looking for permission to make improvements to accommodate safe access as if it was a driveway. She said the Town would be fully indemnified from any liability for losses or injuries to her client for use of the road. She said that under RSA 674:41 the statute contemplates input from the Planning Board as to what is an acceptable standard, with Town departments also weighing in; once a standard is determined and agreed to by her client, he would also need a variance from the Zoning Board. She said she thought the need for frontage on a Class 5 or better road is a hardship per se. She said they are not looking to shift the burden to the Town, that the reason they are here is that many towns have policies in place where these pieces can be put together to be able to apply for a building permit. She said they are here to explore this, and without the board's permission should they be successful, they are nowhere, and that the board is denying her client reasonable use of his property.

Selectman Coppelman asked that as it has been identified that the shorter distance is from Danville, would they be proposing to upgrade the section in Kingston or the one in Danville. Mr. Hartwell said that his initial response would be Danville, but they haven't done the research to know if that is feasible due to wetlands. Selectman Coppelman said that if it were him, he would want to improve the shorter distance, but if that was what happened, all of the emergency and support services would still be coming from

Kingston, and so traveling over an unimproved road. He said he would be hard pressed to support that. Mr. Hartwell said he has met with emergency services in both towns, but until they have a path to propose a consolidated plan they don't have the answers yet. He said he thinks the first step is identifying that there is a process to have proper involvement from the boards leading up to a final sign off. He also said that in the other examples there did not seem to be a lot of depth of response.

Selectman Coppelman asked if they have, as the RSA calls for, consulted with the Planning Board before coming here. Attorney Panciocco said they had decided to talk to this Board first but are willing to go to the Planning Board. She said her client wishes to use the right of way as a driveway, but also understands that it has to accommodate emergency vehicles. She equated it to when the Fire Department approves a very long driveway. She said that her client and his engineer have done a tremendous amount of research, which it appeared in past cases was not done.

Selectwoman Alessio asked about wetlands on the property. Mr. Hartwell said there is ample buildable space within the 10 acres.

Chairman Bashaw said that if there are legal mechanisms in place, he is not opposed to opening the discussion, but that he has been to the property a few times and he remembers a large beaver dam above the grade of the road which will be problematic, especially from a conservation standpoint. He said he would caution them that the restrictions or requirements that may apply could be so cost prohibitive that he doesn't want to create a false sense that this can happen. He pointed out that part of the legal advice the board is reading points out that property access is not guaranteed. He said he shares the DPW Director's caution about going the driveway route, that then everyone else that owns a large parcel of land out there will want to do the same thing. Then, like with every other development that starts out promising it will never be a town road, once people move in and start paying taxes, they will ask why the road is not paved and maintained.

Ms. Panciocco said they are not looking for guarantees or promises and she knows it is a long statute to digest. She said they are here as the Select Board is the gatekeeper. Selectman Coppelman said that he will be hard pressed to move forward with this without bringing the road to Town standards. He said he understands why they want to go this way, as building the road will be extremely expensive. Ms. Panciocco said that her client has had some discussion with Town Departments about reasonable improvements without going too far into Class 5 status that will require town maintenance.

Selectwoman Alessio said she has no objection to at least getting to the Planning Board stage, but said she is more concerned about long term impact. She said this owner may be great, and everything would go smoothly until the property is sold and the next owner is a problem, and this has happened many times. She said this is why the rules are in place and making exceptions can open up a panoply of concerns.

Mr. Coombs said that there are numerous roads along the lake that used to be seasonal cottages and are now his nightmare every time it snows, because they are not wide enough. He said one person's intent is that this is just a seasonal cottage and won't be anything else, next that it is a private road and won't be anything else, but at the end of the day the one holding the bag is the Town. He said his opinion and that of his predecessor is that this needs to be brought to town standards that have been in place since the 1970's, because it has been learned again and again that without those

standards, there is no room for drainage or utilities or to do the things they need to do. He said he would rather it be a Town road with one house at the end that he needs to plow than to have to constantly go in to slowly upgrade and repair it without the budget to do so, because someone down there suddenly has health issues, and the ambulance has to go down every weekend.

Attorney Panciocco said that denies him the reasonable use of his property. Mr. Coombs said that he was aware when he bought it that it was on a Class 6 road. Ms. Panciocco said that is not dispositive of his rights to use it. She said that they will meet with the Planning Board to see what they have to offer, then circle back. The Board agreed this would be appropriate.

She said she had submitted some questions and would like answers to them. Chairman Bashaw asked Mr. Coombs to address the questions.

