



Town of Amherst, NH
BOARD OF SELECTMEN MEETING MINUTES
Barbara Landry Meeting Room
2 Main Street
Monday, August 22, 2022, 6:30PM

Attendees: Chairman Peter Lyon, Selectman Bill Stoughton, Selectman John D'Angelo, Selectman Tom Grella, and Selectman Danielle Pray

Also present: Town Administrator Dean Shankle, and Recording Secretary Kristan Patenaude (remote)

1. Call to Order

Chairman Peter Lyon called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance – led by Will Ludt, Chair of the Heritage Commission

3. Public Hearing

3.1 Unanticipated Funds: State of NH Grants, Block Grants, and Body Cam Grant

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Grella to enter into a public hearing, pursuant to RSA 31:95-b: III (a), for the purpose of accepting unanticipated money from the State of NH Dept of Transportation Block Grant, the State Highway Aid amount of \$282,739.35, the Municipal Bridge Aid amount of \$259,238., and from the State of NH Dept of Safety/Dept of Justice, the Body Worn and Dashboard Camera Grant, in amount of \$50,000.

Voting: 5-0-0; motion carried unanimously.

There was no public comment at this time.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Grella to exit the public hearing.

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to accept and expend unanticipated funds from the State of NH Dept of Transportation Block Grant, the State Highway Aid amount of \$282,739.35, the Municipal Bridge Aid amount of \$259,238., and from the State of NH Dept of Safety/Dept of Justice, the Body Worn and Dashboard Camera Grant, in amount of \$50,000.

Voting: 5-0-0; motion carried unanimously.

4. Citizen's Forum

Katherine Lockwood, 11 Roberge Drive, stated that at the July 11th meeting Chairman Lyon read a statement supporting the volunteers of the Town. She thanked the Board for their voices of support. As Selectman D'Angelo correctly stated, the Town needs its volunteers and it's becoming increasingly challenging to be a volunteer. The statement of support was greatly appreciated, and she hopes for more volunteer support into the coming year.

Tom Kachmar, 15 Mack Hill Road, stated that the Town is seeing impact from volunteers on boards with conflicts of interest, such as irrigation companies, spraying companies, and real estate agents. These people are making decisions about the Town, while seeing how these decisions can impact/benefit their businesses. The Town needs to grow up and it needs to be required that volunteers on these boards or elected officials, their spouses, children, or business partners cannot do business in Town.

Chairman Lyon noted that the Town has a Conflict-of-Interest Policy. Tim Kachmar stated that the Town is not following it. Chairman Lyon respectfully disagreed and asked for a specific example. Tim Kachmar stated that someone who owns a spraying company sits on the Amherst Conservation Commission (ACC) and the ACC supposedly sought bids for competitive spraying, though there is no record of those bids in the minutes. The Commissioner with a spraying company then sought the permit and placed their company on the bid. This is a conflict of interest. The policy needs to be enforced. Chairman Lyon stated that he believes information which is different than what it being stated by Tim Kachmar will come to light during the next discussion on the agenda.

Matt Seiler, 74 Boston Post Road, stated that he and his wife put together a petition regarding his opposition to the Invasive Species Management Plan. Chairman Lyon asked Mr. Seiler to hold off on his comments until the next agenda item directly addressing this topic. Mr. Seiler stated that Kelly McCutcheon from Broken Boat Farm is in the audience to speak on this topic this evening.

Ms. McCutcheon introduced herself to the Board and supplied them with her business card.

5. Board Discussions

5.1 Invasive Species Discussion with ACC

Chairman Lyon made the following statement regarding the online conversations taking place regarding this topic. He made a distinction between people attending a board/commission meeting to voice their concerns and speaking untruths on social media.

"First, I want to address the volatile and unnecessary rhetoric on social media. While it's always important that our residents are aware of what their boards and commissions are doing and have a chance to question decisions and offer comment, there is a better way to do so. This might include attending meetings, such as tonight, writing emails, writing petitions, and reaching out to volunteers directly, but it does not include posting uninformed comments on social media, attacking our volunteers, and generally spewing angry rhetoric.

Some of the same people that wrote untruths about our Planning Board and our July 4th committee, are at it again, this time condemning the work and the motives of the Conservation Commission. Their statements include things such as:

"I want to see proof of these bids!",

84 *"What are the ACC credentials?"*

85 *"They literally just voted to spray our entire community with a KNOWN carcinogen,"*
86 *and*

87 *"These people need to go"*

88
89 *These statements are not helpful in any way. In fact, they only serve to inflame what might be*
90 *a reasonable discussion, and more importantly, may cause volunteers to second guess their*
91 *willingness to give their time to the Town. Given their sketchy track record, I must wonder if*
92 *they are motivated to help our Town or tear our Town apart, one board, and one commission*
93 *at a time.*

