

**TOWN OF ENFIELD
ENFIELD BOARD OF SELECTMEN
MEETING MINUTES SEPTEMBER 19, 2022**

TIME: 6:00 PM
LOCATION: Public Works Facility & Zoom videoconference
74 Lockehaven Road, Enfield

PUBLIC HEARING – 6:15PM
Hearings may start later, but not earlier than the posted time

PRESENT

Board of Selectmen: John W. Kluge, Erik Russell, Kate P. Stewart

Administrative Staff: Ed Morris, Town Manager; Alisa Bonnette, Assistant Town Manager

Members of the Public: Emily Curtis, Recording Secretary; Ed McLaughlin, Celie Aufiero, Susan Brown, Steve Patten, Jean Patten, Madeleine Johnson, Bill Chase, Dwight Marchetti, Dan Kiley, Tracy Young, Shirley Green, Dr. David Beaufait, Sharon Beaufait, Barbara Jones, Greg Sanborn, Lindsay Smith, Linda Jones, Julie Eckert, Julie Harmon, Barbara Rule

CALL TO ORDER

Mr. Kluge called the meeting to order at 6:00 pm.

APPROVAL OF MINUTES – August 1, 2022 & September 6, 2022

Ms. Stewart made a motion to approve the August 1, 2022, minutes as printed. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

Ms. Stewart made a motion to approve the September 6, 2022, minutes as printed. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

BOARD REPORTS

Members of the Board of Selectmen (BOS) gave updates regarding their respective committee assignments.

TOWN MANAGER’S REPORT

Mr. Morris presented the following updates to the BOS:

- He reminded the public that the Enfield Old Home Days will be happening this weekend.
- The town would like to welcome Nicole Sipe who is the new Police Assistant. He stated that there is an opening for a full-time officer at this time and recruitment is ongoing.
- We are preparing to advertise the Highway Supervisor position in response to an upcoming retirement.
- The town has received the Stryker cot for the ambulance which was purchased with GOPHERR funds. It saved the town of Enfield approximately \$25,000 by using those grant funds.

- The new sign to be placed in front of the Community Building has been built and has been delivered to the installation company and we are awaiting the timeline for installation.
- He noted that he has started the Leadership of the Upper Valley classes and he looks forward to continuing his growth and connections.
- He has been approached by the state DOT regarding entering into a work zone agreement for painting the bridge over I-89 on Eastman Hill Road. He stated that he has submitted the plans to Chief Holland and Mr. J. Taylor, who both looked it over and approved the plan.
- We have scheduled the auditor, Tim Green, to speak to the Budget Committee at their October 4th meeting regarding the most recent audit.
- The Community Aggregation Plan, which was approved at Town Meeting in April, has been signed and submitted, and the Town of Enfield is the second town to submit their community aggregation plan to the state.
- The Grafton County Broadband Committee is working on the Grafton County Middle Mile Project, which would involve installing 353 miles of fiber around Grafton County.
- He will be meeting with Comcast, who is putting in applications that expands high speed internet and broadband access in Enfield.

With no further comments or questions, Mr. Kluge moved on to the next agenda item.

BUSINESS

Fire Department Surplus Equipment

Ms. Stewart made a motion for the Board of Selectmen declare surplus of the following fire department equipment including four items to be listed as surplus and offered on Govdeals.com; 1. an old ambulance box that was removed to create Forestry 1, 2. a water spray unit that was previously installed on the Jeep forestry unit which has been gone for approximately six years, 3. Engine 4 that has been replaced by the new Engine 1, 4. A 1987 Forestry brush truck which will be replaced by newly created Forestry 1. All of these items were discussed during CIP and Budget Meetings that they would be taken out of service as new or replacement equipment was. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

2023 Town Meeting Location (for 2023 Municipal Calendar)

Ms. Bonnette stated that the location of Town Meeting is typically approved in advance so that it is printed in the municipal calendar. She stated that the Enfield Village School gymnasium has been reserved and added that the Mascoma Valley Regional High School auditorium is not available. She added that, should the Selectboard decide to host the meeting outside again she will need to budget for tents.

Members of the BOS discussed utilizing the Enfield Village School gymnasium for Town Meeting.

Ms. Stewart made a motion to set the 2023 Town Meeting location to be the Enfield Village School gym. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

Ms. Bonnette stated that the location was in reference to the business portion of Town Meeting and the voting will take place at the Community Building.

