



## **BARRINGTON, NH SELECT BOARD MINUTES**

Monday, November 27, 2023

The Select Board meeting for Monday, November 27, 2023 began at 6:30pm. The meeting was held at Barrington Town Hall, 4 Signature Drive, and was also accessible by remote participation via a Microsoft Teams Meeting. In attendance were Chair Cappiello, Vice-Chair Saccoccia, Selectperson Mannschreck, Selectperson Gibson, Selectperson Hardekopf, Town Administrator (TA) MacIver, and Municipal Office Administrator (MOA) Caudle.

### **CALL TO ORDER, ROLL CALL ATTENDANCE**

**6:30pm.** Chair Cappiello called the meeting to order and requested Roll Call attendance.

*Hardekopf – Present, Gibson – Present, Mannschreck – Present, Saccoccia – Present, Cappiello – Present.*

### **PLEDGE OF ALLEGIANCE**

**6:30pm.** Chair Cappiello led the Pledge of Allegiance.

### **AGENDA REVIEW AND APPROVAL**

**6:31pm.** *Motion to approve the Select Board agenda for November 27, 2023 as presented by Selectperson Mannschreck, seconded by Vice-Chair Saccoccia. Roll Call: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

### **PUBLIC COMMENT**

**6:31pm.** Chair Cappiello read the rules of Public Comment.

**6:32pm.** *Public comment opened.*

**6:33pm.** There were no public comments. *Public comment closed.*

## **PUBLIC HEARINGS AND INVITED GUESTS**

### **School Board Liaison**

**6:33pm.** No members of the School Board were present.

### **Energy Committee Joint Meeting & Community Power Public Hearing**

**6:33pm.** Energy Committee Chair Paul Panish, Vice-Chair Dan Federico, and members Jack Bingham, Cindy Hoisington, Leah Harrington, and Doug Bogen were in attendance, as well as Andrew Hatch from the Community Power Coalition of New Hampshire. Chair Panish [presented information](#) for the public regarding Community Power.

**6:55pm.** [Questions and Public Comment opened.](#)

**Vice-Chair Saccoccia** – Asked if the rate would improve with additional enrollment? Mr. Hatch & Chair Panish explained how the energy is purchased and rate negotiated. They confirmed in the short-term, the rate has been reduced, but there is a limited data set as this has been available in

New Hampshire for such a short time. A higher enrollment of communities and members could reduce rates, and as a non-profit, any excess funds are held in reserve with the possible use to soften future rate increases. They further explained rate changes take effect at the same time as Eversource's rate changes, and they also last for 6 months. A staff member from the Community Power Coalition is tasked with working with the legislature to help develop policy.

**Roger Gingrich** – 32 Peabody Way – Spoke to the recommendation that residents with solar arrays NOT join at this time, as well as communities with a net metered municipal array. The array would produce power when not being used, so the municipality or individual would be best compensated by the utility paying for the power. However, this is expected to change due to updated legislation in a short timeframe.

**Jack Bingham** – 226 Merry Hill Road – Explained how this would impact the Town Hall vs. someone who is obtaining credits. Currently there is no benefit to receiving credits if you obtain power through a third-party supplier.

**Scott Shepard** – 97 Birch Lane - asked about the risk of cost fluctuation at the beginning of this effort, as there will be no funds in reserve to serve as a buffer for a cost increase.

The group discussed how excess funds are being utilized in other communities, including zero interest loans for winterization of homes.

**Mr. Shepard** asked about committing to a rate. Mr. Hatch explained there are no penalties for changing providers, it can be done monthly.

**TA MacIver** – asked on behalf of a resident not in attendance: is it possible for decision-makers to remove the option with the lowest amount of renewable energy?

**Mr. Hatch** explained it could not, as “Granite Basic” must exist for an apples-to-apples comparison, and it would be disingenuous to charge a higher rate than the main utility providers.

**7:28pm.** *Public Hearing closed.*

*Motion to submit the aggregation program to voters as presented for a final decision at the March 12, 2024 Town Meeting by Selectperson Mannschreck, seconded by Selectperson Gibson. Roll Call: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

### **Town Hall Solar Installation**

**7:29pm.** The Energy Committee has developed a [recommendation](#) to install a 43 kW solar installation at the Town Hall. The project could be funded through a warrant article or the remaining ~\$400,000 ARPA funds balance. The Board, Paul Panish, and Jack Bingham discussed the possible array, and that while it is still not optimally oriented, the payback period is seven years. There has been a dramatic decrease in the installation and purchase cost of these systems. There are multiple options to pay for the array, including grants and rebates. Vice-Chair Saccoccia shared his concerns with installing an array on the Town Hall's roof and the use of ARPA funds for this project. Mr. Bingham explained the calculation for a possible east-west array.

