



TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
NORTH HAMPTON SELECT BOARD

NOTICE OF PUBLIC MEETING  
MONDAY, JANUARY 24, 2022

NORTH HAMPTON TOWN OFFICES EXECUTIVE CONFERENCE ROOM  
NON-PUBLIC SESSION I  
233 ATLANTIC AVENUE  
5:30 O'CLOCK P.M.

NON-PUBLIC SESSION II  
233 ATLANTIC AVENUE  
6:00 O'CLOCK P.M.

NON-PUBLIC SESSION III  
233 ATLANTIC AVENUE  
6:30 O'CLOCK P.M.

NORTH HAMPTON TOWN HALL  
REGULAR SESSION  
231 ATLANTIC AVENUE  
7:00 O'CLOCK P.M.

IF YOU HAVE A COMMENT, OPINION OR QUESTION DURING ONE OF THESE PORTIONS OF THE MEETING PLEASE DIAL IN TO 603-758-1447 OR EMAIL DIRECTLY TO [JMAGGIORE@NORTHHAMPTON-NH.GOV](mailto:JMAGGIORE@NORTHHAMPTON-NH.GOV) AND YOUR EMAIL WILL BE READ ALOUD DURING THE MEETING.

1. 5:30 O'CLOCK P.M. Call to Order by the Chair
2. 5:31 O'CLOCK P.M. Non-Public Session I Pursuant to RSA 91-A:3 II (a,b)
3. 6:00 O'CLOCK P.M. Non-Public Session II Pursuant to RSA 91-A:3 II (a,b)
4. 6:30 O'CLOCK P.M. Non-Public Session III Pursuant to RSA 91-A:3 II (c)
5. Return to Public Session and Pledge of Allegiance
6. First Public Comment Session

Public Comment is an opportunity for residents to ask questions, request information and make comments on issues facing the Town. Individuals will be given not more than three (3) minutes to speak, and people who have already spoken will be asked to wait until everyone has had the chance to speak once. The total time devoted to this agenda item is fifteen (15) minutes. Individuals who are not able to speak during the First Public Comment Session will be given first opportunity to speak during the Second Public Comment Session at the end of the Meeting.

**7. Consent Calendar**

- 7.1 Payroll Manifest of January 13, 2022, in the amount of \$283,738.91
- 7.2 Payroll Manifest of January 20, 2022, in the amount of \$72,623.13
- 7.4 Accounts Payable Manifest of January 20, 2022, in the amount of \$1,256,917.40
- 7.6 Abatement Recommendations
- 7.7 Veterans Tax Credits
- 7.8 Cemetery Deed
- 7.9 Supplemental Tax Bill

**8. Correspondence**

**9. Committee Update**

- 9.1 Heritage Commission
- 9.2 Water Commission
- 9.3 Rails to Trails Committee
- 9.4 Budget Committee

**10. Public Hearing Pursuant to RSA 31:95-b**

To Consider the Unanticipated Revenue in the Amount of \$6,269.05 Awarded to the Town from the Leary Firefighters Foundation to Purchase an Argus Mi-TIC Thermal Imaging Camera and Accessories for the North Hampton Fire Department

**11. Report of the Town Administrator**

**12. Items Left on the Table**

**13. New Business**

- 13.1 Discussion of Solar Power for Town Buildings
- 13.2 Discussion of Bond Rates and Cost Impacts for Buildings

**14. Minutes of Prior Meetings**

- 14.1 Approval of Regular Meeting Minutes of January 10, 2022
- 14.2 Approval of Non-Public Meeting Minutes of January 10, 2022
- 14.3 Approval of Meeting Minutes of January 13, 2022

**15. Any Other Item that may legally come before the Board**

The Board reserves the right to take action on any item relative to the prudential administration of the Town's affairs, which circumstances may require.

**16. Second Public Comment Session**

See Item 6, above

**17. Adjournment**

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



MUNICIPAL OFFICES  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NH 03862

TEL: (603) 964-8087  
FAX: (603) 964-1514

TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

**CONSENT CALENDAR**

TOWN ADMINISTRATOR  
MICHAEL TULLY

MTULLY@NORTHHAMPTON-NH.GOV



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**C O N S E N T   C A L E N D A R**

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**TO:** SELECT BOARD  
**FROM:** MICHAEL TULLY, TOWN ADMINISTRATOR  
**SUBJECT:** CONSENT CALENDAR FOR SELECT BOARD MEETING 01/24/2022  
**DATE:** 01/21/2022

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**The following actions are for the approval of the Select Board:**

**Consent Calendar**

Payroll Manifest of January 13, 2022, in the amount of \$283,738.91  
Payroll Manifest of January 20, 2022, in the amount of 72,623.13  
Accounts Payable Manifest of January 20, 2022, in the amount of \$1,256,917.40  
Abatement Recommendations  
Veterans Tax Credits  
Cemetery Deed  
Supplemental Tax Bill

MICHAEL J. TULLY  
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**CORRESPONDENCE**

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

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**COMMITTEE UPDATES**

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

**PUBLIC HEARING**

Jim Maggiore, Chair  
James Sununu, Vice Chair  
Jonathan Pinette



Municipal Offices  
233 Atlantic Avenue  
North Hampton, NH 03862

Tel: (603) 964-8087  
Fax: (603) 964-1514

**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
THE SELECT BOARD**

**NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Select Board will conduct a public hearing pursuant to RSA Chapter 31:95-b:

**WHEN:** January 24, 2022 at 7:00 p.m.;

**WHERE:** North Hampton Town Hall  
231 Atlantic Avenue  
North Hampton, New Hampshire 03862;

**PURPOSE:** To consider the unanticipated revenue in the amount of \$6,269.05 awarded to the Town from the Leary Firefighters Foundation to purchase an Argus Mi-TIC Thermal Imaging Camera and Accessories for the North Hampton Fire Department.



