



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

**JUNE 15, 2020 7:30 PM**

**NORTH HAMPTON TOWN HALL**

***MINUTES***

SELECT BOARD MEMBERS PRESENT: Chairman Jim Maggiore, Vice Chairman James Sununu, Selectman Larry Miller

ALSO PRESENT: Interim Town Administrator Michael Tully, Finance Director Ryan Cornwell (via Zoom)

**AGENDA**

Chairman Jim Maggiore welcomed everyone to the June 15, 2020 North Hampton Select Board Meeting and called the meeting to order at 7:33 pm, followed by the Pledge of Allegiance.

Chairman Maggiore said they were reconvening the Public Meeting, which was recessed following a Non-Public Session held at 6:00 pm.

**First Public Comment Session**

*Call 603-758-1447 for Public Comments or access via Zoom; email: [jmaggiore@northhampton-nh.gov](mailto:jmaggiore@northhampton-nh.gov)*

No Public Comments.

**NEW BUSINESS**

**5.1 Discussion of North Hampton Public Library Bond**

Vice-Chair Sununu said this item was tabled at the last meeting due to questions regarding the Library project and plans, and discussion about whether a Public Hearing about the project should be requested and questions about RSA requirements for notification be addressed. He said he was pleased the Library decided to hold a Public Hearing as the Library, as a government use, is not subject to the Town's planning and zoning ordinances.

Vice-Chair Sununu said they are continually reminded about the overwhelming approval by voters and that the Library in charge of this project, but the Library Trustees have a responsibility to ensure the project is properly planned, executed, and communicated to the Public on how the \$4 Mil is being spent. RSA requires notification be given to the Planning Board or the Select Board 60 days before start of

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construction; notice was sent to the Planning Board on May 20<sup>th</sup> but the Construction Schedule shows construction beginning 2 weeks earlier on July 6, 2020; the Select Board was not specifically noticed. He said it is incumbent on everyone to make sure the Town is in compliance with the RSA.

Vice-Chair Sununu said the Select Board has not delayed this project at all, and his concern is that they ask the appropriate questions and make sure the appropriate information is put out to the public. As a government project the Library is not required to comply with planning and zoning ordinances, and if the plans are not in compliance it is important for the public to know where and why they are not adhering. He said there are setback issues and parking issues, and said that the parking and proposed traffic flow on the plans had not been discussed with Public Safety.

Vice-Chair Sununu said the Public Hearing is June 25, 2020 which is close to start of construction, and he wants to know if the concerns of the Planning Board and Select Board are going to be taken into consideration for possible alterations, as well as public feedback. He said the public should know exactly how the \$4 Mil will be spent, exactly what the plan will look like, where it is in compliance or not, as well as the effect on traffic and public safety.

Selectman Miller said the Select Board also had an article on the Warrant for a Library on the Homestead of 10,500 sq ft with a leach field on-site, respecting all abutters, and an egress from the present curb cut which took 2 spots out of the old Library parking lot to place the building in the back of the lot. He said the funding approved by voters specified building the Library on the Homestead, not on the present Library lot which was not intended to be a driveway to a new building. He said the Select Board received notification from the Planning and recommendations from Rockingham Planning Commission (RPC) with a lot of questions that need to be asked.

Selectman Miller said originally they had a Library on the Homestead with a meeting room for 100 people, a floor plan, MS4 compliant Stormwater Plan, septic on site, and a 10,500 sq ft building with 34 parking spaces. The new Library has no floor plan, they don't know if Stormwater is MS4 compliant, plans have not been reviewed by the Town Engineer, and it is a 12,000 sq ft building which is too big for the lot. There are only 14-18 parking spaces, impervious surface covers over 50%, the lot is stripped of all vegetation, and setbacks are violated on all sides. He said a Building Permit has not yet been requested and the Library already has a build date.

Interim Town Administrator Fournier said the paperwork was submitted to the Building Inspector requesting a Building Permit. Selectman Miller said there is no reason to assume this Bond will cost more in November, and by that time they can hopefully come up with a plan that serves the needs of the Town.

Chairman Maggiore said he agrees with almost all of the comments, and said government by design is supposed to be honest, open, transparent, and comply with the law. He said he is relieved they now have the plans that can go to the Town Engineer for review so this plan can have the same level of scrutiny as any other plan submitted to the Planning Board and be presented to the public for review. He said he respects a legal Warrant Article approved by the voters, but he does not believe such approval means the Select Board has no responsibility to honor their oath and comply with the law. He said the Select Board has done all they can.

Vice-Chair Sununu said he is reluctant not to move forward, but he regrets supporting the compromised plan at Town Meeting, that inherent in that discussion was the sense they would work together as a Town moving forward and the Library was the first step in a plan to deal with all their facilities and make sure

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the plan is complementary. He said the fact that there has been none of that is a huge failure on the part of the Library and its contractors, which makes him regret supporting the compromise and said it will negatively impact the Town. He said he looks to folks who might think there are inadequacies here and the folks in charge to take that seriously and implement changes that would be necessary to make this work better.

Chairman Maggiore said Finance Director Cornwell is online, and he and Interim Town Administrator Tully have investigated the cost estimates for possible interest and terms for a Bond. Interim Town Administrator Tully said the Bond is now structured as a 20-year bond with maximum interest at 3% which they believe will be lower. He said he also ran scenarios of 2% and 3% for both 20 years and 30 years. Chairman Maggiore said using 2% for 20 years the estimated first-year payment would be \$140,000, at our current valuation would add 11 cents to the tax rate; at 3% would add 17.7 cents to the tax rate for the life of the Bond.

Finance Director Cornwell said extending the terms will absolutely cost the Town more money, and he felt they were not in a position to do that. Chairman Maggiore asked if the Board needed to decide on a term to make a request to the Bond Bank, and Interim Town Administrator Tully said it was already set up for a 20-year term.

**Motion:** Move the Select Board vote to authorize “inaudible” to enter into a Loan Agreement for 20 years for \$2,275,000 and sell its Bond to the Bond Bank.

**Motioned:** Vice-Chair Sununu

**Seconded:** Chairman Maggiore, for discussion

Discussion: No further comments

**Roll-Call Vote:** Jim Maggiore-aye, Larry Miller-nay, James Sununu-aye

Motion passes by a vote of 2-1

Interim Town Administrator Tully said directions for the Bond are very specific and require certain language, and the Town Clerk will have to affix the seal that this language was used. He said tonight the Board will sign what needs to be signed to move forward.

**Any other Item that may legally come before the Board**

**Second Public Comment Session**

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No Public Comments.

**Adjournment**

Chairman Maggiore adjourned the meeting at 8:09 pm.

Respectfully submitted,

Patricia Denmark, Recording Secretary