

**Board of Trustees – Minutes
Public and Non-Public Session
October 27, 2020
Virtual**

Present: Trustees Karen Oliver, Victor Azzi, Jeffrey Ross, Christine LeBlond and Michael Moody, Director Andrew Richmond, and guest Phil Winslow, Chair of the Select Board

The meeting was called to order by the Chair, Jeff Ross, at 1:00 PM on Zoom. Mr. Ross read the Attestation in accordance with the Governor's Emergency Order number 12. The Pledge of Allegiance was waived.

Mr. Ross noted that this special meeting was called to discuss a new proposal for the Parsonage Property solution, which Mr. Ross had heard about from another member of the Select Board. Mr. Winslow read the proposal as presented by Mr. Philbrick, which includes the following provisions:

- The Select Board will demolish the Parsonage Buildings
- Mr. Philbrick will agree to a 75-foot no-build boundary, to be landscaped as open space
- A 3-foot easement on the west side of the property for lighting and snow removal
- Mr. Philbrick needs 3 parking spaces and in exchange will agree to include the 75-foot no-build boundary in the deed restriction provided he received the three parking spaces
- Mr. Philbrick needs approval from the Historic Commission and approval of this plan (Plan C) by the Planning Board

Mr. Azzi questioned whether this new proposal was discussed at all by the Select Board or whether it was simply passed through to the Trustees. Mr. Winslow responded that this is a "take it or leave it" last offer from Mr. Philbrick.

Ms. Oliver asked Mr. Winslow to help the Trustees understand why the 2-lot solution we had been negotiating with Mr. Philbrick fell apart. Mr. Winslow said it was over the three parking spaces. Mr. Ross corrected this inaccuracy by stating that the Trustees offered 3 parking spaces in exchange for 4 spaces in the town lot across the street. Mr. Winslow then referenced a letter from Mr. Philbrick that said he was unwilling to negotiate further.

Mr. Moody notes that the Town Attorney was confident that tearing the Parsonage down would require a vote. Mr. Winslow responded that the Town Attorney has now changed his opinion and that the Select Board has control of the land.

Mr. Ross asked if this new proposal is in accordance with the warrant article that was passed in March. Mr. Winslow did not answer definitively. Mr. Moody said he doesn't see how it could be; the warrant article provided for renovating the Parsonage, not tearing it down.

Mr. Ross asked about next steps. Mr. Winslow said this new proposal would be discussed at the Select Board meeting on Nov. 9 and at that time, the SB will decide whether to move forward with it.

Mr. Ross asked why the Trustees position in the last round of the 2-lot negotiation was not communicated to Mr. Philbrick, nor our questions answered. Mr. Winslow said those questions would need to be put to Select Board member Mr. Epperson. Mr. Moody replied that it would be nice to know what *was* communicated to Mr. Philbrick and how we got here, rather than wasting time trying to guess what Mr. Philbrick's motivations were.

Mr. Ross noted that there are competing interests involved and the Board of Trustees thought we were close to aligning them. If the Select Board were to communicate to Mr. Philbrick what the library would be happy with, it might help to move things forward.

Ms. Oliver asked whether it's the SB's intention to proceed with this new plan without going to the voters. Mr. Winslow said this new plan would be discussed publicly at their next meeting and if they are in agreement, will move forward with the Planning Board meeting on Nov. 10th.

Ms. Oliver asked whether the Trustees could have a deadline to hear whether there's another way to move forward, other than with this new proposal (Plan C)? Mr. Winslow said the Select Board would go back to Mr. Philbrick tomorrow (Oct. 28th) and will let the Trustees know by Thursday, Oct. 29th.

Mr. Ross said that he did not want the library to be depicted as unreasonable or obstructive in this process. Mr. Winslow said that Mr. Philbrick would not want to get involved in negotiating the last items that had not been resolved (cutting down of trees on the property, allowing dogs on what would become town property, and repair of the parking lot following septic work).

Mr. Winslow left the meeting at 2:00. At 2:05 Ms. Oliver moved that the Board go into non-public session, according to RSA 91-A:3, II(d) to discuss the acquisition of property and according to RSA 91-A:3, II(l) to discuss legal issues. Mr. Moody seconded. The Board was polled and all were in favor.

At 2:45 Mr. Moody moved that we come out of non-public session. Ms. Oliver seconded. The Board was polled and all were in favor.

Adjournment:

At 3:00 Mr. Moody moved that the Board adjourn. Ms. Oliver seconded. The Board was polled and all were in favor.

Respectfully submitted,

Christine LeBlond
Secretary
November 25, 2020