TOWN OF NORTH HAMPTON,  
NEW HAMPSHIRE  
THE SELECT BOARD  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Select Board will conduct a public hearing pursuant to RSA Chapter 31:95-b:

DATE: January 24, 2022, at 7:00 p.m.;

PLACE:

North Hampton Town Hall

231 Atlantic Avenue

North Hampton, New Hampshire 03862;

PURPOSE:

To consider the unanticipated revenue in the amount of \$6,269.05

awarded to the Town from the Leary Firefight-

ers Foundation to purchase

Argus Mi-TIC Thermal Imaging Camera

and Accessories for the North

Hampton Fire Department.

December 29, 2021

## Janet Facella

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**From:** Gannett Legals Public Notices 5 <ganlegpubnotices5@gannett.com>  
**Sent:** Wednesday, December 22, 2021 12:21 PM  
**To:** Janet Facella  
**Subject:** RE: 00540534-Public Hearing Notice  
**Attachments:** 00540534\_00000037.pdf

**Importance:** High

Hello Janet,

I have attached your ad proof. I have scheduled your ad to run on December 29<sup>th</sup>. Please let me know if you have any changes to be made to your ad prior to Monday December 27<sup>th</sup> at 12 PM. The total cost is \$178.00. Thank you!

Michelle Winegardner  
Public Notice Representative



Office: 844-678-3462

**From:** Janet Facella <jfacella@northhampton-nh.gov>  
**Sent:** Wednesday, December 22, 2021 10:00 AM  
**To:** Gannett Legals Public Notices 5 <ganlegpubnotices5@gannett.com>  
**Subject:** 00540534-Public Hearing Notice

Good morning,

Please publish the attached Notice of Public Hearing in your next available edition of the Public Hearing.

Thank you!

*Janet L. Facella*

ADMINISTRATIVE ASSISTANT/HUMAN RESOURCES DIRECTOR  
TOWN OF NORTH HAMPTON  
233 ATLANTIC AVENUE  
NORTH HAMPTON, NEW HAMPSHIRE 03862

603-964-8087 (P)  
603-964-1514 (F)



MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



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TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
OFFICE *of the* TOWN ADMINISTRATOR

**REPORT OF THE TOWN ADMINISTRATOR**

**Michael J. Tully**  
**Town Administrator**

Municipal Offices  
233 Atlantic Avenue  
North Hampton, NH 03862  
mtully@northhampton-nh.gov  
Tel: (603) 964-8087  
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**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE**  
**OFFICE of the TOWN ADMINISTRATOR**

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**TOWN ADMINISTRATOR'S REPORT**  
**JANUARY 24, 2022 SELECT BOARD MEETING**

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**REPORTING PERIOD**

The reporting period is from January 11, 2022 through January 21, 2022

**Finance**

Financially we are in good shape with 45% of the budget remaining with 23 weeks remaining in the fiscal year.

**Police**

The Police Department has submitted a grant application for the purchase of the Police Cruiser which will be on the warrant for the March election. Communication with the grant provider has been positive. If the grant is received before deliberative there will be an amendment put forward to refrain from collecting the proposed funds from the taxpayer.

**Fire**

The FD has secured another grant. This grant is for the purchase of a utility truck and plow used to respond to emergency calls in addition to plowing the Town complex and hydrants. There has been a public hearing scheduled to accept the funds in February. This grant will allow the department to replace the current utility vehicle and save the funds associated with its future purchase in the Fire Department Capital Reserve Fund. The total cost outlay for the Town will be approximately \$5000.00 to replace this vital piece of equipment.

## **Facilities**

*Town Hall.* Nothing new to report. I met with Mr. Schnitzler on the work requested by the Heritage Commission. He does not have an interest in completing the work, though, he is working on a contact that may assist us with the fire doors. He stated the basement sheetrock is a very difficult and time consuming job which will require electricians and plumbers to reroute wires and piping. We will also look into a type of drop ceiling and whether that would provide fire protection. This option will take away headroom in the already tight space.

*The Library.* Nothing new to report. The former Library has been winterized and the water meter will be removed soon. This will save the Town money by not having to heat the vacant building.

*Stone Building.* Nothing new to report. I have spoken to a qualified contractor who will look at the chimney flashing and complete it in the spring, weather permitting

*Town Office/Chevalier Building.* There is an item on the agenda under new business to discuss the bond estimates for the new Fire and Police buildings.

## **Recreation**

The Before and After school program has resumed.

The PASA luncheon and will return the 3<sup>rd</sup> Tuesday in February.

The Outreach ski program at Gunstock begins in February.

## **Highway**

Equipment has been repaired that had broken down during the active weather pattern in late December. Director Hubbard has been working with NHDOT on attempting to get the culvert just south of the Drum Center replaced or at minimum on the 10 year plan.

## **Projects**

*Police Negotiations.* The Select Board and Budget Committee have approved a warrant article for a successive contract with the Police Union. The proposed contract includes a 2% yearly COLA for employees with significant changes in health insurance that the Town and employees will both benefit from financially.

*Route 151/111 Intersection.* The proposed date for the installation of a new light pole at the intersection has been updated to January 27<sup>th</sup>, weather permitting.