**1. Was Back Road reclassified to Class VI status... or was it not maintained for 5 years?**

Mr. Coombs said that it has been a Class 6 road since the 1960's and the only time the Town did any maintenance on it was when a beaver dam washed out a culvert. There is no record he has found that the town voted to classify it.

**2. Does the Town of Kingston have a formal Policy regarding the issuance of building permits for lots with frontage along a Class VI road?**

Mr. Coombs said that this is the unofficial policy (and stated in the lot standards section of the Town's building ordinance).

**3. What level of improvements are generally required to a Class VI road for a building permit to be issued?**

Mr. Coombs stated that this has been answered.

**4. Are there other homes in Kingston on lots with frontage along a Class VI road?**

Mr. Coombs said there are, such as one at the very end of Back Road which also has a driveway off of McMillan Rd, which is Class 5. He said the other one is on Tucker Road, but their driveway is on a class 5 portion of the road.

**5. Has the Select Board approved building permits on other Class VI roads recently?**

Mr. Coombs said that just since 2017 they have denied 4 of them. Chairman Bashaw said he wasn't sure if a lower standard was allowed for the Unitil solar array off Mill Road but said he believed the only reason that was authorized was due to the fact that it is not occupied; access was only needed for vehicles to reach the panels for maintenance and for fire trucks to go out in case of a fire. There are turnarounds in place. Mr. Coombs said that the property actually also butts into the Class 5 portion of the road where the pavement ends; this is where their property actually starts.

Attorney Panciocco and Mr. Hartwell left at this time.

**Frederick and Lisa Korn re: 5 Exeter Road, Map R34 Lot 63**

Mr. Korn was joined by Joseph Nichols of Nichols Environmental, LLC, of Fremont, who said he would be representing the Korns.

Mr. Nichols began by reading from a note from 1988 on this property, owned by Briggs, which stated that the lot was narrow with a high water table and could not meet septic requirements due to the houses on either side. He said there are no findings of any reports by a wetlands scientist or logs of any test pits witnessed by the Town at that

time. He said that he has done more research and started moving forward, and looking at NWI and Town GIS maps, there are no wetlands located anywhere near this property. He indicated on a map where the closest wetland would be. He said they hired John P. Hayes, a certified soil and wetland scientist, who did a site evaluation in September 2023. Mr. Nichols read the letter, which stated that no wetlands or areas of poorly drained soil were found on the property or within 100 feet of any of the boundary lines. He said that after that they had looked at septic systems on the abutting properties at #9 and #3 Exeter Road, done by the Town's engineer, to look for indications of a high-water table there. At 3 Exeter Road the water table was at a seasonal high of 52 inches, with a perk rate of 2 minutes per inch. At 9 Exeter Road, the water table was at 48 inches with a 3 minutes per inch perk rate. Both had Windsor soil. He said then they put in an application for test pits with the Town's Health inspector as witness. One had a 30-inch water table with a 4 minutes per inch perk rate, and the other had a 26-inch water table with a 4 minutes per inch perk rate. The soil was consistent with the abutting properties. An existing conditions survey was then done, which verified that they met all the setback requirements for building, driveway and septic and well. He said that due to being an undersized lot they are restricted to two bedrooms. They have obtained an NHDOT driveway permit. He said the Town of Kingston approved the septic design along with the state with no waivers.

Mr. Nichols said that they are asking the town to repeal the letter from 1988 which deemed the lot unbuildable, as it does meet all the requirements, and approve it as a buildable lot restricted to two bedrooms due to lot loading. He said the newer systems available now have a smaller footprint, and because of the water table will be a raised Enviro system. He said it is also in the aquifer which required even higher standards. Asked about a well, Mr. Nichols said it would be at the back of the property and meets State and Town standards.

Chairman Bashaw questioned what mechanism is in place to change a lot that's been declared unbuildable, to have the authority to say that if standards change it's that forever. Selectwoman Alessio said this opens a panoply of problems, as there are a lot of lots designated as unbuildable and they are being taxed that way.

Mr. Avila said he had a question about the submission the surveyor did for the well protective radius. He said he shows a 100' radius for 9 Exeter Road but only 75' for 3 Exeter Road, and said that it will encroach into their leach field, so there needs to be a discussion of how they plan to protect the well of that neighbor.

Mr. Nichols said that their well does not meet Town standards but there is a protective well release form that is recorded and signed, which is on both the plans and the approved septic plan, and that is why they are allowed to go to the State minimum of 75'. He read the letter stating that the neighbor understood her well will be located closer than the recommended distance to the lot line, and that she cannot prevent a leach field from being installed on an abutting property and has no cause of action if her well becomes contaminated as a result of the decreased setback. Mr. Nichols said they could have gone closer to the property line but kept to the state standards.