PUBLIC HEARINGS

Mr. Kluge noted that, due to the turnout for this meeting, the Board will limit comments to two minutes for each person. Once everyone has had a chance to speak, the Select Board may allow the opportunity to offer new comments or questions – again limited to two minutes. Repetitive comments will not be allowed.

Mr. Kluge opened the Public Hearing at 6:15pm. He stated that the BOS will hold four Public Hearings in succession.

PUBLIC HEARING #1: To discuss and take action on the proposed purchase of land located at the Shaker Hill Granite site on US Route 4 for the purpose of constructing the Public Safety building approved at the 2022 Town Meeting.

And, in relation to Public Hearing #1,

PUBLIC HEARING #2: To discuss and take action on the use of American Rescue Plan Act (ARPA) funds awarded the Town in the amount of \$474,349.

Mr. Morris stated that there has been an ongoing discussion about the possibility to purchase and utilize land currently belonging to Shaker Hill Granite in Route 4 in relation to the public safety facility. He noted that the purchase price of \$500,000 has been discussed, and there is some flexibility on the acreage, between three and three and a half acres, that would be purchased within that set price. He noted that Bob Lacroix offered donated land on the Route 4 corridor, but in working with the Municipal Facilities Advisory Committee (MFAC) and Bread Loaf and it was noted that there would be similar site development costs to those that were estimated for the previously proposed SAU land. He stated that there are signs of wetlands with the Lacroix property, and there may be additional permits and permit costs which would extend beyond the estimated \$1.7 million site development costs. He added that MFAC unanimously supported following the Enfield Shaker Hill Granite site.

Ed McLaughlin inquired if the total cost that was voted on at Town Meeting included the cost of land acquisition and the cost of development.

Mr. Morris stated that the vote included site preparation and development of the site, and it was noted that the \$7.2 million did not include the land costs.

Mr. Morris stated that he has discussed the use of ARPA funds for the purchase of the property with multiple agencies including the New Hampshire Municipal Association (NHMA), the town attorney, and the treasury. He stated that it was possible to use CIP funds to purchase the site and utilize the ARPA funds for the equivalent CIP expenditures such as an ambulance, police cruisers, and department of public works trucks. He stated that there would be roughly \$26,000 that would not be directly replaced by the use of ARPA funds for purchases. He stated that he spoke with NHMA, and they also offered that the ARPA money could be used to supplement money from this year or next year and offset the budget. He stated that he is bringing the idea forward to utilize CIP funds as it is more transparent than trying to use the ARPA funds to replace money within the budget. He stated that he has met with the CIP Committee and the Trustees of Trust funds to present the idea and they each agreed with his proposal.

Mr. Russell inquired as to how the money would be accounted for and how expenditures would be tracked.

Mr. Morris stated that ARPA was set up just like a grant in the accounting system, so each item that is expended will be tracked directly to the ARPA line item.

Mr. McLaughlin stated that we are going to use CIP funds to purchase the land, and the ARPA funds will be used to directly purchase the items that would have come from the CIP. He noted that the money that would be used to buy the capital equipment that would normally come from CIP would come from the ARPA funds instead.

Ms. Stewart inquired as to if the difference of \$26,000 could be replaced with surplus funds at the end of the year.

Mr. Morris confirmed that would be an option.

Celie Aufiero stated that we vote on the CIP funds every year, but the townspeople did not vote on the \$500,000 that is being proposed. She stated that the land would be purchased without further testing, and we should stop putting money out before it's a fully formed plan and it does not seem like a good practice. She stated that the sewer is for infrastructure and inquired as to why it was not going for that.

Susan Brown stated that there is a piece of land near McConnel Road and inquired if the town had looked at that land.

Mr. Russell stated that during the original MFAC investigation, there were several pieces of land that were reviewed, and that parcel of land on Route 4 was one of them. He stated that it is in a flood plain and doing site work to make it usable were cost prohibitive.

Steve Patten stated that when we voted for CIP it was his understanding that this was supposed to be for vehicles only, and he would suggest that when the Shaker Hill Granite property is purchased it should include all of the property and not just what fits the building.

Madeleine Johnson inquired about the sale of the Shedd Street property and inquired as to what the significant costs are that are associated with developing the Route 4 property as mentioned.

Mr. Russell stated that the minutes from MFAC would reflect the projected costs that were discussed with relevance to the previous Raphael's property on Route 4. He noted that the town is in the middle of continuing the process to be able to sell the Shedd Street property.