*Route 1 Culvert.* Nothing new to report. Director Hubbard has contacted DOT reference getting the culvert on the 10 year plan or replacing it at the same time as the upcoming bridge project.

*PFAS Investigation.* The final report from Tim Stone has been received and forwarded to DES. I have not heard back on any future requirements. The Select Board and Budget Committee have approved a \$10,000 warrant article in order to cover expected future water testing requirements.

*Telephone System/Communications.* The new cable line was installed from the pole to the Fire Station, this did not fix the issues of packet loss. I am scheduling Comcast to replace the line from the Fire station to the router in the Town Office.

*Cell Tower.* Nothing new to report. Work continues in the search for a suitable location for a cell tower. I will brief the Board when the issue requires action on their part.

*Walkway Project.* Nothing new to report. The Architect and Builder for the new Fire /Police /Town Office buildings have requested that we delay all projects for a short time until a final design has been determined for the buildings. We are designing a complex for the next 50 years encompassing several buildings. Anything we do at this point before a final plan is chosen affects our available choices.

*Coakley Landfill Group.* I attended a Coakley meeting on January 18<sup>th</sup>. The group has decided to meet bi-monthly going forward with the next meeting in March. I will plan to attend.

*Junkyard Closures and/or New Problems:* Nothing new to report. We are seeing some improvement with vehicles pulling off of Route 1 for deliveries. The Police have visited dealerships in Town and have issued Summonses to violators.

*Rails to Trails.* I have scheduled DOT to come to the February 28<sup>th</sup> meeting to discuss the upcoming Rail Trail project with the Select Board.

*Philbrick Pond.* Construction is expected to begin on January 31<sup>st</sup>. The date has been pushed back due to the cold weather.

*Meeting Schedule:* Our next regularly scheduled meeting is on February 14, 2022.

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

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**ITEMS LEFT ON THE TABLE**

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**NEW BUSINESS**



# LILAC CAR WASH

413 High Street (Rt 108), Somersworth, NH



Three, 42-panel Sun Action trackers using 400 kW bifacial panels & Sunny Boy Inverter.  
System size: 50.4 kW, with estimated annual production of 88,200 kWh

# OFFICE BUILDING (RSA REALTY)

123 Washington Street (Rt 202), Rochester, NH



One, 24-panel Sun Action tracker using 385 kW bifacial panels & Sunny Boy Inverter.  
System size: 9.24 kW, with estimated annual production of 16,170 kWh



Call, Text, or Email | [info@brightspot.solar](mailto:info@brightspot.solar) | 603-833-8870

**FREE CONSULTATION & PROPOSAL**

# STAPLES PLAZA

125 Washington Street (Rt 202), Rochester, NH



Three, 42-panel Sun Action trackers using  
385 kW bifacial panels & SunnyBoy Inverter.  
System size: 48.51 kW, with estimated annual production of 84,893 kWh

# ROCHESTER VW

20 Farmington Road (Rt. 11), Rochester, NH



Three, 42-panel Sun Action trackers using  
385 kW bifacial panels & Sunny Boy Inverter.  
System size: 48.51 kW, with estimated annual production of 84,893 kWh



Call, Text, or Email | [info@brightspot.solar](mailto:info@brightspot.solar) | 603-833-8870

**FREE CONSULTATION & PROPOSAL**

North Hampton Power Consumption (estimated)

Meter Location	Annual Consumption	Notes
239 Atlantic	146408	New library. Based on 3 months usage
237 Atlantic	6252	
237 Atlantic	612	
237A Atlantic	26688	Outside lights? LED lease?
237A Atlantic	996	Outside lights old library?
237A Atlantic	1065	
233 Atlantic	108276	
231 Atlantic	23916	Town Hall
231 Atlantic	612	Outside lights?
9 Lafayette	13603	
129 Mill	4	
0 Grandview Ter	1961	
Exeter Rd	5859	
0 Post Rd	486	Outside lights?
105 Post	672	
0 Ocean	336	
0 Ocean	264	
11 Exeter	120	Tennis courts?
14 Cherry	4812	Recycling Center
0 Willow	96	
total kWh	343038	
est ave rate	0.16	
est annual power bill	\$54,886	

Note: This is an estimate. In some cases usage is based on 1 month of data multiplied by 12; if that data comes from an outlier month (like Dec or Jan) it could give a misleading result high or low

This estimates current usage and does not consider future changes. Presumably power demand will increase.

# NHMBB New Hampshire Municipal Bond Bank

## Town of North Hampton

July 2022 Bond Sale

30 Year Estimated Schedule - Level Debt

2021 Assessed Valuation: \$1,198,551,893

Date Prepared: 12/30/21

Interest Start Date: 08/11/22

First Interest Payment: 02/15/23

Net Interest Costs 3.00% Our 29 year interest rate in our July 2021 bond sale was 1.98% and we expect the interest rate for July 2022 to be lower than 3.00%. We use 3.00% to be conservative for budgeting purposes.