Mr. Avila said that it is his understanding that there will be a 30" depth of foundation prior to hitting any type of water table. Mr. Nichols said this is correct, that they designed it over the portion of the property with a 48" test pit number. Mr. Avila asked about achieving proper frost protection for the foundation, and Mr. Nichols said they can; they will need to raise everything up and it will be a drive-under garage.

There was some discussion among the Board about how to proceed with changing the status of the property. Chairman Bashaw said he did not want to take away any of Mr. Korn's rights, but also did not want to do this wrong from the Town's perspective, so he recommended taking no action until Town Counsel can be consulted. Selectman Coppelman also suggested that the Town's engineer might be approached as the two neighboring plans were done by him. There was further discussion, resulting in the following motion:

**MOTION:** by Selectman Bashaw, to repeal the previous designation of "unbuildable" on Map R34 Lot 63 with the understanding that any actions will conform to State and Town standards, contingent upon review and favorable findings of Town Counsel.

**SECOND:** By Selectwoman Alessio

**In favor: Alessio, Bashaw, Szwed; Abstain: Coppelman; passes**

Selectman Coppelman said he would like to hear from Town Engineer Dennis Quintal.

#### **PUBLIC COMMENT 1:**

Evy Nathan, Conservation Commission Chair, said she had some comments about Mr. Hartwell's property from a Conservation point of view. She said he had asked before purchasing the property and she had told him it is full of vernal pools and wetlands and buffers, so he knew that coming in. As far as the Class 6 road is concerned, she said that on the Kingston end in the springtime it is completely flooded by the beaver dam, that you have to go completely around the South East Land Trust property to get to the other end. She said there is a large wetland complex and an even larger one on the Danville side, that also floods. She said that on the Kingston side she has personally seen and photographed several Blandings turtles, which are endangered. She said it took them a year to get a permit from NH Fish and Game and DES to put a culvert the size of a rug under a little walking trail because of possible Blandings turtles in the area. She said the area is on the Kingston wildlife action plan with is posted downstairs; that whole area is considered highest ranked habitat in the region and is surrounded by highest supporting landscape. She said it is surrounded by the Connect the Coast endeavor instituted by the Nature Conservancy, so in other words, it's full of conservation restrictions that will be very difficult to get around.

Attorney John Ratigan, of Donahue Tucker & Ciandella, said he is here on behalf of South East Land Trust; Deborah Goard of SELT was also present. He said that SELT is very concerned about how this land could interfere with the conservation easements that cover about 60% of the land along Back Road. He said he understands there is a lot of residential recreational use out there and of course that would go away if it is upgraded to a Class 6 road. He said that it is his understanding that the applicant had not been approved for a variance and without that, the ordinance expressly states that there needs to be 200 feet of frontage on a public road, described as between Class 1 and Class 5. He said if they don't have that variance or haven't appealed a denial they simply can't proceed. Mr. Ratigan said that there are very good reasons to improve the road if there is to be residential occupancy, as public safety needs to be able to get in and out. In the absence of that, it creates a terrible situation where bad things happen to the people that need assistance. For this reason, he said if there is ever going to be residential use out there it would absolutely have to be contingent on having an upgraded paved road. However, he said that it sounds like given the wetlands and other

descriptions heard tonight, it would be a very difficult thing to acquire. He said that he has seen instances where municipalities that don't have a cul de sac at the end of the road for a turnaround have to have a specialized safe driveway put in so that the vehicles can turn around, and this would be inconsistent with the existing conservation easements. He said he is happy to answer questions, but he thinks he has expressed why he thinks that this is not a proposed use that would be supported, unless the municipality requires the Class 5 road that provides public safety. He added that this would terminate the very effective recreational uses that currently exist there.

Deborah Goard, Stewardship Director, SELT, said to expand on the recreational uses, that she believes the Kingston Trailblazers, a local snowmobile club, uses that road as its main connector to SELT's Tucker and French forest, which is their 600- acre property right there, and even if it is only a driveway, by plowing it they would completely disconnect the trail system that the snowmobiles use.

Ms. Goard said they also had a lot of complaints from people utilizing the forest for ATVs, and parking along Tucker Road and there will be a lot of people super excited for an improved road driveway to go down. She said they do not have designated parking areas and do not want them. In addition to this, she said the property is covered by a federal wetland reserve conservation easement and there are endangered species out there which is one reason the property was protected. She said the USDA has an easement and there are also grant restrictions from the US Fish and Wildlife Service. She said that any impacts from drainage or easements which SELT would not allow on any of their property will not be looked upon kindly by the Federal Government. She said there would have to be work-through processes which they wouldn't even ask for because they don't want the upgrade.