94
95 *Where are you when our Conservation Commission is reviewing building plans for*
96 *submission to the Planning Board, when they are planning and building trails, building*
97 *bridges over water crossings, doing the background work to purchase property such as Buck*
98 *Meadow, developing comprehensive conservation strategic plans, deciding on forestry and*
99 *meadow maintenance plans? How many of you have taken the time to thank this group for all*
100 *that they have done for us and our Town?*

101
102 *I challenge the people making these statements, the people that continually call for our*
103 *volunteers to step aside, to instead be constructive in their comments and questions, and*
104 *maybe even lend a hand in our Town.*

105
106 Rob Clemens, Chair of the ACC, stated that it is clear more information on what the ACC is
107 up to and how it approaches invasive species needs to be addressed. The ACC was established
108 under RSA 36-A by the Town over 50 years ago and charged with inventory of the Town's
109 natural resources as well as management of land and water resources for conservation, this
110 includes identification and control of non-native species that threaten native habitats on Town
111 managed conservation lands. It's important to note that the ACC does not enter or conduct
112 programs on private properties, unless asked. Regarding invasive species, New Hampshire
113 generally, and Amherst specifically, have been contending with invasive species that threaten
114 the health and diversity of native habitats and wildlife ecology for the past 20 years. These
115 include emerald ash borer, which is destroying ash trees throughout the northeast US, woolly
116 adelgids, which are currently killing hemlocks in New Hampshire and Amherst, and oriental
117 bittersweet, autumn olive, Japanese knotweed, and others that are outcompeting native
118 vegetation and its associated wildlife. In 2011 the State of New Hampshire Department of
119 Agriculture published a Guide to Invasive Species, to help educate the public to recognize
120 specific species and understand the recommended control methods. The ACC made copies of
121 this Guide available to residents for many years at Town Hall and the 4th of July event. The
122 ACC also organized a presentation by the Guide's author, the State Invasive Species
123 Coordinator, at the Town Library. Notwithstanding these public outreach efforts, many of
124 these invasive species remain present throughout the Town on both public and private
125 property. With regard to ACC programs, over the past 20 years the ACC has undertaken
126 programs to combat the spread of certain invasive species present on Town conservation
127 lands, following the recommendations of the State. These controls typically include some
128 form of mechanical mowing and/or chemical treatment, depending on the species of concern.
129 Past projects have included extensive efforts to recover the hay fields and meadows at the
130 former Bragdon Farm from the over spread of oriental bittersweet, preservation of the Scott

agricultural field boundaries with mechanical mowing, and mechanical mowing and chemical treatment of oriental bittersweet at the Caesar's Brook/Alice Towne parcels. For this latter project, the ACC wrote an article in the Amherst Citizen describing the problem and explaining the control approach in advance of undertaking the project. The ACC has responded to past public complaints and treated poison ivy at Lindabury Orchard, the Boston Post Road canoe port, and at Peabody Mill. Regarding chemical treatments, for any of these projects requiring chemical treatments, the ACC has followed the State and Federal guidelines using only professional contractors duly licensed by the New Hampshire Division of Pesticide Control. This ensures that any chemical used is selected and applied according to the species of concern and is protective of human and ecological exposure. Regarding the Town-specific permit, since 2018 ACC Commissioner and certified arborist, Lee Gilman, has applied for and been issued a permit from the State Division of Pesticide Control which allows chemical treatment of invasive species on certain Town-owned properties and public rights of way. This permit enables the Town and ACC to undertake invasive species treatment programs in compliance with State application requirements. The ACC contracts this work to licensed contractors in compliance with Town procurement policies. The ACC only conducts projects on Town-managed conservation lands. Any proposed work on public rights of way is up to the Town and the Department of Public Works. All proposed ACC projects are reviewed at ACC monthly public meetings before decisions to proceed with contracting. The current petition initiative, while well intended, has sparked backlash of ill-informed and misleading online commentary regarding the purpose of the ACC Invasives Management Program. The ACC welcomes the participation of abutters and the public when designing and undertaking projects. While ACC meetings are open to the public, it also tries to communicate directly to abutters when initiating these projects. While the ACC is fortunate to have Commissioners with advanced degrees in forest ecology, hydrogeology, and agricultural sciences, along with many years of professional experience in environmental science and management, the ACC necessarily relies on guidance of responsible State agencies when undertaking these programs. The ACC is confident the contractors it hires to undertake these projects are applying chemicals in strict adherence with State and product guidelines and that the public is fully protected. The ACC understands some of the concerns which have been raised and are committed to improving how it communicates decisions and actions. Finally, the ACC welcomes the opportunity to discuss nonchemical alternatives for future projects.

Chairman Lyon asked for Board comment.