Debt Year	Period Ending	Principal Outstanding	Principal	Rate	Interest	Total Payment	Fiscal Year Total Payment	Assessed Valuation	FY-Est. Tax Rate Inc.
1	2/15/2023				\$ 232,699.13	\$ 232,699.13	\$ 232,699.13	\$ 1,198,551,893	\$ 0.19
	8/15/2023	\$ 9,307,965.00	\$ 197,965.00	3.00%	139,619.48	337,584.48			
	2/15/2024				136,650.00	136,650.00	474,234.48	1,198,551,893	0.40
2	8/15/2024	9,110,000.00	200,000.00	3.00%	136,650.00	336,650.00			
	2/15/2025				133,650.00	133,650.00	470,300.00	1,198,551,893	0.39
3	8/15/2025	8,910,000.00	205,000.00	3.00%	133,650.00	338,650.00			
	2/15/2026				130,575.00	130,575.00	469,225.00	1,198,551,893	0.39
4	8/15/2026	8,705,000.00	215,000.00	3.00%	130,575.00	345,575.00			
	2/15/2027				127,350.00	127,350.00	472,925.00	1,198,551,893	0.39
5	8/15/2027	8,490,000.00	220,000.00	3.00%	127,350.00	347,350.00			
	2/15/2028				124,050.00	124,050.00	471,400.00	1,198,551,893	0.39
6	8/15/2028	8,270,000.00	225,000.00	3.00%	124,050.00	349,050.00			
	2/15/2029				120,675.00	120,675.00	469,725.00	1,198,551,893	0.39
7	8/15/2029	8,045,000.00	235,000.00	3.00%	120,675.00	355,675.00			
	2/15/2030				117,150.00	117,150.00	472,825.00	1,198,551,893	0.39
8	8/15/2030	7,810,000.00	240,000.00	3.00%	117,150.00	357,150.00			
	2/15/2031				113,550.00	113,550.00	470,700.00	1,198,551,893	0.39
9	8/15/2031	7,570,000.00	245,000.00	3.00%	113,550.00	358,550.00			
	2/15/2032				109,875.00	109,875.00	468,425.00	1,198,551,893	0.39
10	8/15/2032	7,325,000.00	255,000.00	3.00%	109,875.00	364,875.00			
	2/15/2033				106,050.00	106,050.00	470,925.00	1,198,551,893	0.39
11	8/15/2033	7,070,000.00	265,000.00	3.00%	106,050.00	371,050.00			
	2/15/2034				102,075.00	102,075.00	473,125.00	1,198,551,893	0.39
12	8/15/2034	6,805,000.00	270,000.00	3.00%	102,075.00	372,075.00			
	2/15/2035				98,025.00	98,025.00	470,100.00	1,198,551,893	0.39
13	8/15/2035	6,535,000.00	280,000.00	3.00%	98,025.00	378,025.00			
	2/15/2036				93,825.00	93,825.00	471,850.00	1,198,551,893	0.39
14	8/15/2036	6,255,000.00	285,000.00	3.00%	93,825.00	378,825.00			
	2/15/2037				89,550.00	89,550.00	468,375.00	1,198,551,893	0.39
15	8/15/2037	5,970,000.00	295,000.00	3.00%	89,550.00	384,550.00			
	2/15/2038				85,125.00	85,125.00	469,675.00	1,198,551,893	0.39
16	8/15/2038	5,675,000.00	305,000.00	3.00%	85,125.00	390,125.00			
	2/15/2039				80,550.00	80,550.00	470,675.00	1,198,551,893	0.39
17	8/15/2039	5,370,000.00	315,000.00	3.00%	80,550.00	395,550.00			
	2/15/2040				75,825.00	75,825.00	471,375.00	1,198,551,893	0.39
18	8/15/2040	5,055,000.00	325,000.00	3.00%	75,825.00	400,825.00			
	2/15/2041				70,950.00	70,950.00	471,775.00	1,198,551,893	0.39
19	8/15/2041	4,730,000.00	335,000.00	3.00%	70,950.00	405,950.00			
	2/15/2042				65,925.00	65,925.00	471,875.00	1,198,551,893	0.39
20	8/15/2042	4,395,000.00	345,000.00	3.00%	65,925.00	410,925.00			
	2/15/2043				60,750.00	60,750.00	471,675.00	1,198,551,893	0.39
21	8/15/2043	4,050,000.00	355,000.00	3.00%	60,750.00	415,750.00			
	2/15/2044				55,425.00	55,425.00	471,175.00	1,198,551,893	0.39
22	8/15/2044	3,695,000.00	365,000.00	3.00%	55,425.00	420,425.00			
	2/15/2045				49,950.00	49,950.00	470,375.00	1,198,551,893	0.39
23	8/15/2045	3,330,000.00	375,000.00	3.00%	49,950.00	424,950.00			
	2/15/2046				44,325.00	44,325.00	469,275.00	1,198,551,893	0.39
24	8/15/2046	2,955,000.00	385,000.00	3.00%	44,325.00	429,325.00			
	2/15/2047				38,550.00	38,550.00	467,875.00	1,198,551,893	0.39
25	8/15/2047	2,570,000.00	400,000.00	3.00%	38,550.00	438,550.00			
	2/15/2048				32,550.00	32,550.00	471,100.00	1,198,551,893	0.39
26	8/15/2048	2,170,000.00	410,000.00	3.00%	32,550.00	442,550.00			
	2/15/2049				26,400.00	26,400.00	468,950.00	1,198,551,893	0.39
27	8/15/2049	1,760,000.00	420,000.00	3.00%	26,400.00	446,400.00			
	2/15/2050				20,100.00	20,100.00	466,500.00	1,198,551,893	0.39
28	8/15/2050	1,340,000.00	435,000.00	3.00%	20,100.00	455,100.00			
	2/15/2051				13,575.00	13,575.00	468,675.00	1,198,551,893	0.39
29	8/15/2051	905,000.00	445,000.00	3.00%	13,575.00	458,575.00			
	2/15/2052				6,900.00	6,900.00	465,475.00	1,198,551,893	0.39
30	8/15/2052	460,000.00	460,000.00	3.00%	6,900.00	466,900.00	466,900.00	1,198,551,893	0.39
			=====		=====	=====	=====		
TOTALS			\$ 9,307,965.00		\$ 5,032,218.61	\$ 14,340,183.61	\$ 14,340,183.61		

Please show all warrant articles related to this project to bond counsel prior to submitting them to DRA. If you need a list of approved bond counsels, please let us know and we will provide one.

