

NOTICE
Town of Lowell
SELECT BOARD MEETING
THE LOWELL SELECTBOARD WILL MEET
On Monday, November 4, 2024, AT 5:30 P.M.
AT THE TOWN OFFICE BUILDING.

AGENDA:

- Additions & Deletions
- Listers
- Clarification of job duties
- Zoning/Planning Commission
- Other Business
- Road Commissioner updates
- Review Minutes from October 22,2024
- Sign Orders

Selectboard:
Wayne Richardson-Chm
Darren Pion
Jennifer Blay

MINUTES
SELECTBOARD MEETING
TOWN OF LOWELL
Meeting held on November 4, 2024.

Board members present:

Wayne Richardson- Chm, Jennifer Blay

Marie Busch - Treasurer

Rebecca DiZazzo-Ass't Clerk/Ass't Treasurer

Note: All meetings are recorded on a handheld recording device.

Meeting called to order at 5:30 p.m.

GUESTS:

- Brenda Wesolow-Resident
- Dotty Spoerl-Resident/Auditor
- Matthew Geoffrey
- Mark Higley - Lister
- Ken Rhynhart
- Cheryl Clarke - Lister
- Sam Thurston- Planning Comm
- Jeff Parsons - Zoning Board

Additions and Deletions:

- Clarification of Job duties was tabled for another meeting due to the Clerk being absent from meeting
- Zoning Board members in attendance.

Listers:

- Jen started the meeting by saying the Listers were on the agenda and that after reading the minutes of the last meeting, she apologized and believed it was her fault it was worded that way . She stated that as a SelectBoard Member, it is her job to hear from the public and share it in a discussion setting without having any knowledge of whether it is true or not. However, to speak at a SelectBoard Meeting where everything is recorded and to not have all the facts, "it becomes tricky for you guys to have to sit on that information for a few weeks. So, I apologize for the way that was worded." It seems that it is not a lack of sharing information in the Lister's office but more about the lack of access to the files because NEMRC was using the computers for the Assessment. Jen also stated that the Listers were invited because there were other questions brought up by residents.

- Mark Higley stated that he spoke to Chris about the Mary Rising situation regarding a 911 issue. He stated that Chris was in charge of the 911 addresses, and he didn't see that there was a problem putting a 911 address at the location. Chris is going to handle it. Mark then said that due to his schedule, there had been a discussion in the beginning that Chris was going to spend more time in the office. Mark then proceeded to give a basic listing of duties for the Listers and what a Lister's job was as opposed to having only Assessors in a Town. He went into detail about what NEMRC requires of every town regarding properties and the Grand List. Jen reiterated that she knows the Board is not in charge but just wanted to let the Listers know that they are here for any support needed. Cheryl stated that a book of instructions is being put together that will be left in the office. Mark stated that there are also District Advisors that could help us out should Chris be out for any length of time. He also stated that once you change from Listers to Assessors, it increases your budget and also the personal touch would be lacking. For example, Eden has no zoning, and their Assessors wanted to send letters to all residents asking them what improvements they had made.
- The issue of cameras in the office was brought up. The Listers felt there should not be one in the Lister's office since they often have private discussions with Residents. It was stated that there were cameras in the vault, in the main office and the outer lobby area. It did not appear that there were any in the Lister's office, but the Board asked that we check with Christy to be sure.

Zoning Commission:

- The Zoning Commission was here to discuss the Mines Road Community Solar project. Jen mentioned that she heard from Hannah that a 45 Day Letter was sent on October 26 and that site letters needed to be signed. Sam said that they would need to see if anyone is complaining and what authority we really have since this is on a resident's land. He wondered if there is anything in the By-Laws that would allow prevention of Solar in our Town. Jen suggested checking the By-Laws to find out. Jen stated that all neighbors have been notified as well as any Government Agency as required. Jen thinks we should table the issue until the Zoning/Planning Board can review documents from Hannah. Jen forwarded that email to Jeff Parsons who had not received it.
- Ken Rhynhart is against the Solar project. He said for one thing, there is a historical barn right across from where they would put the panels. However, it is not "Registered" as historical. Ken also stated that there could be as much as a 7% devaluation of property depending on how close you are to the project. Wayne explained the logistics of the Solar project to Ken.
- Jen asked Cheryl if she could check with Scott as to whether devaluation is, in fact, an issue for neighbors.
- The Selectboard doesn't think that it will make a difference whether they support the project or not.
- Jen asked the Planning/Zoning Board to be at the 11/19/24 meeting to discuss the Solar issue.
- Sam talked about adding two additional members. The Commission will meet with the two interested candidates then have them come to the next Selectboard meeting.

Other Business:

- Sanding Liability: Matthew Geoffrey was here to discuss plowing and sanding. Jason Blay was checking with the lawyer regarding liability. Jen stated that if the school were liable, the Town would sand. Matthew stated that whatever was going to be done needed to be done asap as Winter is fast approaching. Jen messaged Jason who responded that he had not heard from the lawyer but anticipates having the information by his next meeting on the 18th – prior to the Selectboard meeting on the 19th.
- Becky went over budget items with Wayne and Jen. There were discussions regarding profit from road grants – whether it should go into the Roads Budget or an Equipment Fund. Also, there was a short discussion on whether we should have a Maintenance Fund (parts and repairs only) or Equipment Fund (for future major purchases).
- New Town sign: There was a discussion about perhaps changing the color to red as well as turning down the brightness. Further work needs to be done to properly program the sign, so it was decided to leave it off until completely programmed.

Road Commissioner Updates:

- Wayne looked into purchasing an engine for the Grader – they are no longer available. If we're going to keep the Grader, we should do engine rebuild soon – approximate price would be Labor/\$4000 – 5,000 and parts/ \$10,000.
- A new grader would be \$300,000 +. The Grader only has 6300 miles on it, so it should last a good while if we

keep up on repairs. Becky suggested using ARPA Funds towards the rebuilding of the engine.

- CV truck is done, the Screen is all set, and 10 Wheeler has minor repair to be completed.
- Jeff Young is being hired as a Temporary Road Crew Driver until March – with full-time hours and a CDL payrate of \$23.00/hr.
- Chad Falconer is being hired as a Temporary driver for the Winter months – also CDL payrate of \$23.00/hr.
- Wayne stated that the Bridge sidewalk is being poured tomorrow (Tuesday, 11/5).

Sign Orders:

- Financials for the Treasurer were approved and signed by the Board.

Minutes from October 22, 2024:

- Due to an emergency for the Town Clerk, the minutes were not printed and therefore will be signed at the next meeting on November 19, 2024.

Board Warrants:

➤	General Order # 24	\$	18,170.55
➤	Payroll Order # 23	\$	<u>4,968.10</u>
		\$	23,138.65

Signed for the Treasurer to draw checks totaling -

* **Note:** Full discussion details of the minutes are available in the Clerks office.*

Meeting adjourned at 7:20 p.m.

Respectfully submitted by Marie A. Busch

Next meeting date: November 19, 2024, at 5:30 at the Town Office Building.

Wayne Richardson – Chair

Christy M. Pion–Selectboard Clerk

Darren Pion-Select Person

Jennifer Blay-Select Person