Mr. Morris stated that the Phase II environmental study has been completed and the results have indicated that there are two places on the property where further digging and research needed to be completed. He stated that it is something we will need to budget to continue the process of identifying oil contamination and remediation efforts.

Chief Holland noted that, when MFAC looked into the former Raphael's property on Route 4, it is a flood plain and the state indicated that the site for the building would need to be raised over three feet in one area and also go down three feet in another area of the property, and the fill could not be reused on the same site, which is why it was so cost prohibitive.

Jean Patten stated that her understanding was that, prior to the 2022 Town Meeting, there was already a purchase and sales agreement in place with Rob Malz.

Mr. Morris stated that there is no purchase and sales agreement.

Bill Chase inquired as to why the property work hasn't been put out to public bid to get an idea of what the infrastructure is going to cost and get some competition to drive the price down.

Mr. Morris stated that Bread Loaf's contractors are the ones who have developed the estimates, but when construction is in process, bids will go out when the work is ready, and it will be available to the public.

Ms. Stewart stated that based on her experience, contractors do not typically bid on projects that are not concretely defined. She welcomed anyone with experience who would be willing to give their input on the proposed bids can give their contact information to Mr. Morris for follow up.

Dwight Marchetti stated that some great points have been brought up, and he does not think it is being done right. He stated that the building was pushed forward even though there was no plan for the land needed to build it on. He stated that he was on the Budget Committee when the DPW was planned, and even with the land already being owned by the town the cost ran well over the budgeted costs. He stated that we don't have the money for the land set aside, and the only emergency that was discussed related to buildings at Town Meeting was related to Whitney Hall. He stated that, given the economy, we need to slow down.

Mr. Morris stated, to address Ms. Aufiero's question regarding the site testing at Shaker Hill Granite, he stated that testing will be completed. He stated that he did not want to spend taxpayer money on a property that we do not intend to purchase. He stated that once there is approval for the purchase of the property, and the testing will happen before the purchase is completed.

Barbara Rule inquired if the building could still be built within the budget if the current supply chain issues stretch the project out over multiple years.

Mr. Morris stated that there are two bids from contractors who believe they can build within the budgeted cost as outlined within 18 months.

Ms. Stewart stated that fund accounting is complicated and is not the same as financial accounting. She stated that the proposed accounting convention is related to the way that funds are being used and does not affect or change the items that have already been planned to be purchased.

Mr. Kluge requested anyone that hasn't spoken to speak.

A community member stated that she is concerned about the lack of information on the site as to the acreage and stated that there should be more information before making that decision.

Mr. Morris stated that the parcel at the Shaker Hill Granite site will be between 3-3.5 acres. He stated that Mr. Malz is open to awaiting the final design of the building to determine the exact acreage as the design of the building may necessitate a slight variation on the acreage to define a straight property line.

Ms. Aufiero stated that we are a government, and it is important for the people to vote on it.

Shirley Green stated that, as Mr. Morris noted, there are two contractors that have given a price and have confirmed the construction timeline of 18 months. She added that Bread Loaf has compared each parcel of land that has been brought forward and have already informed us of the hundreds of thousands of dollars to develop other parcels of land. She added that if we continue to put the project off it will only cost more.

Mr. McLaughlin stated that, regarding Mr. Patten's comment about the use of CIP funds, CIP can be used for equipment as well as infrastructure. He added that, regarding Ms. Aufiero's comment, we voted on each Capital Expenditure at Town Meeting, but we did not vote on this land purchase.

Mr. Morris stated that the votes were held on approval of individual equipment, but the Selectboard does have the authority to expend CIP money.

Dan Kiley, the CIP Committee Chair, stated that the only thing we vote on at Town Meeting are the items that will be bonded or financed. He stated that the Selectboard has the right to expend the money and the CIP Committee is only an advisory committee to the Selectboard.

Ms. Patten requested to verify that the ARPA funds cannot be utilized to purchase the property.

Mr. Morris stated that it is technically possible to purchase the land with ARPA funds, but there is a lot of red tape and costs associated with it. He stated that he has consulted with the US Treasury and the NHMA, and the recommendation was to purchase governmental items such as ambulances, police cars and fire trucks, with ARPA funds and then use any other savings within the town for the purchase of the land. He proposed the CIP as he thought it would be a cleaner, more precise and transparent process as opposed to trying to find multiple places in the budget for where it may come from.