Selectman Stoughton made the following statement:

Mr. Chairman, I want to make two general points. First, we are lucky to have knowledgeable, experienced volunteers for our Town boards and committees. They serve countless hours to make Amherst the wonderful place that it is and that we are all able to enjoy. They do so motivated by the desire to make Amherst better. They join a long line of previous volunteers who have helped make this Town the place we all love. In the case of the ACC, I know and have served with most of the members, and I have worked extensively with the Chair and Vice-Chair. Chairman Clemens and Vice-Chair Hardner are professionals with extensive education and experience in protecting the environment. Both have had successful careers doing just that. They understand the science concerning the issues dealt with by the ACC and are exceptionally well-qualified to guide our conservation efforts. Importantly, my experience with our Town volunteers generally, and the ACC in particular, is that they are open to

178 *questions about their plans. I have seen the ACC get questions from residents about their*
179 *policies and their conservation efforts. I have seen the Chair and Vice-Chair work hard to*
180 *address residents' concerns, respectfully and cooperatively, and revise their plans to*
181 *accommodate those concerns. The Town is well-served by the ACC and I want to thank*
182 *Chairman Clemens and the Commission.*

183
184 *Second, I want to acknowledge the right of our residents to voice their concerns about what*
185 *the Town does and how we plan to do it. I know each of my colleagues agrees with me on this*
186 *point. The most effective way for residents to raise concerns is at public meetings of the*
187 *cognizant committee or commission or directly with their chairs. That is not the only way,*
188 *however, and regardless of how legitimate concerns are raised, it is our job to do our best to*
189 *address them. But I draw the line at objections that are wrapped in wholesale attacks on the*
190 *qualifications of our volunteers, or their motives for serving, or questioning whether they*
191 *intend the best for our Town. Such comments are shallow. They are small. They are petty.*
192 *They are a signal of the lack of anything better to say. Ladies and gentlemen, I know you have*
193 *sincere concerns about the use of this herbicide. I promise to listen closely to your concerns.*
194 *But I ask you to distance yourself from the unsubstantiated, personal remarks about our*
195 *volunteers. Do not let your important concerns be tarnished with that stain.*

196
197 Selectman Grella stated that he was around 50 years ago when the ACC was founded. He
198 wholeheartedly agreed with the establishment of the ACC. The group has done excellent work
199 over the years for the Town. He is happy to listen to comments from the public.

200
201 Selectman D'Angelo stated that he agrees with Selectman Stoughton and Chair Lyon's
202 comments regarding the packaging of the concerns. He noted that it is important to separate
203 out the legitimate concerns from the unfortunate expressions of some of these concerns on
204 social media. The Board is here today to hear from the ACC, as well as concerns from the
205 residents of Town. He hopes that the concerns be aired in a respectful manner and that the
206 answers to those concerns be listened to.

207
208 Selectman Pray stated that she ~~learned~~heard from Chair Clemens' presentation that this has
209 been a year's long process for the ACC and the ACC is always looking for more help. The
210 ACC has done its best for the Town and had always had the best interest of the Town at heart.
211 The ACC is also welcoming the opportunity to discuss nonchemical alternatives. She believes
212 this last item will be important for the residents to hear more about.

213
214 Chairman Lyon opened the floor to public comment. He noted that comments will be taken
215 from those present in the room first. Comments will be limited to three minutes, and people
216 should only speak once until everyone has had a chance to be heard.

217
218 Matt Seiler, 74 Boston Post Road, stated that he put together the petition regarding a lack of
219 realistic communication with the ACC. He uses social media to sometimes get his news, as it
220 is difficult to attend board/commission meetings and the Amherst Citizen is no longer
221 delivered. He explained that his wife and daughter were walking at the Great Meadow
222 property last year when VCA was spraying for invasives. There was no signage up at that
223 time. He stated that part of the petition has to do with a request for better signage during
224 projects of this nature. He noted that Ms. McCutcheon will be treating his property using her

livestock and that she has stated that this is a more cost effective, sustainable, and potentially effective management method. He is requesting an open conversation on this topic with the ACC.

Peter Hansen, 82 Amherst Street, stated that he does not believe many of these invasive species will be removed no matter how much they are sprayed. He asked what the purpose is of spending the Town's time and money, aggravating people, and potentially taking risks with a carcinogen to no avail. He asked if Town Counsel and/or the Town's insurance company have been consulted regarding use of these chemicals and potential lawsuits. He believes manual removal may be the only real potential to eradicate some of the invasive species. He also noted that there are in numerous locations in Town that will not be able to be sprayed due to proximity to water. This will create breeding grounds for these species in these areas. He noted that this could likely become an annual cost to the Town for no solution.

Liv Crocker, 73 Boston Post Road, stated that, while she and her husband signed the petition, they are also aware of the ACC's qualifications and of the State guidelines. There is simply a difference of opinion. The petition is not unreasonable. It requests signage to alert people to spraying occurring. It also requests written consent from abutters if spraying it to occur on nearby properties. She noted that she was told spraying would not occur near her property and it did. She would like the Board to discuss the petition and how it can best direct the ACC to follow certain guidelines suggested within it.

