

**TOWN OF PITTSFIELD  
BOARD OF SELECTMEN  
TOWN HALL, 85 MAIN STREET  
PITTSFIELD, NH 03263**

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**MEETING MINUTES OF Tuesday November 14, 2017**

**CALL TO ORDER**

Call to order at 6:00 p.m. by Gerard LeDuc, Vice-Chairman

**MEMBERS PRESENT**

Gerard LeDuc, Vice-Chairman  
Carole Richardson  
Carl Anderson  
James Adams

**MEMBERS ABSENT**

J.C. Allard, Chairman

**OTHERS PRESENT**

Cara Marston, Town Administrator  
Ammy Ramsey, Recording Secretary

**PUBLIC INPUT** – regarding agenda items only

None.

**AGENDA REVIEW**

Gerard: Report for B.C.E.P under information.

Jim: None.

Carole: Donation for the Floral Park Cemetery Fund under action.

Carl: None.

**NEW BUSINESS**

Chief Pszonowsky introduced Joe Anderson as the new hire for the full time position at the fire department. Gerard asked who he worked for before. Joe stated he started working in the fire service in South Carolina. Carole asked if he could tell them a little about himself. Joe mentioned he is 37 years old, he is a former Marine and spent some time as a reservist, and also spent some time in the cable industry. He wanted a change and moved to South Carolina to be in the fire service and put himself through advanced EMT school. While he is not on duty he enjoys being in the outdoors.

Carole: I make a motion to hire Joseph Anderson as a full time Fire Fighter/Advanced EMT at Grade 4, FF/AEMT step 3 at \$14.85 an hour and will be starting 11-27-2017.

Jim: Second.

Discussion: None.  
Motion carries 4-0

## **ACTION ITEMS**

### **1. Draft Special Town Meeting Warrant review**

Carl: I make a motion to approve the Special Town Meeting Warrant.

Carole: Second.

Discussion: None.

Motion carries 4-0

### **2. Sale of town owned/tax deeded property - new proposal – 33 Main Street**

There was some discussion on how to handle this proposal and how it would move forward.

Carole: I make a motion to accept the proposal from Larry Berkson and send it to the Planning Board and Conservation Commission for their review and comment.

Jim: Second.

Discussion: None.

Motion carries 3-1 (LeDuc opposed)

### **3. Community Development Committee appointment – Fred Endler**

Carole: I make a motion to approve the appointment of Fred Endler to the Community Development Committee.

Carl: Second.

Discussion: Carl asked Roland if Mr. Endler will be a good fit for the committee, and Roland stated that he will be beneficial to the committee.

Motion carries 4-0

### **4. Notice of Intent to Cut – Tax Map R36 Lot 1**

Carl: I make a motion to approve the Intent to Cut for Tax Map R36 Lot 1.

Carole: Second.

Discussion: None.

Motion carries 4-0

### **5. 2016 Audit Representation Letter**

Cara stated this is for the 2016 audit, this is a representation letter with all of the disclosures required by management for completion of the audit and to issue the audited financial statements.

Carl: I make a motion accept the 2016 Audit Representation Letter.

Carole: Second.

Discussion: None.

Motion Carries 4-0

### **6. Donation for Floral Park Cemetery**

Carl: I make a motion to accept the donation of \$500.00 from Nathan Robinson on behalf of his grandfather who is buried there.

Jim: Second.  
Discussion: None.  
Motion carries 4-0

Cara mentioned to the board that under old business item number 4 is related to the public hearing and the Historical Society has officially withdrawn their request on their proposed relocation.

**PUBLIC HEARING** – 6:15 p.m. – proposed sale of town property – 33 Main Street

Mr. Gamble stated he would like to open up a coffee shop and have 2 apartments above the shop. He is wanting a specialty place. He included in his proposal that a variance may be needed but he does not think that will be needed. He would like to rehab the house and bring it back on to the tax rolls.

Carl asked if his proposal is to have it look as it does now, Mr. Gamble stated yes he is planning to add to the building to make it handicap accessible but from the road it will look the same, but improved.

Carole asked if he had a time frame because she is concerned with the condition of the building, Mr. Gamble stated if he would purchase the building he would have the building closed up and secure from the weather for winter. He described what he will be doing to make that happen. Carole inquired about a time frame for the entire project to be completed to be in the near future and not years down the road. Mr. Gamble stated it will not be years, but his plan is to finish 114 Main St. and move onto 81 Main St. and then 33 Main St. but it will not be years.

Carl confirmed with Mr. Gamble that if he did purchase the property he would be doing the basics first, like the roof and fixing the siding where it was taken off.

Mark Riel asked if he was going to have 2 apartments upstairs, and Mr. Gamble confirmed that.

Bill Miskoe asked Mr. Gamble if he plans on building on the rear of the house or side.

