



**Town of Cornish
Selectmen's Meeting Minutes
Monday, July 29, 2024 6:30-8:30pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail, invoices and signed checks.
2. Scott Sweet came in to be sworn in as a member of Road Advisory Committee.
3. Brian Meyette came in to discuss his parents' property that he would like to sell. It is 10.2 ac with the house where his parents lived. The BOS reviewed the conservation easement and felt that it would not be a problem if the 10.2 ac with the house were sold. The BOS has not spoken to Town counsel about this matter. Town counsel will be contacted and the easement will be reviewed by him.
4. Tim Schad, Jim Fitch and Ginger Bulkeley came in to be sworn in as members of the Road Advisory Committee.
5. Jody Schubert, Linda Leone and Robin Kilfeather-Mackey, from the Conservation Commission, came in to discuss the Meyette Conservation Easement. Jody explained that they (CCC) interpreted the easement differently. The CCC has contacted LCHIP and their legal counsel will be reviewing the current situation and will have a final judgement. Jason asked Jody to write up a summary statement of concerns and forward to the Selectmen to forward to Town counsel. This would help all parties understand the concerns.
6. BOS called Kevin Noble and asked if he would join the newly formed Road Committee. He accepted and will come in to be sworn in.
7. The BOS will schedule a work meeting with the Library Trustees over the newly revised plans of the proposed new library at the old Cornish store. This will be a work meeting, not a public forum.
8. Please see attached the 'For the Record' from Selectmen Dillon Gallagher regarding the CPCNH and the questions he feels were not answered.

Respectfully submitted,
John Hammond

Attachment

Town of Cornish
Selectmen's Meeting Minutes
Monday, July 29, 2024 6:30-8:30pm
ATTACHMENT

For the Record

I was a little surprised by the motion to sign the Joint Powers Agreement with CPCNH last Monday. We had recently learned that Sullivan County was considering joining the coalition. Just a week before the vote the Selectmen had hosted Andrew Hatch and Evan Oxenham to provide more information about CPCNH. Though informative, this meeting raised some follow-up questions. The night of the vote Joanna Sharf, Energy Committee Chair, informed us of the ability for a Town to add a surcharge to the selected electricity rate which could be used to pay for energy audits in Town. It was not stated whether such funds were limited to energy audits.

CPCNH makes it clear that it is free to join. Is it free to leave? Where is that stated unequivocally?

I thought there would be more discussion and research about joining as a Town versus a member of the County: timeline, responsibility, representation, can County levy a charge to create discretionary reserves, and possibly more?

I thought that Town Counsel should review the JPA before signing.

I had questions about projects: how are they created, how are they funded, what are the obligations?

I had questions about the reserves that CPCNH accumulates.

In short, I did not feel well enough educated for this vote.

Dillon Gallagher.



**Town of Cornish
Selectmen's Meeting Minutes
Thursday, July 25, 2024 4:00-6:00pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail and invoices.
2. The BOS met with Wayne Gray at the well next to the Town Hall. It was decided there would be no vehicles parked within 15 feet of the current well servicing the school and Town Hall. Wayne Gray will put up boundary tape around the well. No vehicles will be allowed to park inside the taped area. The BOS also looked at the temporary class room that will be placed at the end of the gym. The Fire Chief was there to ensure a tire truck could access parts of the school in case of fire.
3. John brought up the Conservation Commission's request to have Robin Killfeather and Julie Foote be made full members from an alternate. Motion made by John. Seconded by Jason. Vote unanimously in the affirmative.
4. Wayne Gray came in to talk about the Highway Department. Friday will be putting hard pack on South Parsonage Road to try to eliminate the wash boarding in the road. Mike Duval will run the grader. The '09 truck is parked at the salt shed outside. Wayne asked what the plan was to sell it. Dillon requested a Municibid for a place to advertise. Also, a sealed bid might be another option for a way to sell it.
5. Starting August 5th, the Town will have 4 employees. There will be 2 CDL drivers.
6. Wayne reported that there are several plots where the grave sites have settled. He has brought in loam and placed it where the sites can have material moved by wheel barrow to fill the holes in. The cemeteries that have settled graves are Edminster, Platt, and School St. cemeteries.
7. The BOS approved and signed off on the Energy Committee bylaws.
8. The BOS called 5 people that have offered to be on the newly form Road Committee. The people are Scott Sweet, Jim Fitch, Tim Schad, Ginger Bulkeley and Kevin Noble. We asked them to come in Monday, July 29, to be sworn in and given the charter.
9. Mike and Steve Monette came in to the office. There are a couple loads of recycling that will be taken on Friday. Mike also talked about replacing the wooden picket fences with black chain. There are a few granite posts that are needing to be replaced. Mike will get a price on the chain. The grass at the Recycle Center needs to be mowed. Mike will try to get it mowed soon.

