

TOWN OF HEBRON  
PUBLIC HEARING ON THE 2017 BUDGET AND WARRANT ARTICLES  
JANUARY 26, 2017

PRESENT: Pat Moriarty, John Dunklee, Ellie Lonske, and Karen Corliss, Town Administrator

OTHERS PRESENT: Bob Brooks, Travis Austin (Police Chief), Martha Twombly, Arthur and Sandra Cummings, John Fischer, Bill and Alison York, Bruce Barnard, Ivan and Barbara Quinchia, Maynard Young, Bill Powers, Everett Begor, Audrey Johnson, Ray Norton, Allan Kent, Ann Nichols (Director of Development and Public Relations with Genesis Behavioral Health)

7:00 P.M. **PUBLIC HEARING ON 2017 BUDGET AND WARRANT ARTICLES:** Chair Moriarty opened the public hearing on the 2017 Budget and Warrant Articles. Chair Moriarty informed the attendees that Warrant Articles #3 and #4 required a separate public hearing and would be discussed in length on Thursday, February 23, 2017.

**WARRANT ARTICLE #2:** Vice-Chair Dunklee read warrant article #2 “Are you in favor of the adoption of Amendment No.1 as proposed by the Hebron Planning Board for the town Zoning Ordinance as follows?”. Vice-Chair Dunklee continued to read the definition of Accessory Dwelling Units, the Purpose and the Requirements and Standards. Vice-Chair Dunklee informed the attendees that this warrant article was to help protect the town with two-family homes. Chair Moriarty asked Vice-Chair Dunklee what would be the outcome if this article were to be voted down. Vice-Chair Dunklee replied that the State of NH regulations would apply which less stringent. Bruce Barnard asked Vice-Chair Dunklee what the options would be for someone that does not meet the requirements. Vice-Chair Dunklee replied that the individual’s option would be to appeal to the Zoning Board of Adjustment.

**WARRANT ARTICLE #3:** Chair Moriarty read warrant article #3 to raise and appropriate \$1,450,000 for the purpose of renovating the Hebron Academy Building and constructing an addition to the Hebron Academy Building, to authorize the issuance of not more than Eight Hundred Thousand Dollars (\$800,000) of bonds or notes in accordance with the provisions of the New Hampshire Municipal Finance Act (RSA 33) and to authorize the Selectmen to issue and negotiate such bonds or notes and to determine the rate of interest thereon; furthermore, to authorize the withdrawal of Six Hundred Fifty Thousand Dollars (\$650,000) from the Capital Reserve Fund entitled “Town Offices Expansion and Refurbishment” created for that purpose. (2/3 ballot vote required). Chair Moriarty noted that this article would be discussed further at a separate public hearing. Member Lonske noted that the February town newsletter would have additional information relating to this warrant article and that the Hebron Academy Committee would be making a presentation the same evening.

**WARRANT ARTICLE #4:** Chair Moriarty read warrant article #4 to vote to authorize the Selectmen to enter into a long-term lease/purchase agreement in the amount of One Hundred Eighteen Thousand Six Hundred Twenty-Six Dollars (\$118,626) payable over a term of 60 months for the purchase of a backhoe for the Highway Department and further to raise and appropriate the sum of Sixty-Two Thousand Dollars (\$62,000) to be used as a down payment towards this purchase with said sum to come from the Capital Equipment Highway Capital Reserve Fund established for this purpose. Note: There will be no payment due in 2017 and future payments will become part of the operating budget. (2/3 ballot vote required). Chair Moriarty informed the attendees that Casey Kuplin, Highway Supervisor, recommended the John Deere backhoe and provided the specifications. Chair Moriarty noted that this article would be discussed in length at a separate public hearing.

**WARRANT ARTICLE #5:** Chair Moriarty read warrant article #5 to appoint the Selectmen as agents to expend from the Town Offices Expansion and Refurbishment Capital Reserve Fund previously established in 2012.

**WARRANT ARTICLE #6:** Chair Moriarty read warrant article #6 to raise and appropriate the sum of One Hundred Fifty Thousand Dollars (\$150,000) to add to the Town Offices Expansion and

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Refurbishment Fund. Chair Moriarty explained that the Board would like to continue to add funds to the Town Offices Expansion and Refurbishment Fund if #3 does not pass.

**WARRANT ARTICLE #7:** Member Lonske read warrant article #7 To see if the Town will vote pursuant to RSA 35:16 to change the purpose of the Common Tree Capital Reserve Fund, established by Article 6 of the 1970 Town Meeting, from its original purpose "to defray costs in maintaining, upgrading or replacing existing maple trees on the common," to the Common Landscaping and Care Capital Reserve Fund for the purpose of defraying costs in maintaining, upgrading or replacing any trees or vegetation in the Common as well as costs for any consultant services retained by the Town to assist in this purpose and furthermore to name the Board of Selectmen as agents to expend from the Fund. (2/3 vote required) Member Lonske read the minutes from the 1970 Town Meeting and noted the specifics in which the funds could be spent on maple trees. Member Lonske noted that the Selectmen were already the agents of the fund and would like to keep the Selectmen as agents of the new fund. Member Lonske commented that she hopes town meeting approves.