Mr. Gamble stated that has not been totally decided yet, he is not wanting to build on the rear but he needs to have wheelchair access. But at the same time he would like to avoid digging up the blacktop because replacing it would be costly on the side of the building.

Bill stated he is opposed to the proposal if it means that there will be building onto the rear of the house. The proposal as written, a variance would be needed because of setbacks. He feels that the selectboard would create a contractual conflict if they agree to the proposal because Mr. Gamble will be obligated to build where the town says he can't without the Zoning Board granting a variance. If Mr. Gamble would agree to build on the west side of the building a variance will not be needed. Bill also has another objection because it conflicts with another proposal that the town has already accepted. Bill stated last year he

proposed to the town that had explicit benefits for the library. He explained that his proposal included demolition, surveying, and a lot line adjustment, and when he did that work he agreed to do it to benefit the library. This proposal is to build back onto the part of the building that was taken down and he sees that as detrimental to the library. The board accepted his proposal which was intended to benefit the library, and if you accept this proposal it would be detrimental to the library. He does not like that because it sells out what he did and sends a message to donors that they can donate but don't expect the board to honor the donor's intentions.

Mr. Gamble stated there is still 7 feet there to build without needing a variance, he is not sure if he is going to build on the back or the side. He will have someone come in and look over the space and give suggestions on the best layout for the plan of the building and that will give him the information he will use to make that decision. But at the moment he will not need the variance and he can rewrite the proposal to reflect that.

Bill stated even if the variance is not needed any building on the back section would be detrimental to the library.

Mr. Gamble stated that he also spoke with the fire department and a second egress will be needed and that is a safety issue that will need to be put in place as well and may need to be on the back of the building but again is not sure of the placement yet.

Bill stated that everything that needs to be done can be done on the west side of the building and he has offered to bring in excavators to realign the driveway and that offer still stands.

Paul Nickerson stated that the demolition to that building took out bathrooms and kitchens and they should be put back there. He also feels that the land behind the building should be deeded back with the property to add the value back to the home.

Carl stated he clearly remembers Bill Miskoe's presentation to the town and the benefit to the library. The new piece of property that was going to the library and has gone to them. Carl also clearly remembers Bill saying that the property that gets left will be the town's property to do what they see fit with it, sell it, use it or do whatever they want with it. So in his (Carl's) mind it's clear that there was never written or verbal intent that it was to be anything other than our decision, we are not trying to make a deal with anyone and then say too bad. The property that was supposed to go the library is the library's and the property that was left is ours to do with as we see fit.

Gerard announced the second public hearing is scheduled for November 28<sup>th</sup>.

Cara noted that there was a letter submitted today by the Library Trustees supporting Larry Berkson's proposal that is on tonight's agenda.

Mr. Gamble confirmed with the board that Larry Berskon's proposal is to purchase the property and tear it down.

There was some discussion concerning the confusion about the letter from the Library Trustees supporting the Historical Society's proposal. The proposal was submitted by Larry and not the Historical Society. Larry Berkson stated he made an offer to the Historical Society to purchase the property and tear the building down at his expense and then turn it over to the Historical Society to build a new building. Larry stated that the Historical Society's board and Library Trustees support his proposal. The Library would then have a meeting room that they are in need of. Larry would like to know if he will get a public hearing for his proposal. Carl stated the board made a motion to accept the proposal and send it to Planning and Conservation, but in the meantime a vote on Mr. Gamble's proposal may come up. Larry inquired about the board holding off on their vote. Carl and Carole believe they have held off long enough. Larry then asked how they are supposed to get their case heard. Carl stated it may be too late, that Mr. Gamble has been here for a while now. Larry stated he feels the board needs to do what is best for the town and hold off for a couple weeks. Mr. Gamble stated he has held off for months already and is not sure he can hold off much longer because the building needs to be closed up to prevent further damage.

Jim confirmed with Mark Riel that this proposal was not from the Historical Society but from Larry Berkson and the Historical Society supported Larry's proposal to purchase the property and demolish the existing building and deed the property to the Historical Society.

Roland Carter suggested the Historical Society approach the library about the property that was given to them and put a building there that will have a meeting room for them. Larry Berkson stated that will not happen because that property is not what they need. Larry stated they have discussed this issue for a long time and the only other property that would work for them is the Kentek building. Larry feels that it is more cost effective to allow them to take the Main Street building down.

Carole inquired about the library needing a meeting room, Larry stated he met with them last week and that is their need at the moment. Larry stated that if they are able to tear down 33 Main St. and build a new building they will have the space for a meeting room for the library. Carole stated she has not heard of them needing a meeting room and this is the first she is hearing about it.

Jim inquired about the barn on the library property and what will happen to that, Larry stated it does not matter to them. Bill Miskoe stated his original proposal was to tear the barn down, but he was asked to leave it there and he wishes he just ignored the request by the selectboard and tore it down.

