

*Office of the Select Board
Town of Orange, New Hampshire
Minutes of August 2, 2022*

Present: Tamara Fairbank, Aaron Allen, Betsy Coble, Sandi Pierson (clerical)

Other: Kathy Stacy, Jana Mackay, Alasdair Dunlap-Smith, Gary Hamel

Meeting opened at 6:00 p.m. Attendance taken by the secretary.

Pledge of Allegiance

Minutes: The minutes of July 19, 2022 were approved as submitted.

Property clean-up: Levi Lemere met with the Board to request an extension on the August 1st deadline for the clean-up of his Peaslee Road property. After discussion, Aaron motioned to extend the deadline to August 9, 2022 at 5 p.m. Betsy seconded with the stipulation that this will be the final clean-up deadline with no more extensions. Tamara stated that the request from the Select Board for this property to comply with town and State regulations has been going on for years. Tamara voted in opposition to the motion. Motion passed 2-1-0. Tamara recapped Attorney Mitchell's letters of May 31, 2022 to the property owner and occupant and said that if compliance is not met by August 9, the daily fines outlined by the attorney will begin on the date of the attorney's letter. Aaron offered Levi contact information of a source for disposing of the junk cars.

Business inquiry: The Board reviewed an email from Ansh Singh, project developer for Neevan, LLC, who was speculating on the purchase of a 144-acre parcel in Orange, and wanted to meet with the Board to discuss the prospect of a "glamping" recreational business. The attached photos showed geodesic dome housing of which Mr. Singh was proposing the construction of ten during the first year of business. The Board discussed the proposal relative to the zoning ordinance. Sandi submitted to the Board a copy of the Wakefield, NH Planning Board minutes which had a detailed narrative of Mr. Singh's meeting with them about the same proposal. The Board tabled further discussion until Mr. Singh met with them. [Clerical note: Mr. Singh subsequently notified the town that they were no longer considering purchasing land in Orange.]

Other:

- A notice was received from the State of NH that they have deposited \$16,174.55 into the town's account which is the second half of the allocation of the American Rescue Plan Act. Kathy Stacy asked what the total was for unspent ARPA funds received by the town. The information was not on hand at the meeting.
- A notice was received from NH Electric Co-op that the electric rates are scheduled to increase due to the high cost of wholesale power. The cost of natural gas, which generates about half of the electricity produced in New England, has tripled in the course of a single year.

- A letter was received from the DRA re: notice of a new RSA that allows the State to fine towns \$250 per day for not complying with the due dates of required audits. Sandi will forward the letter to the town's auditors, Cohos Advisors.

Other Select Board business and action items:

- Action items still pending:
 - Finalize Remacle contract. Tamara to contact Scott Sanborn.
 - See if Scott is going to take on the job of updating the tax maps by December 31.
 - Trailer housing on Razor Hill: Tamara went over a number of the town's building and zoning ordinances that relate to the concern. Aaron will speak to the property owner (who are not the occupants) and report back to the Board.
 - Possible auto body shop in town: The Board concurred that if indeed a property is accommodating an auto body shop, including painting vehicles, a site plan may be warranted by the State, including proper licensing and the disposal of waste. This is also the site of a parking concern, with cars regularly being parked in the traveled part of a town road. The Board concurred they should begin with a letter to the property owner.
- Action items completed:
 - Large Trash Disposal: An email was received from Casella that they can supply the dumpsters any time the town wants them. Disposal will be \$135.00 per ton and the haul charge. The Board set the date for the weekend of September 17 and 18. Aaron said he would stay on site both days as he did last year. He will bring his trailer down to collect the disposal of metal because that can be brought to the Canaan transfer station at no cost to the town. A 40-yard and 20-yard dumpster will be requested of Casella. Because not all property owners have email, the Board concurred they should send out a town-wide mailing with the information.
 - 9-1-1 house signs: Aaron said the cost will be \$22.00 for each sign. Answering a question from the public, the Board confirmed that they plan on putting the cost into the 2023 budget and that residents will not be expected to pay directly.
- The Board concurred it was time to change the locks on the front and back doors to the Town House, town clerk's door, and change the combination to the Select Board's office. The back and front doors will use the same key. Tamara will follow up with Gatekeepers, a locksmith company.
- Aaron said NH Electric Co-op has been evaluating the utility poles in Orange, assumingly for broadband infrastructure.
- Town Clerk's safe: Tamara said that after the obsolete safe is opened and the contents are revealed, the Board will then decide what options are necessary for items in the town clerk's office that require security. The Board as a whole will be present upon the opening of the safe (and any others that want to observe the contents).
- Aaron would like to contact Crossroad Electric to remedy the outside lighting. They are motion-sensor lights that are supposed to come on only during the night but are on all the time. The Board concurred.

Secretary's report:

- NH Emergency Management has PPE supplies available at no cost if towns want them. After reviewing what was available, the Board said they could use disposal nitrile gloves of various sizes if they are available.

Reports from Boards and Committees:

- Tamara said the cemeteries and town house have been mowed by the new contractor and has done an excellent job.

Public comment:

- Kathy expressed her dissatisfaction with the current condition of the roads, especially the eastern portion of Tuttle Hill. She said the bus company serving the school district has suspended all Orange routes due to the condition of the roads. She remarked on the narrowness of the roads due to hazards such as dead, leaning trees. After discussion, the Board concurred they will ask Road Agent Scott Sanborn to attend the August 16th meeting to discuss these concerns.
- Kathy asked for clarification about the 2021 overpayment to the school district and if Butler Bus Company has notified the town about bus routes. Tamara reiterated that Sandi observed that the monthly payment in 2021 requested by the school district added up to \$23,895.40 over the commitment amount set by the Department of Revenue Administration. After reviewing their records, the business administrator for the SAU confirmed the error and said they would issue a refund check. Sandi said there has been no communication to the Select Board's office from the bus company.
- For school transportation in the district, the elementary school children will be segregated from the Indian River and Mascoma schools; they will have separate buses.
- Kathy agreed she would give a report on school proceedings and issues at the first Select Board meeting of each month.
- Jana Mackay concurred with Kathy regarding the condition of Tuttle Hill.

Bills and vouchers were reviewed and signed.

Nonpublic session: At 7:20 p.m. Aaron motioned to go into nonpublic session pursuant to RSA 91-A:3-c to discuss a property tax issue. Betsy seconded. Motion passed unanimously in favor. Aaron motioned to come out of nonpublic session at 7:35 p.m. Betsy seconded. Motion passed unanimously in favor. Tamara said no decisions were made by the Board in nonpublic session.

Meeting adjourned 7:45 p.m.

Tamara Fairbank, Chair

Aaron Allen

Betsy Coble