Chairman Lyon stated that the Board welcomes conversation from residents regarding the petition. The concern is regarding the misinformed rhetoric occurring online. Ms. Crocker stated that these are modern times, and some comments will be made online. She explained that she has engaged with the ACC in the past and those times were not always great, which is why she is requesting that the Board direct the ACC to certain guidelines. Chairman Lyon stated that this will likely not be resolved this evening.

Tim Kachmar, 15 Mack Hill Road, stated that he believed the ACC was the one board he would not have to worry about in Town. He noted that DDT also used to be approved by State guidelines. Just because something is approved by the State, does not mean it is safe. He suggested that board/committee volunteers do what he does and conduct his own research into things being discussed in the groups. While he respects the ACC and believes they do good work, he thinks they are a little behind the times potentially causing water contamination. He does not want to worry about his taxes paying for lawsuits 10 years down the road.

Lee Kachmar, 15 Mack Hill Road, stated that she has worked for 20 years in epidemiology, with a main focus on public health. She is not interested in being told that a chemical is safe when it is actually being removed from the market in 2023. In 2015 glyphosate, the herbicide that is being proposed, was designated as a probable carcinogen. She noted that she grew up on a manmade pond which had issues with algaecide and women nearby got ovarian cancer. Glyphosate has a 41% increased risk of non-Hodgkin's lymphoma, and it does not dissipate into the soil. The chemical will kill animals, fish, and frogs in Town while trying to eradicate poison ivy. She does not want signage about spraying this chemical; she simply does not want it sprayed. She stated that glyphosate has a very strong correlation with autism. She believes

the Town could have a huge liability on its hands. She encouraged the Town to look at other invasive management methods.

Jason Sorens, 13 Cricket Hill Drive, stated that he has a bit of expertise on this topic, having served on land trusts for over 15 years doing conservation work and monitoring. He supports the ACC in judicious and responsible use of pesticides and herbicides, when necessary, to save ash trees, for example, and to manage invasive species. Sometimes hand management is completely ineffective in dealing with woody invasives like Japanese knotweed and autumn olive. Manual removal of the roots is simply infeasible or extremely expensive, so some judicious application of herbicide may be warranted. He noted that the science does suggest that, when given to laboratory animals in concentrations ~~that~~ that are not usually seen in nature, glyphosate can cause cancer. But the most recent peer reviewed literature suggests that glyphosate does not occur in concentrations in soils that would pose a risk to human health. He quoted one abstract from a 2021 piece in the Journal of Environmental Management, which suggests that human exposure to glyphosate from contaminated soils through dermal ingestion and inhalation pathways might cause negligible or non-carcinogenic risks to humans. The balance of the science suggests that it is very low risk. It is being removed from the residential market due to a lawsuit but is still going to be used in the commercial market. It is worth noting that private landowners, including farmers, can apply glyphosate without any kind of written consent from abutters. He noted that he occasionally uses it himself in his native plant garden. He encouraged the ACC to continue judicious and responsible use of herbicides when necessary to manage invasives.

Charlyn Jordan, 14 Schoolhouse Road, stated that she has a PhD in Nutrition and Preventive Medicine. She stated that the FDA just announced that by 2023 glyphosate will be required to be completely taken off the market. She stated that this was sprayed in Perry, and many people died and got cancer. Plant life, honeybees, and pets died as well. She is concerned with the chemical entering the soils and waterways in Town. This chemical is illegal in every country except for the United States. She has sent the Board some reading materials on this subject.

Kelly Mullin, 48 Christian Hill Road, asked if Lindabury Orchard has recently been sprayed, as her house is downhill from it. She noted that, had it not been for this petition, she wouldn't have known about this issue. She believes the community needs to be more informed about what is happening and what the risks are. This could be a bigger issue for the town potentially, in the form of lawsuits.

Rob Clemens stated that there has been a poison ivy at Lindabury Orchard for years. To deal with that and to prepare for the upcoming Ciderfest, the Orchard was treated back in July, but with a different, more benign chemical than glyphosate. This is done under State permit and State-licensed application.

Janelle Beaudoin, 18 Dodge Road, stated that her property abuts the DPW property, and she has not previously been made aware of spraying done on the property next to hers. She just recently became aware that one portion of the abutting property was sprayed. This area is located very close to her organic compost pile, as well as an open field on which she planted a 42-tree orchard. Her chickens and turkeys also reside on that side of the property and are free

range. She stated that the ACC agenda only vaguely states that invasive species will be discussed, and it is not apparent to most people that this discussion includes poison mitigation methods. Many people were under the impression that those sitting on the ACC would be against these practices. She and her husband don't want these poisonous chemicals sprayed on their property, as there's no guarantee that the chemicals proposed to be used on these invasive species are not going to affect the land, animals, or family. She requested that the plan be modified to some degree.