**WARRANT ARTICLE #8:** Member Lonske read warrant article #8 to raise and appropriate the sum of Five Thousand Dollars (\$5,000) to be added to the Common Landscape and Care Capital Reserve Fund. If article 7 does not pass, this article will be null and void. Member Lonske stated that if warrant article #7 passes the Selectmen would like to add funds to continue with maintaining and the planting of the trees on the Hebron Common.

**WARRANT ARTICLE #9:** Chair Moriarty read warrant article #9 To see if the Town will vote to raise and appropriate the sum of Eighty Thousand Four Hundred Dollars (\$80,400) to be added to the Capital Reserve Funds as follows:

Police	\$5,000
Highway	\$15,000
Fire	\$100
Ambulance	\$20,000
Communications	\$5,000
Assessment Services	\$13,300
Cemetery Tombstones and Fence	\$2,000
Dry Hydrant	\$10,000
Road Emergency Repairs	\$5,000
Culvert Repair & Maintenance	\$5,000

Maynard Young inquired about putting more than \$100 into the Fire Equipment Capital Reserve Fund since the last truck cost the town \$500,000 and needed to be a lease/purchase. Chair Moriarty asked Chief Fischer for the year of the next truck replacement. Chief Fischer replied 2026. Chair Moriarty replied that the Selectmen would be putting the amount spent annually now on payments into the fund once the fire truck was paid keeping the amount to be raised level funded.

**WARRANT ARTICLE #10:** Vice-Chair Dunklee read warrant article #10 to adopt RSA 41:14-a, to allow the Selectmen to acquire or sell land, buildings or both; provided, however, they shall first submit any such proposed acquisition or sale to the Planning Board and to the Conservation Commission for review and recommendation by those bodies, and thereafter hold two public hearings on the sale or acquisition. A written petition by 50 registered voters presented prior to the Selectmen's vote would require the proposed acquisition or sale to go to Town Meeting as an article in the warrant. This article will remain in effect until rescinded by majority vote. Vice-Chair Dunklee explained to the attendees that this would give the Board authorization to negotiate easements with property owners for various projects in town. Vice-Chair Dunklee gave the example of the dry hydrant and drainage work on Crescent Lane and the easements required for the town to perform future maintenance.

**WARRANT ARTICLE #11:** Chair Moriarty read warrant article #11 to raise and appropriate the sum of One Hundred Thirty Thousand Six Hundred Dollars (\$130,600) to pave and repair George Road. This is a non-lapsing article per RSA 32:7, VI and will not lapse until the project is completed or until March

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1, 2019, whichever is sooner. Chair Moriarty relayed to the attendees that the work to be performed was from Poulos Road to North Shore Road which is in desperate need of repair.

**WARRANT ARTICLE #12:** Chair Moriarty read warrant article #12 to raise and appropriate the sum of Sixteen Thousand Five Hundred Dollars (\$16,500) to pave Cross Road. This is a non-lapsing article per RSA 32:7, VI and will not lapse until the project is completed or until March 1, 2019, whichever is sooner. Chair Moriarty relayed to the attendees that this was brought to the Board from Casey Kuplin, Highway Supervisor. Bruce Barnard thought that it was an excellent idea and offered survey data to the town to define the road boundaries. Bob Brooks stated that the money should be put elsewhere than on a road where there are only two residents. Member Lonske informed the attendees that Mr. Kuplin recommended this as a solution to the amount of time and money spent on maintenance each year. Martha Twombly asked about accommodations for a low profile speed bump. Chair Moriarty answered that the Board was not in favor of any speed bumps, but was working with Chief Austin to get a reduced speed of 25 mph in the center of town. Sandra Cummings suggested showing the cost of maintenance vs. the one-time expense.

**WARRANT ARTICLE #13:** Selectman Dunklee read warrant article #13 to see if the Town will vote to authorize the Town to convey and acquire various interests in property related to Lake Shore Drive and the Town Beach. For further details on the proposed conveyances, please see plan on file at the selectmen's office. More specifically, to see if the Town will vote to authorize the Town to convey and acquire property interests as follows: (1) conveying, from Grey Rocks Land Trust, its successors or assigns, to the Town, a non-exclusive easement over Lake Shore Drive to ensure access to the Town Beach including necessary and appropriate utilities; (2) conveying, from the Town to Grey Rocks Land Trust, its successor and assigns, Oak Corporation, and the Susan W. Jackson Revocable Trust, all right, title and interest in any and all rights of way or easements over the premises of Grey Rocks Land Trust, its successor and assigns, Oak Corporation, and the Susan W. Jackson Revocable Trust, to include the "passway" on the Hattie Kimball Estate; (3) conveying, from the Town to the Speranza Family Trust, a non-exclusive easement over the Town Beach providing pedestrian and vehicular access to premises of Speranza Family Realty Trust including necessary and appropriate utilities; and (4) conveying, from the Town to Grey Rocks Land Trust, its successors and assigns, a non-exclusive easement over the Town Beach providing pedestrian and vehicular access to premises of Grey Rocks Land Trust, its successors and assigns, including necessary and appropriate utilities. Vice-Chair Dunklee informed the attendees that the town beach road is currently through private landowners' properties. By passing this article the road would be designated as it currently exists and the town would be able to maintain the road. Chair Moriarty noted that the wording for the article was prepared by Alan Barnard (local land surveyor).