*Motion to authorize the development and advertisement of a Request for Proposals to install an approximately 43kW solar array on the Town Hall by Vice-Chair Saccoccia, seconded by Selectperson Hardekopf. Roll Call: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

The Select Board thanked the Energy Committee for their volunteerism and efforts.

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**2024 Budget Presentation – Land Use**

**7:42pm.** Town Planner Vanessa Price presented information regarding the proposed 2024 Land Use budget. She reviewed items significantly increasing, pointing out there is a 25% increase in the supply line due to costs, but a decrease in the Land Use advertising line as the requirements have changed, allowing some notices to be posted on the website instead of in the newspaper.

**7:42pm.** *Vice Chair Saccoccia exited the table, returning at 7:45pm.*

Scott Shepard, ABC vice-chair, shared the Advisory Budget Committee had no concerns other than what was included in the [November 21<sup>st</sup>, 2023 ABC minutes](#).

**2024 Budget Presentation - Building**

**7:48pm.** Code Enforcement Officer John Huckins and Deputy Code Enforcement Officer Jamey Jennison reviewed the proposed 2024 Building budget. A proposed .5 FTE inspector could be funded by increasing building permit costs from \$8.50/\$1,000 to \$9.50/\$1000 as recommended by the ABC. Vice-Chair Saccoccia would like to encourage additional commercial development and supported raising rates to hire additional staff.

TA MacIver explained the cost of new employees (full-time or part-time) would be shifted to those building new homes and completing renovations, the individuals utilizing the services of the building department.

*Motion to increase building fees to \$10/\$1000 of construction effective January 1<sup>st</sup>, 2024 for both commercial and residential by Selectperson Hardekopf, seconded by Selectperson Gibson. Roll Call: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

**2024 Budget Presentation - Tax**

**8:08pm.** Tax Collector Linda Markiewicz and Deputy Tax Collector Crystal Merkey presented the proposed 2024 Tax budget. Increases include title company searches, equipment rental, training for a new deputy after Linda's retirement in April, and an increase in cost of office supplies.

**CONSENT AGENDA**

**8:13pm.** *Motion to approve the Monday, November 27, 2023 Consent Agenda items "A-D" as presented by Selectperson Mannschreck, seconded by Selectperson Hardekopf. Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

**A. Meeting Minutes October 23, 2023**

*Motion to approve the October 23, 2023 minutes (as amended). – **Passed on the Consent Agenda.***

**B. Previously Signed/Submitted Requests for Signature**

- i. Accounts Payable Manifest 2023-247
- ii. Payroll Manifest 2023-146
- iii. Winter Maintenance Contract 2023-2024 – Barry
- iv. Voluntary Change of Address Form for Map 270 Lot 3-4
- v. Administrative Abatement for Map 18 Lot 10
- vi. Administrative Abatement for Map 101 Lot 31
- vii. Administrative Abatement for Map 117 Lot 46
- viii. Administrative Abatement for Map 270 Lot 51
- ix. Land Use Change Tax Bill & Warrant for Map 26 Lot 24

- x. Land Use Change Tax Bill & Warrant for Map 113 Lot 26-19
- xi. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-13
- xii. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-14
- xiii. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-27
- xiv. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-28
- xv. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-30
- xvi. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-31
- xvii. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-40
- xviii. Land Use Change Tax Bill & Warrant for Map 223 Lot 26-47

*Motion to authorize and sign the above-referenced documents (i- xviii). - Passed on the Consent Agenda.*

#### **C. New Requests for Signature**

- i. Accounts Payable Manifest 2023-248
- ii. Payroll Manifest 2023-147

*Motion to authorize and sign the above-referenced documents (i-ii). - Passed on the Consent Agenda.*

#### **D. Advertise 2007 International Truck for Sealed Bid**

- i. The Town's 2007 International Dump/Plow Truck has been replaced. The Road Agent has advised it be [advertised and sold as surplus equipment](#).