Roland Carter asked what the dimensions are of the building that the Historical Society is proposing to build, Larry stated it would be 30x80 and two floors.

Adam Gauthier asked for a Point of Order.

Carl asked Mr. Gamble for clarification if he will be pulling his proposal if they do not go by the current scheduled hearings and voting. Mr. Gamble stated it would be a good possibility.

The public hearing was closed at 6:48 p.m.

### **COMMITTEE REPORTS**

Gerard stated they are at full staff at B.C.E.P in the office and they have saved money in salaries.

### **INFORMATION ITEMS**

1. Waste Water Treatment Facility – October report
2. Public Hearing #2 on proposed sale of town property – November 28, 2017 – 6:15 p.m.

### **OLD BUSINESS**

1. Town hall basement code issues (4/5/16)  
Cara stated the highway department is getting together a cost proposal as a side project
4. Pittsfield Historical Society proposed relocation (6/13/17, review requested on hold 7/31/17)  
The Historical Society has officially withdrawn this request

### **CHECK MANIFESTS**

1. Accounts Payable

Gerard: I make a motion to approve Accounts Payable.

Carole: Second.

Discussion: None.

Motion carries 4-0

2. Payroll

Gerard: I make a motion to approve Payroll and Direct Deposit.

Carole: Second.

Discussion: None.

Motion carries 4-0

### **MINUTES**

1. October 24, 2017 – Public Meeting Minutes

Gerard: I make a motion to approve the October 24, 2017 Public Meeting Minutes.

Carole: Second.

Discussion: Carole gave Ammy some corrections.

Motion carries 4-0

2. October 24, 2017 – Non-Public Meeting Minutes

Carole: I make a motion to approve the October 24, 2017 Non-Public Meeting Minutes.

Gerard: Second.

Discussion: None.

Motion carries 4-0

3. October 31, 2017 - Meeting Minutes

Carole: I make a motion to approve October 31, 2017 Public Meeting Minutes.

Gerard: Second.

Discussion: Carole gave Ammy some corrections.

Motion carries 4-0

**PUBLIC INPUT**

Adam Gauthier stated he was looking at the warrant for the village district and was wondering about the one year term, Cara stated it would be that way for the first year and then voted on the staggered terms at the annual meeting after the first year.

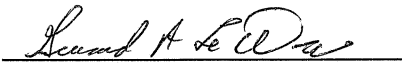
Carl: I make a motion to adjourn.

Carole: Second.

Discussion: None.

Motion carries 4-0

Approved:



Gerard A. LeDuc



Date



**MEETING AGENDA**  
TOWN OF PITTSFIELD  
BOARD OF SELECTMEN  
TOWN OFFICE, 85 MAIN STREET  
PITTSFIELD, NEW HAMPSHIRE 03263

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**TUESDAY, NOVEMBER 14, 2017**

**6:00 p.m.** – call to order

**PUBLIC INPUT** – regarding agenda items only

**AGENDA REVIEW**

**PUBLIC HEARING** – 6:15 p.m. – proposed sale of town property – 33 Main Street (was #37)

**NEW BUSINESS**

**ACTION ITEMS**

1. Draft Special Town Meeting Warrant review
2. Sale of town owned/tax deeded property - new proposal – 33 Main Street
3. Community Development Committee appointment – Fred Endler
4. Notice of Intent to Cut – Tax Map R36 Lot 1
5. 2016 Audit Representation Letter

**COMMITTEE REPORTS**

**INFORMATION ITEMS**

1. Waste Water Treatment Facility – October report
2. Public Hearing #2 on proposed sale of town property – November 28, 2017 – 6:15 p.m.

**OLD BUSINESS**

1. Town hall basement code issues (4/5/16)
2. Sale of town owned/tax-deeded property
  - a. 33 Main Street (was #37) – (deeded “back” to town, discussed 1/3/17)
3. Voter petition for formation of a Village Water District (4/4/17) (special meeting on 12/16/17)
4. Pittsfield Historical Society proposed relocation (6/13/17, review requested on hold 7/31/17)

**CHECK MANIFESTS**

1. Accounts Payable
2. Payroll

**MINUTES**

1. October 24, 2017 – Meeting Minutes
2. October 24, 2017 – Non-Public Session Minutes
3. October 31, 2017 = Meeting Minutes

**PUBLIC INPUT**

Public Input standards: The Board of Selectmen may accept the public’s input that is addressed directly to the Chair in a courteous and respectful manner in a time frame of three minutes or less.

**NONPUBLIC SESSION**

The Board of Selectmen may enter into Nonpublic Session under RSA 91-A:3  
*Please note: The meetings of the Board of Selectmen are recorded, audio and video.*