Respectfully submitted,
John Hammond

8-93

**Town of Cornish
Selectmen's Meeting Minutes
Monday, July 22, 2024 6:30-8:30pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail, invoices and signed checks.
2. Lee Baker came in to visit the Selectboard. He inquired on how the new assessment was determined. Dillon responded that the assessments were based on near vicinity sales of properties that were similar in house size and acreage.
3. Jeff Baillargeon came in to talk about road issues. He is concerned about hydraulic issues on Center Road. The water is the worst enemy for tar roads. He feels that virgin asphalt is the best product. Fresh oil and quality material is needed. This provides a consistent product. Jason told Jeff that the Jackson Road paving project has been awarded to Springfield Paving. Jeff has offered to go over the roads to be paved and give his opinions on what product to use. He recommends 6 inches of base. Jeff also feels that a 10 ton roller makes a superior finished product. Jeff has concerns about Springfield Paving. Jeff feels that Eckman Engineering is a good company to work with. He feels that Daniels Construction and Cold River Bridges are very good and solid bridge builders. Jeff had thoughts on the cost of well drilling as well as a septic installation. He speaks very highly of Cushing and Sons well drilling. Jeff has offered to help the BOS on how to approach the road projects. Construction Summary of NH is a good source of contractors that do municipal works. Paving, bridge work, cemetery work and construction work are all posted on this site. Bob Morin is the contact. He feels that slope water is very helpful in determining the crown in a road. He says it should be 4-6% slope. He is opposed to using stone and fabric in the ditches. Gravel provides stability in the base of a gravel road bed.
4. BOS talked about the Town Hall lighting outside to ensure that there was visibility in the dark. Also, a list of heating contractors to replace the ceiling mounted propane heaters that are old and noisy. The voting booths need to be replaced with something aesthetically pleasing.

Respectfully submitted,

John Hammond



9/3 JSH

**Town of Cornish
Selectmen's Meeting Minutes
Tuesday, July 16, 2024 4:00-6:00pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail and invoices.
2. Nick Belanger, new Highway Department employee, stopped in to say hi and to deliver paperwork to the office.
3. BOS called Bill Wall to ask if he would consider working with the Town on temporary access to Leavitt Hill Road during the Leavitt Hill bridge replacement. Bill said he was not interested in working with the Town as he feels it would damage his property. He stated that his neighbor was also apposed for privacy concerns. Bill reported that 100 people had pointed out to him that the Town has 2 other rights of way that could be easily used. He mentioned that he would employ legal help and fight if necessary. He asked BOS if they had looked into purchasing land to increase the size of Edminster Cemetery.
4. The BOS voted to amend the LUCT for James Kaz as they were not the owners when the property was taken out of current use. The abatement amount is \$2,820.
5. The BOS reviewed the engineering plan of the proposed new Cornish library at the old Cornish store site. A full scale plan would help to decide what would be best for understanding the access off of Route 120.
6. BOS discussed the proposed Road Committee. It would be good for the committee to meet a minimum of once a month. The thought would be that the committee would end in December 2024. The meeting will be open to the public. The BOS will contact the persons that will be on the committee. These folks will be posted on the Town website.
7. Jason said he would sign as a Selectboard member to join the CPCNH for the Town of Cornish. He will also offer to be a voting member of the CPCNH for the Town.