MICHAEL J. TULLY  
TOWN ADMINISTRATOR

mtully@northhampton-nh.gov



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**MINUTES OF PRIOR MEETINGS**



1  
2 **TOWN OF NORTH HAMPTON, NEW HAMPSHIRE**  
3 **NORTH HAMPTON SELECT BOARD MEETING**

4 **JANUARY 10, 2022 7:00 PM**

5 **NORTH HAMPTON TOWN HALL**

6 ***DRAFT MINUTES***

7  
8 **SELECT BOARD MEMBERS PRESENT:** Chairman Jim Maggiore, Vice Chairman James Sununu, Selectman  
9 Jonathan Pinette

10 **ALSO PRESENT:** Town Administrator Michael Tully, John Ricci of Ricci Construction, Fire Chief Jason Lajoie

11  
12 **AGENDA**

13  
14 Chairman Jim Maggiore welcomed everyone to the January 10, 2022 North Hampton Select Board  
15 Meeting and called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance.

16  
17 **First Public Comment Session**

18 *For comments please call 603-758-1447; email [jmaggiore@northhampton-nh.gov](mailto:jmaggiore@northhampton-nh.gov)*

19  
20 No public comment.

21  
22 **Consent Calendar**

- 23 5.1 Payroll Manifest of December 16, 2021 in the amount of \$77,712.73  
24 5.2 Payroll Manifest of December 23, 2021 in the amount of \$90,449.74  
25 5.3 Payroll Manifest of December 30, 2021 in the amount of \$78,785.40  
26 5.4 Payroll Manifest of January 6, 2022 in the amount of \$85,867.56  
27 5.5 Accounts Payable Manifest of December 23, 2021 in the amount of \$1,123,633.35  
28 5.6 Accounts Payable Manifest of January 6, 2022 in the amount of \$125,601.77  
29 5.7 Abatement Recommendations  
30 5.8 Veterans Tax Credits

31  
32  
33  
34 ***Disclaimer –These minutes are prepared by the Recording Secretary within five (5) business days as required by***  
35 ***NH RSA 91-A:2, II. They will not be finalized until approved by majority vote of the Select Board.***

36  
37 ***A recording of the meeting can be found at: [http://www.townhallstreams.com/towns/north\\_hampton\\_nh](http://www.townhallstreams.com/towns/north_hampton_nh), and a***  
38 ***DVD recording is available at the North Hampton Town Administrative Offices, 233 Atlantic Avenue, North***  
39 ***Hampton, New Hampshire 03862.***

40

41 **Motion:** To approve Consent Calendar items 5.1 – 5.8 as presented.

42 **Motioned:** Vice-Chair Sununu

43 **Seconded:** Jonathan Pinette

44 **Vote:** Motion approved by a vote of 3-0

45

46 **Correspondence**

47

48 Correspondence from Joseph Fitzgerald, January 6, 2022: Mr. Fitzgerald asked that an estimate of the  
49 total cost of the Warrant Article for the proposed Fire/Police/Town Offices be sent to him before February  
50 5, 2022. He stated that inflation was 8.5% and asked that the Select Board justify the cost of these projects.

51

52 **Committee Updates**

53 Chairman Maggiore said the *Heritage Commission* did not meet in December; the *Water Commission* has  
54 not met, but rate case is going forward.

55

56 Vice-Chair Sununu said neither *Rails to Trails* nor the *Budget Committee* has met since the last meeting.

57

58 **Report of the Town Administrator**

59 *A copy of the Report of the Town Administrator will be attached to these minutes.*

60

61 Report 12/11/2021 – 1/07/2022: Finance: 49% of Budget remaining with 25 weeks left in fiscal year; Police  
62 accepting applications to establish eligibility list for hiring; Fire Department received grant for a thermal  
63 imaging camera, had 2 resignations from long-term members; contract agreement between Town and  
64 Police Union includes 2% COLA; Comcast will replace main drop for phone system to correct issues; DOT  
65 will come to February 28 Select Board meeting to discuss Rails to Trails; discussion of solar power for Town  
66 buildings scheduled for January 24 Select Board meeting.

67

68 **Items Left on the Table** – None

69

70 **NEW BUSINESS**

71

72 **10.1 Town Report Dedication Discussion**

73 Chairman Maggiore said the Select Board unanimously approved dedicating this year's Town Report to  
74 the memory of Mr. George Chase in appreciation for his dedication to the Town.

75

76 Jo Jo Nadeau of 34 Pine Road said he is the owner of the property next door to the Chases and said George  
77 was a very proud father and watched his children and grandchildren play sports. He said George was a  
78 very good neighbor to him and his family, and he was honored to be asked to write this letter.

79

80 **10.2 Discussion of Town Buildings**

81 Chairman Maggiore said the renovation and/or new Police, Fire, and Town Administration buildings  
82 resulted in two Warrant Articles: (1) Warrant for the New Safety Building; (2) Warrant for the  
83 expansion/renovation of former Library building for Town Offices; both unanimously approved at the  
84 Workshop Meeting. He invited Mr. John Ricci to review his final plan to establish the cost estimate.