Rob Clemens stated that the ACC can work more diligently to make sure adequate signing regarding spraying is placed on properties being treated. Regarding the reference to spraying poisons in Town, he noted that the permit that was applied for simply identified all of the public areas in Town that might require treatment at some point. By having the permit in place, it gives the Town the ability to treat those areas if and when necessary, according to the contracting and communication strategy. The ACC doesn't spray public rights of way, and currently has no specific plans to do any invasive treatment using chemicals for the rest of this year. There are properties in Town that require this type of treatment, due to the fact that the invasives are presenting much more of a threat to the habitats and the wildlife than any of the selected chemicals applied to those areas would cause. Any project that the ACC feels needs attention is discussed in a public forum at its meetings, as identified on the agenda. The ACC is happy to speak with abutters in advance of projects, as well as to look at alternatives, including nonchemical alternatives. The treatment of properties in Town has been done with full confidence in the science and in the guidelines that apply.

Chairman Lyon explained that the spraying mentioned at the property near Dodge Road is undertaken by the Town/DPW, not by the ACC. The Town can do a better job at notifying abutters as well.

In response to a question from Chairman Lyon regarding the purchasing policy used to solicit bids for management projects, Rob Clemens explained that the ACC follows the procurement policies of the Town. This means that the ACC finds three qualified bidders and puts forth a scope of work to them. To the extent that they can respond and do the work, the ACC picks the lowest bidder. He noted that Vegetation Control Services (VCS) is the premier company providing mechanical mowing and chemical treatment services in the area. There are very few companies that have the capabilities, from equipment and personnel standpoints, to do a lot of the work on the scale that is needed. Thus, VCS very often gets the jobs.

In response to a question from Chairman Lyon, Rob Clemens stated that VCS is in no way connected with any member of the ACC.

Mr. Hansen suggested that there be a larger meeting held at the High School for everyone to vent their frustrations on this matter.

Selectman Stoughton thanked all of the residents for raising concerns constructively. He believes that Rob Clemens has received these concerns constructively and the ball has been moved forward.

Chairman Lyon stated that this is a first step, and that further conversation will be had on this topic. Ms. Crocker asked for specific next steps. Chairman Lyon stated that the next conversation will likely occur at a future ACC meeting. Rob Clemens explained that there is a specific agenda item for Wednesday evening's ACC meeting regarding management options for the Alice Towne/Great Meadow lot specifically. The ACC will be open to hearing other options at that meeting.

In response to a question from Ms. Kachmar, Rob Clemens explained that the permit was to cover all public areas in Town which may potentially need treatment. Any project to actually be undertaken would require a specific project design and authorization. Ms. Kachmar stated that the notification on these items is very limited, and it is the Town's responsibility to notify the Town on what may be sprayed.

Ms. Crocker asked when the specific guidelines will be discussed. Rob Clemens stated that the Alice Towne lot proposal will be discussed specifically at the ACC's meeting on Wednesday.

5.2 Discussion of Petition for Building Moratorium

Selectman Stoughton explained that the Planning Board is going to have a discussion regarding the moratorium petition at its second meeting in September. In preparation for that, the Planning Board is looking to solicit comments from the Board of Selectmen, the school boards, and the Superintendent about some of the assertions made in the petition. Namely, that the schools and DPW are not prepared for an influx of housing starts and therefore there should be a building moratorium for one year to allow the schools and DPW time to get ready for such an influx.

Selectman Grella stated that each department needs to be asked about how it would handle a potential influx.

Selectman Stoughton stated that Town Counsel has been consulted on this matter by the Planning Board.

In response to a question from Selectman D'Angelo, Selectman Stoughton stated that, under the statute, it is the Planning Board's decision to move this item forward to the ballot or not. If it chooses to move it forward, the Planning Board must include specific findings of fact to justify the moratorium and create a plan to support the moratorium over the year.

Selectman D'Angelo stated that, in response to the claim that this moratorium is necessary regarding the relative newness of the DPW Director, the current Director was previously the Deputy Director and was the Town's Road Foreman before that. He believes the DPW Director understands any issues regarding roads in Town perfectly well. If the only fact that matters in terms of the moratorium is the newness of the DPW Director, he does not see this as a factor.

Selectman Pray stated that the letter proposes several items under which this moratorium could be considered. She ~~believes there is no harm in taking~~~~views the proposal as~~ a step back to examine where the Town is at. There are some developments proposed on roads which

could require more time than the Town has. The population increase to the schools is also a concern. The Planning Board will have to discuss these items further. The current development proposals are on roads that are further out ~~roads~~ which could stress the Town's departments.

Chairman Lyon stated that he has no concerns regarding the current DPW Director being able to handle any challenges coming his way.

Selectman Stoughton stated that he will not comment on the moratorium as a whole but regarding DPW and the DPW Director's ability to handle issues in terms of upcoming housing challenges, he has no concerns. The DPW Director has already demonstrated he can handle these concerns.

6. Scheduled Appointments

6.1 Christa Tsechrintzis, Habitat for Humanity, 7 Thornton Ferry Road I

Chairman Lyon explained that the Town owns, via tax deed, a small lot at 7 Thornton Ferry Road I. In discussing potential uses for this lot, Selectman Stoughton suggested the idea of donating it ~~giving it~~ to Habitat for Humanity to build a home on.