Tracy Young stated that, in September 2021 the town was awarded \$479,000 through the ARPA funds. He stated that the Selectboard at the time voted not to expend the money at the time. He added that, at the time the funds were received, there were no rules issued as to how the ARPA funds could be utilized. He noted that the rules were not known at the time of Town Meeting and therefore could not have been voted on at that time. He stated that the proposed accounting is still working to achieve the goals and discussions held at Town Meeting.

Mr. Kluge closed the public hearing at 6:50pm.

Mr. Russell made a motion to authorize the Town Manager to work with RVM Real Estate Holdings LLC to purchase 3+ acres of land for the future home of the Enfield Public Safety Building for a sum not to exceed \$500,000 from the Towns CIP fund and hereby authorize the Town Manager or his designees to take such actions and execute all documents that may be necessary. Ms. Stewart seconded. Vote unanimous in favor of the motion (3-0).

Ms. Stewart made a motion to authorize the Town Manager to use the ARPA funds in the amount of \$474,349 to purchase items that are planned to be purchased from 2023-2025 as documented in the Town of Enfield's CIP plan following the schedule outlined in the plan set forth by the CIP Committee.

Mr. Kluge requested clarification of the motion for the public.

Mr. Morris stated that we are using the ARPA funds in the amount of \$474,349, which is the amount we received in ARPA funds, to purchase items that are in the current CIP plan to be purchased in the schedule as set forth by the CIP Committee. He noted that the department of public works and all emergency services have been consulted and information will be brought forward to the Budget Committee, Selectboard, and Town Meeting regarding how it will be implemented according to the CIP plan.

Mr. Kluge emphasized that the town will not be buying extra items.

Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

PUBLIC HEARING #3: To discuss and accept a special one-time payment of Highway Block Grant funds in the amount of \$121,878.04.

Mr. Kluge opened Public Hearing #3 at 6:53pm. He stated that the state has allocated more money to the towns this year throughout the state budget. This public hearing is to discuss the acceptance of a special one-time payment of Highway Block Grant Funds in the amount of \$121,878.04 for the purpose of road

maintenance. The stipulation of this money is they are increase the road maintenance projects done by the town and not to supplant already budgeted money.

Mr. Morris stated that the plan is to encumber the funds for the 2023 year as it is already late in this calendar year, and plan for next year's paving. He noted that it is not a grant, so we are able to encumber the funds. He added that, with the approval of the funds, Mr. J. Taylor will have the opportunity to put out a mid-winter RFP which will help find more competitive pricing as it can be bid before Town Meeting, as well as allow the work to be scheduled earlier in the year.

Mr. Kluge requested any comments from the public.

Ms. Aufiero inquired if the town gets a highway block grant each year.

Mr. Morris confirmed and stated that the state has an equation based off of how much they give to each town, but this year the state had extra money left over and this is a one-time additional amount being allocated.

Ms. Stewart made a motion to accept the special one-time payment of Highway Block Grant funds in the amount of \$121,878.04. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

PUBLIC HEARING #4: To discuss and accept donations to the Mascoma Lakeside Park Fund in excess of \$10,000 in aggregate.

Ms. Stewart made a motion to accept the \$36,600 in donations that are listed to the Mascoma Lakeside Park Trust Fund with thanks. Mr. Russell seconded. Vote unanimous in favor of the motion (3-0).

Ms. Stewart made a motion to close the public hearing at 6:58pm. Mr. Russell seconded. Vote unanimous in favor of the motion.

BUSINESS

Proposal for Beach on Johnston Drive

Mr. Morris stated that this is the first proposal being brought forward to the Selectboard and, based on their input, may be a part of more conversations to come forward related to the property.

Mr. Morris presented a PowerPoint presentation regarding the history of the property. The town owned parcel is approximately 1.5 acres, and it is along the rail trail. He noted that it is a beautiful location that would not need significant development. He noted that it is not currently ADA compliant, but it is possible whereas Shakoma Beach does not have ADA accessibility. He stated that parking at Shakoma is on a busy roadway, and it is assessed that over 4,000 cars a day pass the intersection on Route 4A and at times during the day there are over 349 cars per hour passing through. He stated that there have been discussions regarding making the cross walk on Route 4 safer and in discussions with the New Hampshire Department of Transportation (NHDOT), the state recommends doing away with the cross walk or put out flashing beacons with an overhead stoplight at the intersection. He noted it would cost somewhere in the realm of \$50,000 for that work to be completed.