## **COMMITTEE LIAISON REPORTS**

Selectwoman Alessio said that she will be attending the Seabrook evacuation training drill at the fire station on Wednesday.

Selectman Coppelman reported that work previously done on the roof of the Nichols building seems to not have been of good quality and they are investigating ways to get it repaired.

Selectwoman Szwed said that there will be a Kingston Days meeting here at the Town Hall on February 15<sup>th</sup> at 6:00 PM. She said the former Chair will provide the final report, and depending on attendance, it will be determined if Kingston Days will happen this year or not. She said this is the last chance, and there won't be time to plan the event if they start any later.

## **OLD BUSINESS**

### **Select Board Facebook page:**

Adam Faulconer, who manages the Select Board page, said that he had heard the board considering a new Facebook page, and since he had already done a lot of work on the existing one, he didn't want to recreate the wheel. He said he has talked with Selectwoman Szwed, and they will get together on this and report back to the Board. Mr. Faulconer then said that there is old sound equipment on the stage that he sure is useless, but he wanted instruction on disposing of it. It was decided that he should talk to the DPW Director about electronics recycling.

**POET System bid package:**

The Chairman noted for the public that the Town's consultant, Verdantas, has completed preparation of the Request for Proposals package, which is now being reviewed by DES. After it is approved by DES, the Town can post it and begin a 2-3 week bidding period.

**Verdantas Contract for MS-4 Stormwater permit consulting:**

This agreement, which was reviewed in November, needed to be revised to include language pertaining to multi-year contracts. This language has been added.

**MOTION:** by Selectman Coppelman, to approve the contract with Verdantas and authorize the Chair to sign, for permit years 7 and 8, at a cost of up to \$24,700 per year.

**SECOND:** Selectwoman Alessio

**All in favor**

**NEW BUSINESS**

**NH Department of Transportation purchase offer for 37 Route 125 (Map R2 Lot 1)**

DPW Director Phil Coombs and Administrative Assistant Susan Ayer had met with two representatives from DOT about this offer, which is part of the upgrades to Route 125 and the taking of areas of the right of way needed for safe access. Mr. Coombs said that the minimum offer for the piece they need for the project is \$500, and they will pay another \$400 for the rest of the parcel, for which the Town has no use. Mr. Coombs explained that they are creating a new entrance onto Rte 125 from what is now Colonial Road. Both sides of this existing road will be discontinued, and Happy Hollow Road will go to a new T intersection.

**MOTION:** by Selectman Coppelman, to agree to accept \$500 as payment from the State of NH for taking of a 65 square feet drainage easement and a 1010 SF slope easement, totaling .19 acre, as shown on a plan entitled PLAISTOW-KINGSTON 10044E.

**SECOND:** Selectwoman Szwed

**All in favor**

**MOTION:** by Selectman Coppelman, to agree to accept \$400 as payment from the State of NH in full satisfaction for the uneconomic remnant occasioned by damages to the parcel by the required taking for highway purposes, as shown on a plan entitled PLAISTOW-KINGSTON 10044E.

**SECOND:** Selectwoman Szwed

**All in favor**

**Human Resources: Approve sick time bonus for 2023:**

There was a discussion of this practice of offering a bonus for unused sick time. Finance Director Paula Mahoney said it is not an official policy but has been in place at least as far back as 2004. She said she has not paid it out yet for 2023; the total is \$3,132, net \$2550.

Board members expressed that this is not appropriate use of funds and may encourage employees to come to work sick; Chairman Bashaw said that if an employee is sick, they should stay home. It was agreed it should not be taken away for 2023, but discontinued going forward.



**MOTION:** by Selectman Bashaw, to authorize payment of the sick time bonus for the year 2023.

**SECOND:** by Selectwoman Alessio

**All in favor**

**MOTION:** by Selectman Bashaw, to discontinue the sick time bonus beginning in 2024.

**SECOND:** by Selectman Coppelman

**All in favor**

**Finance: Approve donations to the Town:**

**MOTION:** by Selectwoman Alessio, to accept a donation in the amount of \$100 to the Kingston Police Department, from Claudette Chambers.

**SECOND:** by Selectman Coppelman

**All in favor**

**MOTION:** by Selectwoman Alessio, to accept a donation in the amount of \$250 to the Kingston Police Department, from the Rowell Estates Condominium Association.