Christa Tsechrintzis, Executive Director for the Greater Nashua Habitat for Humanity (GNHFH), presented to the Board. She explained that GNHFH's primary mission is to create affordable home ownership opportunities for families in local communities. The current project is a duplex on Paxton Terrace, in Nashua, with two single mother Veteran families moving in this fall. Habitat partner families receive an affordable mortgage based on their income. The selected family also invests 350 hours of their own labor, called sweat equity, working alongside volunteers and other Habitat homeowners. GNHFH family selection committee chooses homeowners based on three criteria:

- The applicant's level of need.
- Their willingness to partner with Habitat.
- Their ability to repay a mortgage through an affordable payment plan.

With a majority of GNHFH's Partner Family applicants being families with school-aged children, GNHFH feels Amherst would be a premier location to raise a family. With the Amherst School District being ranked within the top 20 % of all districts in NH, GNHFH feels families would embrace the opportunity to be part of this community. Greater Nashua Habitat for Humanity currently receives support from many Amherst residents as individual donors as well as local churches and corporate partners. GNHFH feels the Amherst community believes in its mission and is ready to welcome it into the beautiful Town. The vision for this property includes a house that respects Amherst's historic architecture and the neighboring properties. The property will also strive for affordability through energy efficiency. GNHFH is exploring a possible multi-use solution collaboration with the Amherst Rail Trail Bike Path Trailhead. The group will continue consulting with Chris Buchanan, Chair of the Bicycle and Pedestrian Advisory Committee, on this item.

In response to a question from Selectman Pray, Ms. Tsechrintzis stated that GNHFH has not previously built a house in Amherst. One mortgage is based on 30% of the Partner Family's income and a second, silent mortgage is held by GNHFH. GNHFH holds equity on the house

for the first five years, in decreasing percentages after that time. Selectman Stoughton stated that GNHFH has completed three projects specifically for veterans in Nashua.

In response to a question from Selectman Stoughton, Ms. Tsechrintzis stated that GNHFH would be okay with a condition that there be a trailhead somewhere on this property, if the Board so chooses. GNHFH would also be okay with giving preference on this house to an Amherst family, based on all other factors being equal. There is precedence for a Town to give land to GNHFH for this type of project. When the family makes a mortgage payment, it is split. The first mortgage includes principal, and taxes which is processed through a bank. The portion of the payment that goes to GNHFH is reused for future build costs and administrative items. GNHFH tries to choose the family very early in the process, if possible. GNHFH has not ever had anyone default on the mortgage.

Town Administrator Shankle asked for documents to be reviewed by Town Counsel.

The Board agreed that it would like to continue to discuss this proposed use of the property.

6.2 Wendy Rannenberg, Bike Ped Committee: Approval of plaques for donated benches and bench placement at 130A Amherst Street and Spalding Field

6.26.3

Selectman Grella recused himself from this item.

Wendy Rannenberg stated that she met with DPW Director Slosek to place stakes for the benches at 130A Amherst Street, as well as on the Spaulding Common. She and Rick Katzenberg met with David Albert and Theresa Grella, and both noted no concerns with the placement of the bench along Amherst Street. Their concerns were more to do with the Amherst Street project and roadwork not yet being completed.

Dave Albert, 128 Amherst Street, stated that he takes some exception to Ms. Rannenberg's comments. His concerns were placement of the bench and who will maintain the area, as there is already a trash issue.

Ms. Rannenberg stated that she believed the conversation concluded with all parties agreeing that there is not more trash along the sidepath area than there was prior to the sidepath being in existence. People from the Bike Ped Committee and local community walk/bike the path every day and have not seen an increase in trash anywhere along the path. The majority of trash is cigarette butts and beer bottles being tossed out of cars. Patrick Daniel, owner of 130A Amherst Street, stated that he believes there's actually been less trash along the route since the sidepath was installed. Trash pick-up has always been carried out by abutters and the ACC has run a Town-wide Clean Up Day for the past several years.

Dave Albert stated that his issue is that people sitting, eating, drinking, on the proposed bench will create more trash. He wants to be sure the area will be kept neat and aesthetically pleasing.

DPW Director Slosek stated that, regarding trash, he concurs with Ms. Rannenberg. No noticeable issues have been addressed to DPW. There is not enough staff to actively patrol for trash around Town, but concerns are dealt with as they arise. There is no way to predict if more trash will be left around the new bench, but it will be up to DPW to clean up the area if an issue arises.

In response to a question from DPW Director Slosek, Ms. Rannenberg explained that Patrick Daniel currently mows the area between the sidepath and the road in front of his house. The intention is to place a couple of evergreen shrubs between the bench and the stone wall behind it. No mulch is proposed. DPW Director Slosek stated that, while it is nice that the current owner is willing to maintain the area around his house, there is nothing saying that a future owner will do the same. The DPW will be tasked with upkeep around the bench, just as it is with all other benches in Town.