Mr. Morris stated that the beach area at Johnston Drive has a sand shelf which is shallow and gradually gets deeper for about 50 feet. He proposed 15-18 parking spaces, which would be framed by a minimally invasive split rail fence to stop cars from traveling too far down to the water, with some gravel for parking, which would cost about \$13,000. He stated that there may be an option to charge for non-residents, and it would also be possible to designate an area with amenities as a rental for private parties. He recommended that, for liability purposes, the onsite structures should be demolished and disposed of,

which would cost an estimated \$15,000. He added that road upgrades for Johnston Drive would also be necessary and would cost an estimated \$14,000. He noted that he included an \$8,000 contingency, with a total of about \$50,000 for all of the work, which includes about \$15,000 of Town/DPW labor. He stated that there are possible funding options for the work, including the undesignated fund balance or CIP, a partnership which would involve a shared cost with another organization, grant funding, private donors, or multiple sources added together.

Mr. Morris noted that other options include to keep property as-is with no improvements; however, he would still recommend the removal of current structures on the land for liability purposes. He added that he would also recommend the road upgrades to maintain access for emergency vehicles, and there would still be a possibility of implementing a conservation easement. He stated that the other option is to sell the property and the current sale value of the parcel is approximately \$1million.

Mr. Morris presented excerpts from the new Master Plan that support the enhancement of public recreation access and contribute to the quality of life for town residents. He stated that he understands concerns regarding his comment at the CIP meeting regarding the potential to close Shakoma Beach and he stated that it can definitely be a part of the discussion.

Ms. Stewart stated that, if we were to sell, she would like it to be sold separately to gain more revenue. She stated she only saw two choices, which is to develop the area so people can use it responsibly or sell it.

Mr. Kluge stated that the topic of using the Johnston Drive property as a beach has come up frequently in his time serving as a Selectman, and it has been viewed for a long time as an excellent recreational opportunity. He added that, at no time in those years did the BOS consider closing Shakoma Beach, and he sees the use of Johnston Drive and the use of Shakoma Beach as two separate issues. He stated that the Johnston Drive property is a beautiful property for recreational opportunities, but it does have some complications. He stated he can envision benches and picnic tables with limited infrastructure at that location. He stated that he hears many people like to walk to Shakoma Beach and it may be possible to transition it to a walking-to place instead of having parking in the upper lot and crossing Route 4A.

Mr. Kluge stated that he supports going forward with the Johnston Drive property and keeping Shakoma Beach.

Ms. Stewart states that, regarding the parking area for Shakoma Beach, it gets a variety of use throughout all seasons. She stated that Shakoma has two distinct challenges including difficulty to access from the upper lot and crossing the roadway, as well as the location of the port-a-potty right next to a main roadway.

Mr. Kluge stated that the stairs would need to be removed.

Mr. Morris stated that it might be possible to repurpose the parking area for boat trailer parking as the lack of availability of such is a common complaint.

Mr. Russell stated that, based on his experience in the Master Planning, there was a significant amount of feedback to have more access to the lake. He stated that he questions whether we solve the safety concerns at Shakoma Beach by moving the beach to another location. He stated that the safety concerns of the Route 4A and Main Street intersection doesn't go away by moving the beach as there are many other uses in the area including boaters walking down, winter recreation users walking down to the lake, bicyclists going through that area, etc. He stated he agrees with Mr. Kluge in that the safety of Shakoma Beach is a distinct conversation that is separate from the Johnston Drive property.

Mr. Russell stated that he is mindful that adding parking emphasizes car centric traffic if traveling to Johnston Drive. He noted that we have had great success with having citizen groups formed to get out and talk to people about the use and development of Enfield assets and he supported having a group of citizens guide the process.

Mr. Kluge stated that it would be a great application to the

Mr. Russell noted that the grant model is a model that has worked well for the town.

Ms. Stewart stated that we have not focused on providing services to the mobile home park located across from Johnston Drive, which is along the Lebanon line but is dense population of Enfield residents. She stated that residents in the mobile home park to not have access to recreation areas other than the rail trail. She stated that there are some things that should be more immediately addressed and and some signage and communication to the public would be helpful.

David Beaufait inquired if Friends of the Norther Rail Trail had been engaged in the conversation. He stated that they have expressed that it is a local decision and not one for them to make.

Mr. Morris confirmed that he had reached out and included their statement to the BOS.

