

*Draft*

**PRESENT:** L. M. Smith, Chairman; R. P. McDermott, Vice Chairman; J. E. Ziolkowski, Selectman; L. A. Ruest, Town Administrator

Historical Society Members C. Wojicki, K. Sabatini, B. Mutrie; John Rocheleau of Protech HVAC

**FURNACE – HISTORICAL SOCIETY MUSEUM, 45 EXETER ROAD:** As a result of numerous service calls to keep the furnace pilot lit at the Museum resulting in frozen pipes, the Board scheduled this emergency meeting to address the possibility of replacing the furnace with a new one.

Following review of quotes obtained earlier in 2017, as well as recent information from the Town's current heating contractor (Dead River Company), the Board agreed that it is time to update equipment so that the building is protected from freezing issues. It was suggested to address the heating only and recommendation was made to utilize dehumidifier(s) to address the Historical Society's concern of humidity related effects to historical contents.

Historical Society members stated they want air conditioning and/or dehumidification as well. Discussion included a request to hold off with replacing the furnace until additional information can be obtained to make a presentation and recommendation to the Board of Selectmen with regard to adding air conditioning and/or dehumidification in addition to the new heating appliance. C. Wojicki, President of the Historical Society, stated that the Historical Society would be willing to fund the additional equipment.

Concern was raised with regard to the costs relating to the Historical Society's wants, proper equipment to serve the building, additional duct work or other carpentry type needs and the fact that the building is not highly used. The Board indicated that it is willing to consider replacing the existing furnace with a new furnace; a correction that can be scheduled as soon as January 17.

**MOTION:** To encumber \$6,000 from the 2017 operating budget (4194-Government Buildings) for a furnace (heat only) for the Historical Society Museum, 45 Exeter Road, and allow the Historical Society to bring forward proposals for consideration.

**MOTION:** **L. M. SMITH**

**SECOND:** **R. P. MCDERMOTT**

Additional discussion took place. John of Protech HVAC was present on behalf of the Historical Society. He is a contractor that has submitted a proposal in the past. He spoke to the current status of the existing furnace, specifically, that it does not need to be replaced but simply needs parts, his opinion that it is sufficient for the needs of the building, his experience with building environments such as the Museum and other equipment than that proposed by the other contractor. He identified options with regard to a separate appliance for air conditioning that would help with dehumidification. It was his stated opinion that installing a dehumidifier instead of air conditioning to solve the mold problem in the building would increase the temperature in the building sufficient to make the building's use problematic on hot days. He

suggested that a telephone dialer be installed to notify of times when there is no heat, however, there is no phone line to this building.

**VOTE: UNANIMOUS**

**ENCUMBERING 2017 FUNDS:** In conjunction with the above, the Board of Selectmen agreed to amend the listing of encumbrances previously approved at the January 3, 2018 meeting to add the amount of \$6,000 for the purpose of replacing the furnace (heat only) at 45 Exeter Road.

**MOTION:** To amend the listing of encumbrances from the 2017 budget to include \$6,000 for the purpose of replacing the furnace (heat only) at 45 Exeter Road pending review of proposals and recommendation of the Historical Society.

**MOTION: L. M. SMITH**  
**SECOND: R. P. MCDERMOTT**  
**UNANIMOUS**

**Motion to enter Nonpublic Session** made by L. M. SMITH seconded by R. P. McDERMOTT

**Specific Statutory Reason** cited as foundation for the nonpublic session:

  X   RSA 91-A:3, II(c) *Matters which, if discussed in public, would likely affect adversely the reputation of any person, **other than a member of this board**, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant.*

|   |                                     |   |
|---|-------------------------------------|---|
| <b>Roll Call vote</b> to enter nonpublic session: | Richard P. McDermott, Vice Chairman | Y |
|   | Larry M. Smith, Chairman            | Y |
|   | James E. Ziolkowski, Selectman      | Y |

**Entered nonpublic session** at 10:03 a.m.

**Motion to leave nonpublic session** and return to public session by L. M. SMITH, seconded by R. P. MCDERMOTT.

**Motion: PASSED**

**Public session reconvened** at 10:20 a.m.

**MOTION:** To adjourn the meeting at 10:20 a.m.

**MOTION: L. M. SMITH**  
**SECOND: R. P. MCDERMOTT**  
**UNANIMOUS**