Respectfully submitted,
John Hammond

DGB JSH

**Town of Cornish
Selectmen's Meeting Minutes
Monday, July 15, 2024 6:30-8:30pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail, invoices and signed checks.
2. The BOS will be meeting Tuesday, July 16, 4:00-6:00.
3. Kelly Callahan came in to enquire about abutters meeting of the Sandy Guest property. She will not be able to make the meeting.
4. A wild life consultant came to look at the attic at the Town Office. Joanna Sharf came in to explain his thoughts of how to insulate the attic. The insulation would be added to the ceiling and the attic fan would be removed. Joanna would like to do an overall assessment to insulate and provide energy saving projects to the building. She will submit a proposed cost of attic insulation, air sealing the building, and ceiling fan removal. Joanna will investigate the energy audit for the town garage and the town hall. She will look for a couple of bids for an energy audit.
5. John made a motion to make Myron Kuhre to a full board member of the Energy Committee from an alternate position. Seconded by Jason. Unanimously voted in the affirmative.
6. Joanna discussed the difference between joining the Community Power Coalition at the county level or just as a Town entity. She encouraged the BOS to join as a Town. The decision would be made by the BOS. The voters would have a say on who they would like to align with.
7. Motion made by Jason to join the CPCNH. Seconded by John. Two in favor, John and Jason, opposed by Dillon. Surrounding towns that have joined are Plainfield, Newport and Charlestown. There are 2 counties (Merrimack and Cheshire) and 57 towns. There are 5 towns from Sullivan County joining as individual towns.
8. Corey Fitch came in with a Report of Wood Cut. He will remove the unused baffle that is on Tandy Brook. He encouraged the BOS to look at "Skip Lisle Beaver Deceivers". He is an expert in beaver control and installing baffles.

Respectfully submitted,
John Hammond

Town of Cornish
Selectmen's Meeting Minutes
Thursday, July 11, 2024 4:00-6:00pm

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail and invoices.
2. Board member Gallagher inquired what the invoice of 50 hats was for from the Conservation Commission. John replied that it was voted at the meeting, the hats were for members and would not be available for sale.
3. Bill Wall came in to talk about how the Town could save money through purchasing power on the spot market.
4. Wayne Gray came in to talk about road issues. The trees were cut on Jackson Road to prepare for paving. East Road ditching has been done to prep for paving. Center Road will be ditched and prepared for paving with the grader. Springfield Paving will be laying down the asphalt.
5. Wayne feels some of the trees on Edminster Road are in the way for fire trucks to pass under. Estimates are for \$1300-\$1400 for removal. The cost would come out of the highway budget.
6. Springfield Paving advised that Platt Road would not be a good candidate for chip sealing. The road needs to be shimmed first. A 2" layer of asphalt would be the best avenue for repair.
7. Wayne brought in information on CDL entry level training (ELDT). Pattens of Newport is the closest school. Dillon asked if Wayne had looked into grader school. Wayne is signed up for culvert replacement classes in August. The BOS asked that the highway department workers wear high visibility vests when out on the highways.
8. Jason called Mark Patkowski about the headstone of his father in Edminster Cemetery being tipped over. Stone Vault has been contracted to straighten the stones in multiple cemeteries. This stone is on the list to be righted.
9. The BOS directed Mary to send J. Baillargeon responses to his multiple letters to the BOS. Jason responded to all of his questions.
10. The BOS opened the submitted bid for sale of Town owned property, Map 6, Lot 102. The price is a deposit of \$1000 with a total amount of \$4000. A purchase and sales agreement will be signed to make it official.
11. The BOS discussed a thorough review of the work needed to upgrade a portion of East Road (Tiff to Mace) and (Sandy Redlands to Clark Camp) and material added to wet spot north of Clark Camp Road.
12. The BOS decided that they should meet Monday, 7/15 and Tuesday, 7/16. The calling hours for Larry Dingee are 4:00-7:00 on Thursday at Stringer Funeral Home with the interment on Friday 7/19 at Edminster Cemetery.
13. A resident came in to ask how a solar assessment was done on a property. The BOS advised him to contact the Town's assessor, Avitar.
14. The LFRF funds need to have a list of projects that the fund could be best spent on. The Board agrees that the money should be spent on Town buildings and not roads.