Dr. Beaufait noted that one of the mistakes that was made with Mascoma Lakeside Park was the insufficient engagement with neighbors and abutters and he does not want to see that happen again. He stated that Johnston Drive itself will need a greater amount of work and neighbors are concerned that their house will be taken down because of the road development. He stated that this needs to be a positive for the town and townspeople instead of a steam roller.

Barbara Jones stated that there is no sand in the area being discussed. She stated concerns for fire and rescue to be able to access the property and there is little to no cell service. She stated that Route 4 has 12,500 cars passing through per day. She added that kids from the mobile home parks are already crossing the road to use it as a beach. She added that, the only difference is that the town would be maintaining the property as the homeowners have been maintaining it for over ten years.

Ms. Patten stated that she is all for doing new and exciting things but right now we have a lot of capital projects that need attention and details. She stated that the very basic should be done, such as taking the structures down. She stated that we can hardly keep up with what we have in town, and we are stretching and never doing a lot of things really well. She stated her support to keep the land as a basic use for now and put some more thought into what we should do there. She added that it is concerning to have cars crossing the rail trail where it is hard to see. She stated that our focus should be on capital projects and put some more thought into this at a later time.

Barbara Rule stated that she lives on Johnston Drive, and it is only a driveway for those who live on Johnston Drive or landowners of Lebanon property that need to access it from that driveway. She stated that the common right of way includes 30 foot right of way for people on beach access for themselves, and the plan for the parking lot is right in the way of that. She stated that the parking lot proposal is against the recommendations put forth by the Conservation Commission's recommendations. She stated that adding parking and an area to host private functions goes against how she views the preservation of the beauty of the land. She stated that it should be a walk-in beach and the people in the trailer park are the ones using it just as it is and people can access the property via the rail trail by parking on Ice House Road. She stated that there is a lot of pedestrian activity and there will be resistance if you want to turn it into a public road.

Ms. Stewart inquired as to if the three leased buildings that are currently on the property used Johnston Drive as a roadway or if it was treated as a walk-in access only.

Mr. Morris confirmed that users drove down Johnston Drive to access the property when it was being leased.

Greg Sanborn stated that it is a narrow drive and if you put a parking lot it behooves the town to widen the road to accommodate two vehicles. He added that, to do so would likely take most of the yard and driveway of the abutting property owners even if it is a right of way. He stated that there are other concerns to be considered such as people speeding down the road once it is updated, poor sight distances, and additional costs to the community. He recommended a minimally invasive approach to leave it as is after taking out the existing structures, and possibly adding some picnic tables.

Dwight Marchetti stated that August 23, 1958, the Town of Enfield purchased Shakoma Beach from LaSalette. He stated that the town has fewer people in it that there were several years ago and to address the safety concerns the simple solution is to use some of the money that was just acquired from the state to put lights up. He stated that there are too many variables with the Johnston Drive property, and there are a significant number of capital projects ongoing. He stated he recommended putting the brakes on spending and focus on the projects and get them done.

Mr. Kluge inquired if any members of the public were in support of selling the property.

One member of the public expressed their support to sell the property.

Mr. Kluge stated that he still thinks about the opportunity the town had to purchase a beach at a property at the head of the lake and the town voted it down.

Mr. Kiley stated that the town had the option to purchase property at the head of the lake and the marina, and the town voted it down. He stated that it may have had nothing to do with money and more with the fact that the townspeople just wanted to keep Shakoma Beach. He stated that he was in favor of selling the property and have someone build a building that could bring in tax revenue. He stated that we have sat on property waiting for it to be valuable and we lost opportunities to collect taxes on it in the years that it was held onto.

Lindsay Smith stated that she is not in favor of selling the land and stated that this is a great piece of property, and we should consider that the property is already being used and how we could enhance the way that it is being used. She stated that there may not be any necessity to develop the road if you focus on foot and bike traffic to welcome the use. She stated that the area is an asset as far as the Master Plan, and we could promote the environmentally safe ways to access the land for use. She stated that you don't avoid fixing the Route 4A intersection at Shakoma Beach by looking somewhere else. She stated that the use of the property enhances what we have available to our residents while also promoting conservation and use.

Mr. Patten stated that he would like to see the property seen as it is and not improved. He stated that there are concerns for trucks accessing the area, such as the Route 4 access problem, no space for a fire truck to turnaround, taking land by eminent domain to fix the road, and fiber optics that run along the rail trail. He stated that he was working on a project and the state wouldn't allow him to back his truck over the rail trail. He noted that we will need to get permission to have machinery cross the rail trail to access the land and eh believes it should be left as it is.