*Motion to authorize the advertisement of the 2007 International for disposal via sealed bid. - Passed on the Consent Agenda.*

### **APPOINTMENTS**

#### **Library Trustee per RSA 669:75 – Melanie Haley**

**8:14pm.** Melanie Haley is currently a Library Alternate and has requested appointment as a library trustee in the vacancy created by Leigh Elliot's resignation. Per RSA 669:61, Select Board appointments to vacancies on the Library Trustees are filled only until the following election. This appointment would be through the March 2024 Town Meeting vote, where voters may vote on a one-year-term for the vacancy.

Pursuant to the Select Board's Appointment procedure, this application will be presented for a vote at the December 4, 2023 Select Board meeting.

### **STAFF REPORTS**

#### **November Work Anniversaries**

**8:14pm.** Work Anniversaries for November were presented at the November 6, 2023 Select Board Meeting. Thank you for your service to the Town of Barrington!

#### **22<sup>nd</sup> Annual Barrington Soiree and Fireworks**

**8:14pm.** The Soiree will be held on Friday, December 1, 2023 from 5pm-8pm; in celebration of their 50<sup>th</sup> anniversary the Christmas Dove will be hosting a fireworks show at 7:30. Police Chief Joy has issued a waiver of the Noise Ordinance for the fireworks show.

#### **Strategic Planning Update**

**8:15pm.** TA MacIver explained scheduling possibilities, provided the Select Board with a [Strategic Planning Update](#), and shared his thoughts on what items the Select Board might identify as priorities. Selectperson Hardekopf suggested we have made good progress on goals from the 1-

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year timeframe. The strategic planning session will be held at 4:30pm on December 12, 2023. TA MacIver expects the meeting to focus on education and advocacy for the 2024 warrant.

### Ask Barrington

**8:27pm.** Questions have been asked regarding the 2023 revaluations and second half property tax bills. Staff have compiled answers, which can be found on the Town's website:

[www.barrington.nh.gov](http://www.barrington.nh.gov). Information about the 2023 revaluation can be viewed at: [www.barrington.nh.gov/2023reval](http://www.barrington.nh.gov/2023reval) and the 2023 second half tax bill insert can be viewed at [www.barrington.nh.gov/2023NovTaxInsert](http://www.barrington.nh.gov/2023NovTaxInsert).

### Municipal Office Administrator Caudle

**8:28pm.** Had no requests of the board.

### **OLD BUSINESS**

#### Establishing a Town Center with a Tax Increment Financing District

**8:29pm.** The Select Board has, since June of 2023, been working towards possibly purchasing a lot at the Town's Center. To finance the purchase, the Select Board has supported the proposal of a Tax Increment Financing (TIF) District, which could make approximately \$450,000 per year available to pay for the lot and make recreation, safety, and transportation improvements to the district.

The Board discussed messaging for the TIF district, the future use of this area for oft-requested services, and how this lot would be a solution to the community want of an established Town Center. The board discussed establishing an advisory board now for the TIF district as a working group for messaging for the district; this board would be required if the district passes but could be established now.

*Motion to authorize the Town Administrator to begin negotiating a purchase and sale agreement for Map 239, Lot 7 structured with a proposed new tax increment financing district and to advertising appointments to an advisory committee by Selectperson Mannschreck, seconded by Selectperson Hardekopf. Roll call vote: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

### 2024 Warrant Articles and Funding

**8:39pm.** Information about the [2024 Warrant Article Requests – Titles Only and Funding](#) were reviewed. TA explained the anticipated Unassigned Fund Balance as well as total tax impact of all proposed articles. Selectperson Hardekopf asked for the wording to be updated to clarify the impact would be in future years; TA MacIver provided wording from the Town's lawyer regarding warrant article language. The dam warrant article was discussed, and whether it was specific to Swain's Lake or could be used for the Richardson Pond Dam. TA MacIver will review the purpose statement and report back to the Select Board. Richardson Pond Dam is considered a low-priority hazard.

### Exemption and Credit Changes

**8:51pm.** The Select Board discussed viewing an update as a statement to residents vs. the numbers of individuals impacted. The Board further discussed the ABC and whether they should weigh in on Exemptions and Credits. TA MacIver explained Tax Deferral is available as an option to homeowners unable to pay taxes; and the board discussed there are additional options for



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assistance available to homeowners. The Energy Committee is planning a door-to-door campaign to educate Barrington residents on available programs.