Selectman Pray stated that she is okay with placement of the bench. The area will need to be continuously monitored for issues.

Selectman Stoughton confirmed with Mr. Albert that he is not opposed to the proposed bench placement.

Selectman D'Angelo stated that he heard that the existence of the sidepath has not increased the amount of trash along Amherst Street, that the trash along the route mostly comes from cars and not pedestrians/cyclists, and if the inclusion of the bench increases trash, the DPW will be called.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Stoughton to authorize the installation of the benches at the proposed locations along Amherst Street and Spaulding Common, to be completed by DPW and the Bicycle and Pedestrian Advisory Committee.

Voting: 4-0-0; motion carried unanimously.

Wendy Rannenberg addressed the Board regarding a few 2"x6" plaques and proposed wording for benches dedicated to Carolyn Mitchell.

Chairman Lyon stated that the Board previously asked that wording for the plaques be run by Town Administrator Shankle, and he is disappointed that one of the plaques was already created before doing so. Town Administrator Shankle indicated that one of the plaques is a bit wordy compared to others.

Selectman D'Angelo agreed that the plaque is a little wordy, but he does not feel strongly about it.

Selectman Pray stated that she believes it should be briefer.

Selectman Stoughton stated that keeping the language simple and timeless is the way to go.

Will Ludt, 3 School Street, mentioned that the proposed plaque was donated and written by Jeanne Ludt. The wording was to honor Carolyn Mitchell.

Town Administrator Shankle stated that he is attempting to keep all wording for plaques in line with one another.

Ms. Rannenberg stated that she will work with the donor and Town Administrator to create adequate wording for the plaque.

6.36.4 Bike Ped Committee update

This item was postponed to a later date.

7. Administration

7.1 Calendar DRAFTS: 2023 Holiday Calendar, BOS Meeting Calendar and FY24 Budget Timeline DRAFT

Jennifer Stover, Executive Assistant, reviewed the proposed calendars with the Board.

A MOTION was made by Selectman Stoughton and SECONDED by Selectman D'Angelo to approve the 2023 Town Holidays for the Town of Amherst, the 2023 BOS Meeting calendar, and the FY24 Budget Timeline as proposed.

Voting: 5-0-0; motion carried unanimously.

7.2 Cable TV Franchise Agreement

Town Administrator Shankle explained that a few members of the Cable TV Committee did not believe the Town would get much out of a franchise agreement. He noted that some of the equipment needs to be upgraded, and that agreement usually comes out of a franchise agreement. He requested that he be allowed to meet with Comcast to review a potential agreement, to then be reviewed by the Cable TV Committee and the Board.

The Board agreed to Town Administrator Shankle's suggestion.

7.3 Administrative Updates

Town Administrator Shankle stated that the 2010 census stated that Amherst's population was 11,201, and the 2020 census stated the population as 11,753. The 2021 Office of Planning & Development's estimate was 11,940.

Town Administrator Shankle stated that the Sanborn Head study is moving forward on the Fire Department PFAS issue. The State has asked that the Pettingale area be added to the scope of the project.

8. Staff Reports

8.1 Communication Center CRF Withdrawal Request

Debbie Bender, Finance Director, stated that this request was made in May 2021. The request to transfer the money was never completed.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to approve and sign the withdrawal request for \$4,894.55 from the Communications Center Capital Reserve Fund for monies spent.
Voting: 5-0-0; motion carried unanimously.

8.2 Transfer Station Loader Bid

DPW Director Slosek explained that this machine was not scheduled for replacement until FY24 but, due to unavailability of trucks right now, he believes swapping the scheduled replacement of Truck 4 with the replacement of the loader is the best decision. Truck 4 is in relatively better condition than the Transfer Station loader. If a truck is ordered right now, it will likely not be delivered until 2024. There is no change to the budgeted amount, as both the truck and the loader were planned for \$155K.

The recommendation is to accept the bid from Chappell Tractor. This was the low bid of \$152,215, which includes the highest trade-in value for the existing loader, and a brush rake/grapple implement. This implement will allow DPW to load brush onto trucks from the brush pile at the Transfer Station.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to award bid number 03-23, "Four Wheel Drive, 3 Cubic Yard Front-End Loader" to Chappell Tractor for purchase of a 2022 Hyundai HL940ATM front-end loader, including optional brush rake, for the amount of \$152,215.00.

Voting: 5-0-0; motion carried unanimously.

8.3 Hiring of a Call Firefighter

A MOTION was made by Selectman Grella and SECONDED by Selectman D'Angelo to hire Brian Hubert for the position of call firefighter, at the recommendation of Chief Conley.

Voting: 5-0-0; motion carried unanimously.

9. Approvals

9.1 Town Common Use Application, Christ's Church Second Annual Food Family Fun Event

A MOTION was made by Selectman Pray and SECONDED by Selectman D'Angelo to approve the Christ's Church of Amherst use of the Town Common on October 22, 2022, from 4-6pm.