Respectfully submitted,
John Hammond

**Town of Cornish
Selectmen's Meeting Minutes
Monday, July 8, 2024 6:30-8:30pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail, invoices and signed checks.
2. Evan Oxenham and Andrew Hatch came in to talk about CPCNH (Community Power Coalition). CPCNH has sent out letters to towns in Sullivan County to join the towns of Cornish and Plainfield. It is in the investigation stage. What is the difference between town and county control. Andrew gave a handout to explain how the program works. Currently 42 towns have joined the membership of the state. There is an implementation process. A warrant article would be voted on by the town to allow the BOS to move forward joining the CPCNH. The county program would allow smaller towns to join in to the Community Power programs. It is a nonprofit organization. The cost of administration would be paid by the rate payers. All members (towns) have a vote in the coalition and have representation. CPCNH plans to launch some programs in October. Community is self-funded. CPCNH currently offers the lowest supply rate for the last 3 rate periods. It is a very open program with and opt in and opt out choice. The current rate is 8.1 cents. Evan Oxenham gave a presentation of how Plainfield joined as a town. This gave a step by step guide to joining the coalition. CPCNH is self-funded with no upfront cost to join.
3. Bill Wall came in to see if the Town would consider purchasing additional property for Edminster Cemetery. He also feels that there is erosion on the side of Rte. 120 by the Recycle Center. He feels that erosion will cause problems.
4. Susan Chandler came in with an article from the July 3rd Valley News. She felt the heading for the article was misleading in that it seemed the BOS had moved forward with a well and septic system for the Stowell Library. Susan asked if the BOS would write a letter to the paper correcting what was written.
5. Caroline Storrs came in and talked about the need for work on the Town office brickwork. She also felt an RFP would be needed to get a price on the Meetinghouse.
6. Dave Eckman came in to talk about the Leavitt Hill bridge. He explained it could be steel, timber, or concrete bridge. Dave felt unless precast concrete is used, another temporary access road is needed. Pouring a new deck would be the best option but would provide a 7 day road closure to allow the concrete to cure. Dave would be very interested in working with the Town and would be creative in how to access the other side of the brook. Troy Simino sat in on the Eckman discussion and shared his views of the bridge project.
7. BOS returned a call to Jim Strout who had called earlier.

Respectfully submitted,
John Hammond

~~JB~~ JSH JB

**Town of Cornish
Selectmen's Meeting Minutes
Monday, July 1, 2024 6:30-8:30pm**

Present: Dillon Gallagher, Chair, John Hammond, Jason Bourne

1. BOS reviewed mail, invoices and signed checks.
2. Brian Meyette came in to get clarification on current use. He has a 10.2 acre lot including the house. He wanted to know if it would still qualify for current use. He would also like to add an amendment to the easement. The BOS advised him to contact the CCC to see how to add the amendment. Jody Shubert is the interim Chair of the Commission.
3. Derek Antonioni came in and finalized his building permit. He received a special exception from the ZBA.
4. The BOS discussed a time to have Eckman Engineering come in and discuss the plans to go ahead with the Leavitt Hill Bridge. We will consult with Eckman on what works for both parties.
5. Mike Duval came in to discuss his work on the roads in Town. He has been ditching with his excavator and the Town grader. He has worked on East, Jackson and Center Roads. Upon completion we should be ready to start paving. He also feels that gravel should be put down on Hell Hollow and Leavitt Hill this fall. East Road should have some gravel put on. Clark Camp Road could also use some. Mike said that the current crew works well together. He encouraged the Board to help them obtain CDL licenses.
6. The BOS had a lengthy discussion on a creative way to get the 2 latest hires to obtain a CDL license.

Respectfully submitted,
John Hammond

JB *JSB* *JB*

**Town of Cornish
Working Meeting
Selectmen's Meeting Minutes
Monday, July 1, 2024 5:32 – 5:46pm**

Working meeting of Select Board and Library Trustees

Present: Dillon Gallagher, Jason Bourne, Kathi Patterson, Marie DeRusha

Absent: Laura Cousineau, John Hammond

Select Board Chair Gallagher called the meeting to order at 5:32pm

Mr. Gallagher explained that the meeting was a joint working meeting between the BOS and Library Trustees to follow a prior joint meeting where the Library Trustees agreed to the BOS proposal to seek price estimates for a septic and well at the Stowell Building.

Marie DeRusha and Kathi Patterson provided lists of well and septic contractors for consideration to receive a request for proposal. Marie DeRusha asked what the procedure would be for the RFP process. Selectman Gallagher said that the BOS could draft and post a formal RFP to receive pricing and asked what the timeframe should be for receipt of bids. Selectman Bourne asked if the list of contractors was provided so that we would contact all of them during the RFP process. Kathi Patterson said that it was a list of local contractors and that the BOS could choose who to contact from that list. Selectman Gallagher proposed a two-week posting period for an RFP. Selectman Bourne agreed that a two-week posting could work for the purpose of a cost estimate. The BOS and Library trustees agreed that a two-week RFP period seemed appropriate. Selectman Bourne asked if the Library Trustees already had an approved septic plan which could be used for the RFP. Selectman Gallagher said that there was a near complete plan in place from Tom Dombrowski and it would require a review and finalization before we could post the RFP. Selectman Gallagher suggested that we make the RFP period dependent on the finalized septic plan, being two weeks from receipt of the finalized septic plan. Ms. DeRusha, Ms. Patterson, and Selectman Bourne agreed that sounded reasonable.

Meeting adjourned 5:46pm.

Respectfully submitted,
Jason Bourne