

**TOWN OF LISBON, NEW HAMPSHIRE**  
**SPECIAL TOWN MEETING DECEMBER 29, 2015**

**MINUTES**

*Article 1: To see if the Town will vote to confirm the authorization for the Town to purchase the approx.. 1 acre parcel of property located at 151 South Main Street (Map U04, Lot 41) for \$122,000.00. The funds for this purpose were previously raised and appropriated at the 2015 regular Town Meeting; however the property was sold to a third party before the Town could purchase it. That third party is now willing to sell the Town the portion of the property the Town needs to utilize the property as a municipal building. The property will be conveyed with a restriction to prevent the Town or any future owner from constructing a “Dollar” type store or a Wal-Mart or Wal-Mart type store.*

7:00PM Dave Trahan Town Moderator called the meeting to order.

First Special Town Meeting I have read rules and regulations. We will be using the same rules as would for Town Meeting. Is everybody good with the rules?

The reason for this meeting was posted on the Town website with the warrant and there are copies available here if anybody wants one.

I will read the warrant. One point of order need to bring to attention under Chapter 31 of the RSA state statue, will read first paragraph: -

*1. (a) No money shall be raised or appropriated or shall any appropriation previously made be reduced or rescinded at any special town meeting except by vote by ballot, nor unless the ballots cast at such meeting shall be equal in number to at least 1/2 of the number of legal voters borne on the checklist of the town*

You cannot raise and appropriate new monies or rescind monies. Half of Town registered voters would be 497. Addressing Article 15 from March Town Meeting passed by hand count 69 to 20. Funds already appropriated. Will let you address questions to the Board of selectmen.

Will now read article then open floor to discussion. Moderator reads Article.

Open floor for questions

Greg Jesseman – Any zoning restrictions that would limit the placement of building on lot or cause problems?

Dan Merhalski (Town Administrator) - .Usual setbacks in place for the area, depending on what use. Explained what the setbacks are and that the Town could be exempt from some regulations. Do not see any problems.

Greg Jesseman – Would it be advisable to get seller to sign off on setback restrictions before. Don't want to get tied up in a legal battle if neighbors not happy.

Dan Merhalski - If any kind of issue with new or existing building, if we use existing building there will be no issue and Town is exempt from zoning, can choose to follow or not.

Greg Jesseman – What would happen to existing Town Hall building.

Moderator – Not sure what would have to be decided at a Town Meeting for use of current Town Building.

Tom Demers (Selectman) – We have ideas on how to move forward with building, but need to get the first step done, purchase property then decide on if going to be police, fire and police. Whatever happens we will be doing something with the current Town Hall. May be a rec. center, but not got that far as we have to complete the first step. It is important that we do something with the building, there should be grants that we can look for restoration as a historic building. We don't want to get rid of it, have to find another use for it.

Don Butson (Selectman) – Believe question was does something have to happen at Town Meeting. I believe it does before anything can be done with the building either to sell it or invest more money into it. That is something we could not do on our own. We have thought about it, looked for answers, but beyond scope of tonight's meeting.

Moderator – Just to clarify, the Executive body cannot raise or appropriate monies without taking it to the Legislative body. Can't spend or do anything to the building that would cost money without approval from Legislative body. Article 15 at Town Meeting just asked permission to purchase the property.

Don Butson – It does have to be for Municipal purposes as per the warrant, however we did not want to limit ourselves and say just for a Fire Station as we do not know what other uses there might be. We might move the Town Offices there, the Police there, we just don't know, but for Municipal Intent that we are going forward with is the Fire Station.

George Stevens - The funds that have been approved either the \$129,000.00 or \$122,000.00, do they need to be encumbered as may not close until next year.

Dan Merhalski – Tonight is to confirm that we purchase the parcel as is, to get to the position of closing will be probably have to do an encumbrance tomorrow night at the Selectmen's Meeting, because of end of fiscal year in two days we are not going to have time to have closing documents. We will just encumber funds to 2016 and spend it then.

George Stevens – Can you give a clarification of how much got taken off of that lot.

Dan Merhalski – There were 3 existing parcels that Dollar General purchased. Came in for a lot line adjustment to combine two of the parcels, and moved lot line over to make one of the parcels larger. There was a forty foot slice taken out of the northern property boundary and moved to the current Dollar General Store lot. Has got a little larger with the frontage we would have, but acreage of parcel changed from what was being sold at Town Meeting.

Betsy Stead – Does the new lot accommodate for the radius of a fire truck to turn. How much are we talking about spending further on to make this usable? What is projected cost of putting a Fire Station on lot, or just developing it.

Dan Merhalski – The turning radius will depend on what we do with the current structure on the property. Right now anything is better than what we have; we have to back into station from a street. Depending on the future use of that parcel, probably going to have room on the lot to get a fire truck on and turn around. We won't know what that future use will be until we have the chance to get in and look at the building thoroughly and decide what we are going to do with it. Final end costs, until we determine what we are going to do with the existing structure we won't know what they are, but before anything does happen we will have to come back to the Town to ask for permission to either change the use of it or spend funds for it.

Betsy Stead – So if the Town says no, we don't want to spend funds for it, what then happens to the property? Can we recoup our money?

Dan Merhalski – We would have to answer that question at a Town Meeting if it got to that point. Right now the intention is to confirm the previous use authorization to purchase the lot. Until we have looked and made decisions on the current structure, if demolition, we will have to come to the Town to ask for monies, will also have a planning study put together to see what we can do with it, at if that point the Town says we don't want to move forward with it, we will have a lot as is and will have to decide what to do with it at that point.

Don Butson – Obviously it would have been ideal to have all these things worked out, what we are going to do with the existing Town office, what the building costs are going to be, how it is going to be laid out, all the studies. That wasn't feasible, the fire department came to us last year asking if we could purchase this property, it seemed like a good opportunity, no question we have outgrown our space and we did look into other sites to see if there was something else more feasible, we didn't find anything else that was available or would have made any sense and so consequently we thought it was in the best interest of the Town to move forward with this property. Understanding that we don't have all the answers right now, but it will have to go to Town Meeting before we can go any further.

Tom Demers – Had we moved forward and spent monies on engineering costs and design costs and then ended up not doing we would still have ended up spending money on a property we didn't get to use. We are trying to move forward and figure out from there as to the total cost. We didn't want to invest more money, either way we are going to be putting money in. Trying to take the best route for everybody.

Moderator – Any further questions, comments. Anything else the Board would like to offer.

Tom Demers – Did everybody get their questions answered? Is everybody happy with their answers? Did everybody see that it was on the website, trying to get some feedback, was it helpful? Hurtful?

Betsy Stead – Was Helpful.

Tom Demers – Moving forward we are going to try to utilize our Town sign and website more, try to get us up to 21<sup>st</sup> century. Just keep an eye out for stuff like that. I don't know if we can get with Main Street as they have a flyer they put out. I'm just trying to get information out there, letting people know where to look.

Moderator - At this point I will assume we are ready for the question. As normal in a Town Meeting , I will read the article once again, then ask for all those in favor.

Close the discussion, ready for the question. Re read article.

All those in favor say aye, against nay.

Ayes had it, article passed.

At a regular Town Meeting would offer Any Other Business, is there any other business anybody needs to address.

Adjourn meeting and thank people for attending 7:20

A True Copy

Attest, Town Clerk

Jennifer Trelfa