Ms. Johnson stated that the highway money could be used to improve the intersection of Main Street and Route 4A. She stated that she would prefer to focus on fiber optics access and capital improvement projects and supported the idea of finding non-motorized ways of utilizing the Johnston Beach property.

Chief Holland stated that he supports Mr. Morris in his recommendations to the BOS. He stated that the word is out, and we have a responsibility to upgrade the road as it is being utilized more and more. He received many calls from residents inquiring if they were allowed to use the beach because abutting landowners have been throwing people off the property saying it is private property when it is not. He supported looking for grants and exploring all the options to get the most out of the property for all of our residents and not just a select few.

Shirley Green stated that there is a lot to consider, and she would like it to be a welcoming area for residents to have another recreation area to use. She stated that the water in this state is owned by the public, and very few people own land to access Mascoma Lake. She stated that we have an obligation to give the opportunity for more people to access the water.

Linda Jones stated that she would ask to keep the stairs at Shakoma Beach as she has traversed the area before stairs were there and it was very dangerous before the Eagle Scout built the ones that are currently in place. She stated that, with regard to the Johnston Drive beach, there is a mucky area with no sand with a quick drop off, and there are wakes that could knock over small children. She encouraged the town to improve Shakoma Beach.

Tracy Young stated he agreed with Mr. Russell's suggestion to form a community group to develop ideas for the use of Johnston Drive which would be presented to the BOS, which gives the opportunity to work with abutters and develop ideas without the need to do anything to the property. He added that he believed that the parking lot across from Shakoma Beach should be for those using the beach and not for boat trailers, which is how Lake Sunapee manages their parking as well.

Julie Eckert stated that she supports keeping the property, but she doesn't understand the use of the term 'private road' if the town owns the property at the end of the road. She noted that she also has concerns for crossing the Route 4 corridor. She stated that she lives on Route 4A and doesn't feel that she has access to the lake. She stated that she likes the idea of the recreation area, and she would like to learn more as it could have a huge value to the community. She added that it may not be simple as there are many things that need to be considered but leaving it completely undeveloped is not good for our community.

Julie Harmon inquired if Mr. Morris had the number of cars traveling on Route 4 and inquired about the current cost for insurance related to Shakoma Beach and Johnston Drive, respectively.

Ms. Stewart stated that we already own the property, and the town owned property is aggregated into the cost of insurance.

Ms. Aufiero stated that we should be concerned and put some signage up to support people taking care of the area being used.

Sharon Beaufait stated that she agrees with many comments as stated and inquired as to if Barbara Jones owns the lower section of Johnston Road and stated that she is concerned that using the area involves taking someone's property.

Mr. Morris stated that there would be significant research, outreach, and discussions to be had. He noted that his goal as a discussion point was to verify if there was a desire to sell the property as, if that was the desired route, there would be no reason to even have further conversation about use or accessibility for the town. He added that there is no rush to make decisions and supported the formation of a committee and creating an opportunity to engage citizens as recommended.

Ms. Beaufait stated that she is in support of keeping Shakoma Beach as it is the only safe place for swimming on the lake due to its location. She stated that the Johnston Drive area is a great recreation and picnic area, but she is concerned about the impact to the rail trail and the increased traffic. She thinks it will take more out financially than what can come from it.

Mr. Morris stated that everything, including the possibility of charging for non-residents.

Mr. Russell thanked Mr. Morris and Chief Holland for their work and bringing ideas forward for discussion.

Ms. Stewart stated that the posts for keeping vehicles from driving down to the lake may be an immediate necessary action to prevent vehicles from driving too close to the water and potentially contaminating the lake. She added that trash receptacles would also be beneficial, as we have noted that the carry in carry out has not been working in other public use areas.

Mr. Kluge stated his gratitude to the residents that came out and gave their thoughts and opinions on the matter.

BUSINESS - Continued

Award Public Safety Building Contract

Mr. Morris stated that there are two contractors that were discussed in depth by MFAC regarding the public safety building, Neagly & Chase and Black River Designs. After a lengthy discussion with each contractor, MFAC held a separate discussion followed by a blind ballot vote which resulted in a 6-1 recommendation for Neagly & Chase. He stated that he is comfortable to move forward with his recommendation as supported by MFAC to award the contract to Neagly & Chase.

Ms. Stewart extended her thanks to MFAC for their ongoing hard work and dedication to the project.