**SECOND:** by Selectman Coppelman

**All in favor**

**MOTION:** by Selectman Coppelman, to accept a donation in the amount of \$250 to the Kingston Conservation Commission, from the Lucius and Rhonda Fowler.

**SECOND:** by Selectwoman Szwed

**All in favor**

**Friends of Kingston Library request for flyer to be inserted in the tax bill:**

Selectwoman Alessio said she had been asked to request this flyer to be added to the June tax bill mailing to generate new members.

There was a conversation about what is allowed by RSA to be inserted in a tax bill and also what should take precedence. Chairman Bashaw said that he has said no to other "Friends" associations on other matters, as they do not directly represent the Town. He said this is an inappropriate use of the tax bills when the mailing may be needed for a more urgent Town use. It was noted that two inserts can be mailed without increasing the postage. Mr. Coombs indicated that Trash and Recycling information has been shared this way in the past, and may be requested again.

**MOTION:** by Selectwoman Alessio, to allow the Friends of the Library to put an insert in the June tax bill assuming it's the second insert after the DPW's insert

**SECOND:** by Selectman Bashaw

There was a discussion in which Selectwoman Szwed said that by appearing with a tax bill, an insert appears to have the endorsement of the Town.

**In favor: Alessio; Opposed: Bashaw, Coppelman, Szwed; Motion fails**

**Welfare maximum allowable levels:**

This document outlining maximum allowable levels for welfare had been sent by the Human Services Director. There was some question on whether it is a part of the updated guidelines already approved, or a new amendment. No action was taken.

**Town Annual Report:**

The cover, dedication and memorial pages of the 2023 town report were reviewed and approved for inclusion in the report, which will be sent to the printer this week.

## **PUBLIC COMMENT #2**

Mr. Coombs said he wants to inform the Board that a request has been made by a resident to have the school bus come down Washington Way off Route 111, because the current stop on Route 111 is on a rise and a dangerous place for the bus to stop. He said that this will cause damage to the smaller road by the heavy school bus, but it's hazardous situation that needs to be addressed.

Mr. Coombs also said with regard to the Verdantas contract for MS-4 consulting that the amount in the agreement should be less because it is a time and materials contract, and the DPW is doing more and more of the work in-house.

Mr. Coombs informed the Board that on Friday, February 16 when the Town Hall closes at noon, his crew will be removing ceiling tiles in parts of the Town Hall office area to look at the HVAC systems and have a better idea what needs to be done before putting the work out for bids. He said the overflow day for unfinished work will be on February 19, when the offices will be closed.

Mr. Coombs then informed the Board that the bridge grant through FEMA that he had applied for is not going to happen due to not having enough documented items to comply with the criteria. He said that the preliminary design is complete and the wetlands permitting will be continued as it is good for 5 years and can then be extended for 10 more years. He said the grant programs come up from time to time and they will be ready when another opportunity arises.

Selectwoman Alessio asked about chip sealing of roads, saying she knew it saved a lot of money but upset a lot of residents too. She said she felt the Board should discuss this and all be on the same page as far as whether or not to continue.

After some discussion of the pros and cons of using chip sealing or taking longer to have roads paved, it was decided that the list of roads to be paved will be shared with the Board, and before any decision is made to use chip sealing, every effort will be made to contact the residents impacted and include them in the conversation.

Selectman Coppelman said he would like to clarify something that came up at Deliberative Session, about the article for approving the lease of the landfill for a solar farm study. He said the question came up about whether the actual project would go out for bids if after the study it is approved by the voters. He said it would NOT go out for bids, because the bidding process was done in the beginning, when ReVision was recommended by the Solar Committee for the option agreement.

## **CORRESPONDENCE, APPLICATIONS, PURCHASE ORDERS:**

- Solar Exemption application (1) was approved
- Tax Map Maintenance agreement for 2024-2025 was signed

- Chairman Bashaw acknowledged an email asking for a copy of legal advice that said some petition articles were unenforceable. He said that the person should be answered in that this was a verbal advisement by legal counsel, and nothing will be in writing unless the articles pass.

**APPROVAL OF MEETING MINUTES:**

**MOTION:** By Selectman Coppelman, to approve the public and non-public meeting minutes of January 29, 2024, and February 1, 2024, as submitted.

**SECOND:** by Selectwoman Alessio

**All in favor**

**Motion: PASSED**

**Meeting Adjourned at 8:50 PM**

Respectfully submitted:

Susan H. Ayer, Administrative Assistant to the Select Board