Voting: 5-0-0; motion carried unanimously.

9.2 Assessing

Abatements

Item A.

This abatement application is for a single-family home on a 2-acre site. The Assessor reviewed the application and determined the cathedral area listed as the finished upper story. Once the sketch was updated, the assessment was reduced by \$7,200, from \$593,900 to \$586,700. The Assessor recommends approval of a corresponding abatement request.

Therefore, A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to approve an abatement for Tax Year 2021 for Map 004, Lot 161-007 in the amount of \$153.00 plus any applicable interest/fees.
Voting: 5-0-0; motion carried unanimously.

Item B.

This abatement application is for a single-family home on a .170- acre site. The Assessor reviewed the application and determined the upstairs shower was inoperable, there are very steep narrow stairs which warranted an adjustment for functional obsolescence. After adjustments, the assessment was reduced by \$15,500, from \$318,400 to \$302,900. The Assessor recommends approval of a corresponding abatement request. ~~Therefore, I move to~~

Therefore, A MOTION was made by Selectman Stoughton and SECONDED by Selectman D'Angelo to approve an abatement for Tax Year 2021 for Map 017, Lot 111-000 in the amount of \$330.00 plus any applicable interest/fees.
Voting: 5-0-0; motion carried unanimously.

Veteran Tax Credit

Item C.

The attached application has been reviewed by our Assessor and our Assessor recommends granting this credit.

Therefore, A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to approve the Veteran Tax Credit for tax year 2023 for Map 007, Lot 033-013.
Voting: 5-0-0; motion carried unanimously.

MS-1 2022 Summary of Valuation

Item D.

The Assessor has reviewed and approved the 2022 MS-1 Summary of Valuation.

Therefore, A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to approve and sign the Department of Revenue MS-1 Summary of Valuation for 2022.
Voting: 5-0-0; motion carried unanimously.

9.3 Baboosic Lake Community Septic Warrants

A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to approve and sign the Baboosic Lake Community Septic Warrants due for October 1, 2022 as follows:

Phase I	\$2,042.52
Phase II	\$5,406.30
Phase III	\$6,667.47
Phase IV	\$4,748.25

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman Stoughton and SECONDED by Selectman Grella to approve and sign Hawkers & Vendors licenses for Anchor Pest Control representatives. Voting: 5-0-0; motion carried unanimously.

9.4 AP, PR and Minutes

Payroll

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Grella to approve one (1) FY23 Payroll Manifest in the amount of \$261,551.59 dated August 11, 2022, subject to review and audit.

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to approve one (1) FY23 Payroll Manifest in the amount of \$1,103.42 dated August 11, 2022, subject to review and audit.

Voting: 5-0-0; motion carried unanimously.

Accounts Payable

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to approve one (1) FY23 Accounts Payable Manifest in the amount of \$42,258.49 dated August 17, 2022, subject to review and audit. (NH DMV)

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman D'Angelo and SECONDED by Selectman Pray to approve one (1) FY23 Accounts Payable Manifest in the amount of \$540,539.78 dated August 16, 2022, subject to review and audit. (Vendors)

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman Pray and SECONDED by Selectman D'Angelo to approve the Board of Selectmen meeting minutes of August 4, 2022, as submitted.

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman Pray and SECONDED by Selectman D'Angelo to approve the Board of Selectmen meeting minutes of August 8, 2022, as submitted.

Voting: 5-0-0; motion carried unanimously.

A MOTION was made by Selectman Pray and SECONDED by Selectman D'Angelo to approve the Board of Selectmen meeting minutes of August 15, 2022, as amended.

Voting: 5-0-0; motion carried unanimously.

10. Action Items

The Board reviewed its action items.

11. Old/New Business

Selectman Grella stated that the Historic District Commission held a meeting last week and gave two approvals and one continuance of an item for Carriage Lane. Chairman Lyon noted

732 that Historic District Commission Chair Jamie Ramsay submitted his resignation. Selectman
733 Grella stated that the Commission is now down to four members and needs to add some.
734

A *MOTION* was made by Selectman Grella and *SECONDED* by Selectman Stoughton to accept Jamie Ramsay's letter of resignation from the Historic District Commission, with regret.

Voting: 5-0-0; motion carried unanimously.

Chairman Lyon stated that he will attend the ACC meeting on Wednesday evening.

Selectman D'Angelo stated that the Joint Facilities Advisory Committee held a tour of the Souhegan High School last Thursday at 3pm. The CIP Committee met at 4pm on Thursday at Town Hall and will do so for the next four weeks at the same time.

Selectman Pray stated that there is a Master Plan Steering Committee meeting tomorrow night, and a few people are meeting for a road survey with NRPC.

A *MOTION* was made by Selectman D'Angelo and *SECONDED* by Selectman Grella to adjourn the meeting at 9:16pm.

Voting: 5-0-0; motion carried unanimously.

NEXT MEETING: Monday, September 12, 2022

Selectman Danielle Pray

Date