85

86 Mr. John Ricci said the budget increase includes the building, contingencies, furnishings, Fire Department  
87 equipment and everything needed to make a completely functioning building; no furnishings or flooring  
88 will be needed. He reviewed the Schedule of Values/Budget Estimate for the proposed North Hampton  
89 Municipal Safety Complex: Division 1 covers structural/architectural design costs with \$300,000 for

90 relocation housing/temporary storage and \$100,000 for a Clerk of the Works; Division 2 covers all site  
91 work including demolition; Division 3 includes all concrete/sidewalks/foundations; Division 4 includes all  
92 masonry; Division 5 covers structural steel; Division 6 all lumber, labor and materials; Division 7 roof  
93 insulation and trim for both Safety and Town Offices; Division 8 all doors and windows; Division 9 includes  
94 all finishes, drywall, and flooring in Apparatus Bay as well as Sally Port; Division 10 all bathroom  
95 accessories and interior signing; Division 11 appliances for Fire/Police/Town Offices; Division 12 all  
96 casework, Police & Fire equipment, office furniture; Division 13 special construction; Division 14 elevator;  
97 Division 15 mechanical, plumbing, sprinkler, new vehicle exhaust for Fire Department and new CO exhaust  
98 for Sally Port; Division 16 all electrical plus \$25,000 for a generator large enough to power  
99 fire/Police/Town Offices, with existing generator to be repurposed for new Library.

100

101 Mr. Ricci said the project will carry a 10% contingency (approximately \$1 Mil) to cover increases. He said  
102 if this passes the March vote he anticipates a project start in July, with total project cost estimated at  
103 \$10,857,877 with savings by repurposing former library, not having to purchase or clear a lot, and wise  
104 use of space.

105

106 Vice-Chair Sununu said numbers have ticked up since initial estimate with inflation and increased  
107 construction and labor costs. Mr. Ricci said if the warrants pass the March vote they will get a minimum  
108 of 3 bids for each line item and typically see savings of 2-3% there. Vice-Chair Sununu said Mr. Ricci will  
109 be overseeing the project with all aspects bid out to local vendors and the Clerk of the Works will play an  
110 important role on behalf of the Board and Town in bidding out each aspect; the contingency pays down  
111 some initial payments to defer the tax rate and mitigates the overall cost of the project.

112

113 Selectman Pinette said there has been a lot of work done to this point and they need ensure the project  
114 goes as planned and get the best result for our money. Mr. Ricci said local people will bid on this project  
115 100% and sub-contractors can be asked to get bonded if unfamiliar with the process.

116

117 Chairman Maggiore said Mr. Ricci worked extensively with the Building Committee, Chiefs, and Town  
118 Administrator to come up with a "look" for the building in order to price things out and asked if the Town  
119 is locked into the exterior design. Mr. Ricci said in essence nothing is locked in, and every option is  
120 available although certain things will not change like square footage, apparatus bay, etc. Town  
121 Administrator Tully said the Building Committee will remain active and hopefully continue to advise  
122 throughout the process.

123

124 Vice-Chair Sununu said the Chiefs discussed moving anything usable in the existing Fire and Police Stations  
125 into the new building to save money on furnishings. He said he was not sure what grant options might be  
126 available, but they would pursue any grants to help defray costs once approved. He said the cheapest  
127 time to do this project was 10 years ago and the next cheapest time is tomorrow. He encouraged people  
128 to look at all the work that has gone into designing this project and the deficiencies in existing conditions  
129 for Fire and Police and agree on the general and significant need to get enough support to pass.

130

131 Town Administrator Tully asked Mr. Ricci if in North Hampton was in line with where he would expect  
132 them to be and what he has seen on other projects. Mr. Ricci said they have \$125,000 for office furniture  
133 for Police & Fire and \$50,000 for Town Offices or about \$4/sq ft and are about where they should be; also  
134 have \$125,000 for cabinets and casework *not* part of office furniture; numbers consistently seen in  
135 municipal buildings; there is nothing not included here which should be.

136



137 Town Administrator Tully asked about the General Conditions line being high and if they are in the  
138 expected range and square-footage prices for similar Fire Stations. Mr. Ricci said General Conditions  
139 number is typically about 18%; but also included here are \$100,000 for a Clerk of the Works and \$300,000  
140 for relocation typically not included; \$150,000 for design, project management, project supervisor,  
141 \$30,000 for temporary heat and \$18,000 for final cleanup. He said in comparing square-footage costs,  
142 without contingency they would be roughly \$10 Mil with 36,000 sq ft between Safety and Town Offices  
143 or about \$300/sq ft.

144  
145 Chairman Maggiore said on January 18, 2022 at 6:00 pm the Budget Committee is scheduled to meet and  
146 go through Warrant Articles for Town buildings: (1) the new Safety Building; (2) the expansion/renovation  
147 of old library for Town Offices using available funds with no impact on tax rate. Vice-Chair Sununu said  
148 the Board discussed separating out the Warrants at their Workshop Meeting and the Town was able to  
149 put enough funds together to cover the cost of Town Offices in an effort to minimize the amount going  
150 into Bond and minimize the tax rate impact.

151  
152 **10.3 Discussion of COVID Precautions**

153 Chairman Maggiore said the Board and the Town have received many questions about what we are going  
154 to do to ensure residents are safe. Currently they are under no emergency orders and still have public  
155 meetings accessible to the public; a quorum of a board or committee needs to be present and other  
156 members can be voted in to participate. Town Administrator Tully said our ability to have remote meetings  
157 has gone away and a quorum is needed inside a room.