**WARRANT ARTICLE #14:** Chair Moriarty read warrant article #14 to authorize the Selectmen to resolve any confusion or ambiguity as to the boundary of the Town Common by reaching agreement with abutting owners Bruce K. Platts and Faye D. Foster, for property identified by the town as Tax Map 17 Lot 018, said agreement to include the conveyance or acquisition of small portions of land as necessary and as more fully described in a plan on file at the Selectmen's Office. Chair Moriarty explained that the property now owned by Bruce Platts and Faye Foster (prior Settele) has a boundary line discrepancy with the Hebron Common boundary. Bruce Barnard noted that during the charrette there was discussion about the "Great Square" which Hebron's Common is actually a rectangle.

**WARRANT ARTICLE #15:** Chair Moriarty read warrant article #15 to raise and appropriate the sum of Twelve Thousand Nine Hundred Dollars (\$12,900) for the Gazebo Programs of this amount, Two Thousand Four Hundred and Seventy-One Dollars (\$2,471) from fund balance, One Thousand Dollars (\$1,000) from Donations and Grants and the remaining Nine Thousand Four Hundred and Twenty-Nine Dollars (\$9,429) to come from general taxation. Bob Brooks listed the tentative schedule for the Hebron Gazebo Programs for 2017. Mr. Brooks noted that the Friends of the Library requested a location on Family Fun Day for a "Cow Pattie Bingo" contest. Member Lonske thanked Mr. Brooks and Mr. Begor for the time spent organizing the programs.

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**WARRANT ARTICLE #16:** Vice-Chair Dunklee read warrant article #16 to raise and appropriate the sum of Eight Hundred Fifty-Two Dollars (\$852) to be added to the Fire Capital Reserve Fund previously established. Said sum to come from the fund balance and no amount to be raised from taxation. This amount represents the amount received from the sale of the 1978 Ford F800 Fire Truck. Vice-Chair Dunklee informed the attendees that the town sold the fire truck through a bid process and now the money needs to be placed in the Fire Capital Reserve Fund for future purchases.

**WARRANT ARTICLE #17:** Vice-Chair Dunklee read warrant article #17 to raise and appropriate the sum of Nine Thousand Two Hundred Fifteen Dollars (\$9,215) to be added to the Capital Equipment Highway Capital Reserve Fund previously established. Said sum to come from the fund balance and no amount to be raised from taxation. This amount represents the amount received from the sale of the 1970 Caterpillar Grader 14E. Vice-Chair Dunklee informed the attendees that the grader was taken to the state auction and sold for \$9,215. The funds need to be placed into the Highway Capital Reserve Fund to help with future purchases.

**WARRANT ARTICLE #18:** Member Lonske read warrant article #18 to add the Day Away Program to the list of annually supported Health Agencies and to raise and appropriate Seven Hundred Fifty Dollars (\$750) for said agency. Bill York (Day Away Program Board Member) spoke to the article and informed the attendees that the program is a respite program for caregivers of alzheimer's patients. Mr. York explained that the patients are able to enjoy a day of games, lunch, and singing. Mr. York noted that this program services communities in the Lakes Region.

**WARRANT ARTICLE #19:** Member Lonske read warrant article #19 "Shall the Historic District Commission consist of not fewer than 3 members and no more than 7 members to be appointed by the Select Board?" Member Lonske explained that this article was to clean up the change last year of giving the Historic District Commission the duties of the Heritage Commission. Member Lonske noted that this would help the town towards becoming a Certified Local Government which would broaden the span of grants which the town would be eligible in applying. Bruce Barnard questioned if the Historic District Commission was still valid. Member Lonske replied yes.

**WARRANT ARTICLE #20:** Chair Moriarty read warrant article #20 to raise and appropriate the sum of One Million One Hundred Seventy-Seven Thousand Two Hundred Thirteen Dollars (\$1,177,213) as an operating budget for the 2017 fiscal year. This article EXCLUDES appropriations made under all the previous articles. Chair Moriarty noted that the proposed 2017 Budget was lower than last year and the revenues for the town are estimated at \$350,000. Vice-Chair Dunklee reported that the assessed valuation ratio was at 100% for 2016 as a result of the valuation update.

**ANY OTHER BUSINESS:**

- Ann Nichols (Director of Development and Public Relations with Genesis Behavioral Health) introduced herself and reported that the organization serves 24 towns. Ms. Nichols noted that the organization assisted 9 Hebron residents in 2016. Ms. Nichols thanked the town for past support and continuing to support the organization.

7:55 P.M. **MEETING ADJOURNED:** Vice-Chair Dunklee moved to adjourn the meeting at 7:55 p.m., seconded by Member Lonske. The vote was unanimous.

Respectfully submitted,

Karen Corliss  
Town Administrator

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