An Analysis of the [2023 Exemptions and Credits](#) were available, as well as a [review of Exemptions and Credits](#) in relation to Cost of Living Adjustments.

The Select Board did not make any actions as no changes were proposed.

### **Joint Advisory Budget Committee and Transfer Station and Recycling Center Review Committee Meeting**

**9:08pm.** A joint meeting between the ABC and Transfer Station and Recycling Center Review Committee was held at the Town Hall, where the groups discussed the upcoming Waste Management contract expiration and methods to soften the financial impact for residents.

Recommendations include:

1. Setting a revenue target for the Transfer Station & Recycling center to fund all non-staff costs of the facility, which in 2024 would be 72% of total operating costs.
2. Create a Special Revenue Fund via warrant article to prepare for a dramatic increase in costs after December 31, 2026. \$225,000 would be retained annually in the general fund to offset taxes.
3. Increase Transfer Station user fees by 20% annually, with additional revenue to be deposited in the special revenue fund.
4. Explore extending the incremental user fee increases and/or pursue other options such as performing transportation using Town equipment/personnel using the balance in the special revenue fund.

*Motion to set a revenue target (for the purposes of setting user fees) for the Transfer Station and Recycling Center equal to all non-wage/benefit/training/dues operating costs or approximately 72% by Selectperson Mannschreck, seconded by Vice-Chair Saccoccia. Roll call vote: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

*Motion to present voters with a warrant article in 2024 to establish a special revenue fund for the Transfer Station and Recycling Center which retains \$225,000 in the general fund and further to support incrementally increasing user fees (approximately 20% per year) by Vice-Chair Saccoccia, seconded by Selectperson Hardekopf. Roll call vote: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. **The motion passed.***

### **NEW BUSINESS**

**9:17pm.** There was no new business.

### **SELECT BOARD REPORTS AND CONCERNS**

**9:17pm.**

**Selectperson Hardekopf** – The Zoning Board denied a request for commercial animals in a residential area; there had previously been two continuances due to the complexity and need for legal involvement.

**Selectperson Gibson** – The Energy Committee met on the 16<sup>th</sup> to review tonight's presentation regarding community power.

**Selectperson Mannschreck** – The Transfer Station & Recycling Center Committee and ABC met. There were simultaneous meetings of the School Board and Library Trustees, so attended the

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School Board meeting. There is a 6.82% increase in the budget from last year, with a total \$29 million budget proposed.

**Vice-Chair Saccoccia** – The Class VI/Private Road update is still pending.

**Chair Cappiello** – The Planning Board is considering a 50' wetland buffer reduction. There is a proposal to look at assessing the value of wetlands with a 16-point scoring method prepared by the Conservation Commission and two soil scientists. The Conservation Commission is proposing to use this for a trial of one year, with the tool intended to be completed by the homeowner. A property on Ayers Lake has a proposal to subdivide lots pending review that was postponed, and there was a conceptual discussion on a proposal at the Coot Farm property to include 160 units, with 37 duplexes and the remainder single-family homes; 450 acres of open space would be preserved.

TA MacIver discussed scenic roads and what it means when a road is designated as scenic. He noted the primary function of a scenic road is the protection of stone walls and trees, and doing work on a scenic road requires multiple steps.

### PUBLIC COMMENT


**9:24pm.** *Public Comment opened.*

**9:24pm.** There were no public comments. *Public Comment closed.*

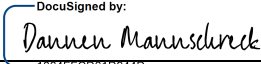
### ADJOURNMENT

**9:24pm.** *Motion to adjourn the November 27, 2023 Select Board Meeting by Selectperson Gibson, seconded by Vice-Chair Saccoccia. Roll Call Vote: Hardekopf – Aye, Gibson – Aye, Mannschreck – Aye, Saccoccia – Aye, Cappiello – Aye. The motion passed.*

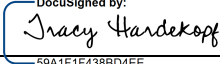
*Additional information and links to all reviewed documents can be found in the [November 27, 2023 Town Administrator's Report](#). The next meeting will be held on December 4, 2023.*

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 Chairperson Joyce Cappiello

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 Selectperson T. Hardekopf

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 Selectperson R. Gibson

January 8, 2024

Date Minutes Were Approved