158  
159 Fire Chief Jason Lajoie said they are following DHHS rules which is following CDC at this point and following  
160 all recommendations. He said there have been questions about quarantine times; contact is 2 days before  
161 symptoms and 2-3 after.

162  
163 Chairman Maggiore said Town Administrator Tully continues to ensure safety for employees and  
164 continuance of government and thanked him for all he does for North Hampton. He said a question came  
165 in about whether the new building will be net zero ready and would add it to the list. Town Administrator  
166 Tully said they cannot answer 100% because all design has not been done, but it is not a net zero now.

167  
168 **MINUTES OF PRIOR MEETINGS**  
169

170 **12.1 Approval of the Regular Meeting Minutes of December 13, 2021**

171 **Motion:** To approve the Regular Meeting Minutes of December 13, 2021 as presented.

172 **Motioned:** Selectman Pinette

173 **Seconded:** Vice-Chair Sununu

174 **Vote:** Motion approved by a vote of 3-0

175

176 **12.2 Approval of the Non-Public Meeting Minutes of December 13, 2021**

177 **Motion:** To approve the Non-Public Meeting Minutes of December 13, 2021 as presented.

178 **Motioned:** Selectman Pinette

179 **Seconded:** Vice-Chair Sununu

180 **Vote:** Motion approved by a vote of 3-0

181

182 **12.3 Approval of the Workshop Meeting Minutes of January 2, 2022**

183 **Motion:** To approve the Workshop Meeting Minutes of January 4, 2022 as presented.

184 **Motioned:** Selectman Pinette

Select Board Regular Meeting  
January 10, 2022

185 **Seconded:** Vice-Chair Sununu  
186 **Vote:** Motion approved by a vote of 3-0  
187

188 **Any Other Item that may legally come before the Board**

189

190 **Second Public Comment Session**

191 *For comments please call 603-758-1447; or email [jmaggiore@northhampton-nh.gov](mailto:jmaggiore@northhampton-nh.gov)*

192

193 No public comment.

194

195 **Next Regular Meeting:** January 24, 2022

196

197 **Adjournment**

198

199 Chairman Maggiore adjourned the meeting at 8:13 pm.

200

201 Respectfully submitted,

202 Patricia Denmark, Recording Secretary



1  
2 **TOWN OF NORTH HAMPTON, NEW HAMPSHIRE**  
3 **NORTH HAMPTON SELECT BOARD MEETING**  
4 **JANUARY 13, 2022 6:30 PM**  
5 **NORTH HAMPTON TOWN HALL**  
6 **DRAFT MINUTES**

7  
8 SELECT BOARD MEMBERS PRESENT: Chairman Jim Maggiore, Vice Chairman James Sununu, Selectman  
9 Jonathan Pinette

10 ALSO PRESENT: Town Administrator Michael Tully

11 **AGENDA**

12  
13  
14 Chairman Jim Maggiore welcomed everyone to the January 13, 2022 North Hampton Special Meeting of  
15 the Select Board and called the meeting to order at 6:30 pm, followed by the Pledge of Allegiance.

16  
17 **First Public Comment Session**

18 *For comments please call 603-758-1447; email [jmaggiore@northhampton-rih.gov](mailto:jmaggiore@northhampton-rih.gov)*

19  
20 No public comment.

21  
22 **NEW BUSINESS**

23  
24 **3.1 Discussion of FY2023 Proposed Warrant Articles**

25 Town Administrator Tully said the Board has 3 remaining Warrant Articles to go over, and this is not the  
26 order they will appear on the Ballot: (1) Purchase of a Library outdoor security camera; (2) Purchase of  
27 Broadcast equipment for the Library Building; (3) Citizen's Petition.

28  
29 Chairman Maggiore said the Board sent questions to the Library and received responses Monday  
30 afternoon.

31  
32  
33 *Disclaimer –These minutes are prepared by the Recording Secretary within five (5) business days as required by*  
34 *NH RSA 91-A:2, II. They will not be finalized until approved by majority vote of the Select Board.*

35  
36 *A recording of the meeting can be found at: [http://www.townhallstreams.com/towns/north\\_hampton\\_nh](http://www.townhallstreams.com/towns/north_hampton_nh), and a*  
37 *DVD recording is available at the North Hampton Town Administrative Offices, 233 Atlantic Avenue, North*  
38 *Hampton, New Hampshire 03862.*

39

40 (1) *Warrant Article for Purchase of Library Outdoor Security Cameras:* To see if the Town will vote to raise  
41 and appropriate through taxation the sum of \$14,498 for the purpose of purchasing outdoor security  
42 cameras for the North Hampton Public Library; listed in CIP plan.

43  
44 Vice-Chair Sununu suggested that this is not the time to put this Warrant Article forward because of the  
45 pending Building Warrant Articles as most significant on the Ballot; they should wait to see if the Building  
46 Warrants pass then take a broader look at the overall Town Campus and security cameras. Selectman  
47 Pinette agreed. Chairman Maggiore also agreed and said the Board is not voting to put this on the Ballot,  
48 so it does not go to the Budget Committee.

49  
50 (2) *Warrant Article for Purchase of Broadcast Equipment for the Library Building:* To see if the Town will  
51 vote to raise and appropriate through taxation the sum of \$31,770 for purchasing Broadcast Equipment  
52 for the North Hampton Public Library, approved by CIP.