Mr. Russell made a motion to authorize the Town Manager to negotiate and enter into a design and build contract with Neagly & Chase and Black River Designs for the purposes of completing the design and construction of the Town of Enfield's Public Safety Building not to exceed a total construction amount (excluding the land purchase) of \$7,259,066 and hereby authorize the Town Manager or his designees to take such actions and execute all documents that may be necessary. Ms. Stewart seconded. Vote unanimous in favor of the motion (3-0).

Policy Relative to Face Coverings

Mr. Morris stated that the information presented has been outlined in previous discussions and is presenting it to the BOS to vote and finalize the adoption of the policy. He noted that the policy is based off of reference to ongoing CDC guidelines.

Ms. Stewart stated that she is concerned as there is no consequence and no incentive to actively follow the guidelines. She inquired if we have the right to ask people to leave a public meeting if they refuse to comply.

Mr. Morris stated that we do have the right to ask people to leave, but the policy is really being recommended to have guidance going forward instead of continuing to revisit the topic for each occurrence of COVID in town. He noted that employee use of masks will be based on his discretion, but the policy is in relation to public meetings.

Mr. Kluge stated that the policy is with regard to public buildings.

Ms. Green stated that she volunteers as an usher and where she works, they have a similar policy and it worked very well.

Dr. Beaufait stated his support for making a policy based on CDC guidelines and stated that it makes sense to have a policy in place so as not to have to wait for a meeting to change or update the recommendations as needed.

Ms. Stewart stated that there was a grammatical correction to be made on the first page, but otherwise she supported the document as presented.

Mr. Russell made a motion to adopt the Policy Relative to Face Coverings as presented with one correction. Ms. Stewart seconded. Vote unanimous in favor of the motion (3-0).

ADMINISTRATIVE ITEMS

Veterans Tax Credit (Camber)

MS-535 Financial Statement

Members of the BOS reviewed and signed documents as presented by Ms. Bisonette.

OTHER BUSINESS TO COME BEFORE THE BOARD OF SELECTMEN

Mr. Kluge requested any other comments or questions to come before the BOS.

Dwight Marchetti stated that he has a deep concern regarding the expenditures that have been approved in the last year, and the roof on the Community Building is in desperate need of repair.

Mr. Morris stated that the roof has been RFP'd and it's on the schedule to be completed in October.

Mr. Marchetti stated that, when he was at Town Meeting, one of the factors that was identified as a deficiency in Whitney Hall is that the building goes through a barrel of oil every 3 days, and it has run out before. He stated that when space heaters are used when the heating is insufficient, there is now the added concern of increased electric costs. He inquired what is being done so employees can be comfortable during the winter and what has been done regarding issues with the roof leaking.

Mr. Morris stated that we are having trouble finding roofing slate contractors, and we are finishing the loan which is not available until January, and then we can move forward with the renovations to Whitney Hall.

Ms. Stewart inquired if there were minimal updates that can be made in the interim.

Mr. Marchetti stated that there is no reason why employees should have to work through another winter with that situation. He is concerned about getting it addressed before the snow comes and assured them he would be able to find someone to fix his roof if it was necessary.

Mr. Kluge inquired about the air quality in Town Hall.

Mr. Morris stated that the air quality has not been tested, but it is musty. He stated that he is trying to balance what necessitates spending knowing that there is other future planning of Whitney Hall.

Ms. Beaufait stated that, regardless of the changes made, no parking spaces should be eliminated on town property.

Mr. Kiley stated that he recommends the removal of the one parking space closest to the entrance of the 23 Main Street access lot, located in front of the library, due to visibility issues when exiting the 23 Main Street driveway.

Ms. Green stated her agreement with Mr. Kiley's recommendation.

With no further comments, members of the BOS moved on to adjournment.

INFORMATIONAL ITEMS – NO ACTION REQUIRED

- Shoreland Permit Application (Champagne)
- NH DES File 2022-01659 – Request for more information – 65 French Rd, Map 17 Lot 24 (French)
- Standard Dredge & Fill Application, 56 French Rd, Map 17 Lot 24-01 (Oseid)
- Shoreland Permit Application, 56 French Rd, Map 17 Lot 24-01 (Oseid)

ADJOURNMENT

Ms. Stewart made a motion to adjourn at 8:22 pm. Mr. Kluge seconded. Vote unanimous in favor of the motion (3-0).

The meeting was adjourned at 8:22 pm.

John W. Kluge, Chair

Katherine D. P. Stewart

Erik Russell
Enfield Board of Selectmen