53  
54 Vice-Chair Sununu said he has similar thoughts on this Warrant even after receiving information from the  
55 Library. He said there were discussions over the course of the Library construction about broadcasts which  
56 would need AV wiring specifically for that put in the floors and walls and it was rejected, so the wiring is  
57 not there. Since use patterns for the new Library are not yet known and there is already AV equipment in  
58 all the rooms there is no real need for Channel 22 in the Library at this point.

59  
60 Selectman Pinette asked if there was any feedback from Channel 22 regarding this; Town Administrator  
61 Tully said he spoke with Mr. Savastano several times before the Library decided not to go ahead at the  
62 time of construction who tried to set them up with a vendor; the Library went with a different vendor and  
63 put in a different type of system which does not transmit live on Channel 22. Chairman Maggiore agreed  
64 that he would like to see data usage and continue discussions on this.

65  
66 (3) *Citizen's Petition In support of Discontinuance of old Public Library Building located at 237A Atlantic*  
67 *Avenue:* To see if the Town will vote to discontinue the use of the old Library as Town Library; affirmation  
68 vote with permission of Commissioner of Natural & Cultural Resources, the Library Trustees shall turn  
69 over control of 237A Atlantic Avenue building and immediate adjacent property to North Hampton Select  
70 Board. Nothing in this action shall relinquish any of the authority of the Trustees pursuant to RSA 202A;  
71 confirmed 25 valid signatures.

72  
73 Vice-Chair Sununu said he found this petition very confusing for several reasons: The Town Administrator  
74 had a number of conversations with Library Trustees about how to handle the transition of the building,  
75 came to an agreement, with opinion by Town's Legal Counsel that since the Library was no longer using  
76 the building the Trustees could vote to turn over responsibility for ongoing maintenance to the Select  
77 Board or Town Administration and not have to carry those costs; the Trustees voted unanimously at a  
78 December meeting to do that and sent a letter to the Select Board saying they were prepared to return  
79 responsibility to Town Administration, which we accepted and have been maintaining the building ever  
80 since.

81  
82 Vice-Chair Sununu said he does not understand the purpose of the petition and further feels the people  
83 who drafted and signed this petition are woefully misunderstanding RSA 202A, because discussion of  
84 "discontinuance" refers to discontinuing the Library all together as an institution and not as a building.  
85 The language was crafted from the discontinuance RSA into relinquishing control of a building which is  
86 misinformed, and actually creates great risk for the Town, because this now has to go to a vote of the  
87 Town. If the Town *rejects* this Warrant the Library will have to take this building back and be financially

Select Board Special Meeting  
January 13, 2022

88 responsible for its upkeep for the foreseeable future until the Town votes to reverse that decision which  
89 would be at least a year away; should the Town Warrant pass for new buildings we would not be able to  
90 renovate the old library for Town Offices.

91  
92 Vice-Chair Sununu said he finds it completely baffling that people would drop a petition like this without  
93 any notice or discussion with anyone about whether this was the best way to proceed. Selectman Pinette  
94 asked what would happen if it did not pass, and Vice-Chair Sununu said he did not know especially with a  
95 Warrant to renovate that building. He said there would be 2 Warrants in conflict and the Town would  
96 probably have to go to Court and incur legal expenses plus lose time which would increase project costs.

97  
98 Selectman Pinette asked if the Board knows why Trustees voted unanimously and then 1 Trustee did the  
99 opposite. Town Administrator Tully said he has not spoken to that Trustee but felt it was a  
100 misunderstanding of the Law, along with an issue in another Town in the area with a new library. He said  
101 Legal Counsel stated that return of the Library was implied in the Warrant Article of last year. He said an  
102 argument can also be made that since the Trustees are not utilizing the building as a Library, they have no  
103 custody and control over the building at all.

104  
105 Selectman Pinette said this Petition is essentially just putting the Town at risk. Town Administrator Tully  
106 said is it also putting other Warrant Articles at risk and suggested the Board support this Warrant Article  
107 and hope that it passes. Chairman Maggiore added that there are going to be 100s of people who go to  
108 the Ballot in March who do not know this information and the Town and the Board need to make sure  
109 people understand everything. He said the Warrant talks about an old library and a new library which is  
110 easily confusing and could be misunderstood.

111  
112 Town Administrator Tully said the Board should support this Petition, go on Warrant, and do what can be  
113 done to educate people and deal with repercussions afterward as there is unfortunately no way to solve  
114 this right now.

115  
116 **Motion:** For the Board to accept the Citizens Petition (Warrant Article) and support discontinuance of the  
117 old Library building located at 237A Atlantic Avenue, North Hampton.

118 **Motioned:** Selectman Pinette

119 **Seconded:** Vice-Chair Sununu

120 **Vote:** Motion approved by a vote of 3-0

121

122 Chairman Maggiore said as a Citizens Petition, petitioners will have to speak to this Warrant Article.

123

124 Town Administrator Tully said he will continue to work with Mr. Bennett in setting the order of the  
125 Warrants, then send an official document from the Select Board to the Budget Committee for their  
126 January 18, 2022 meeting for Budget Committee to vote on monetary items.

127

128 **Any Other Item that may legally come before the Board**

129

130 **Second Public Comment Session**

131 *For comments please call 603-758-1447; or email [jmaggior@northhampton-nh.gov](mailto:jmaggior@northhampton-nh.gov)*

132

133 No public comment.

134

135 **Next Regular Meeting:** January 24, 2022

Select Board Special Meeting  
January 13, 2022

136

137 **Adjournment**

138

139 Chairman Maggiore adjourned the meeting at 6:57 pm.

140

141 Respectfully submitted,

142 Patricia Denmark, Recording Secretary