

**Monday, July 17, 2023 6:00 PM**  
**Working Session**  
**Dalton Select Board Meeting**

Call to order at 6:02 pm by Jo Beth Dudley. Select Board members Jo Beth Dudley, Carol Sheltry and Thomas Dubreuil (Tom) were present. Town Admin, Jeanette Charon present and note taking.

Jo Beth motioned to enter into nonpublic meeting #1 and 2 regarding legal/personal and welfare at 6:03pm. Tom second.

Jo Beth motioned to re-enter public session at 6:28 pm with a second from Tom and approval via roll call.

Public attendees include but were not limited to: Robin Pilotte, Michael Trudeau, and Michael Carrier.

Jo Beth motioned to seal minutes from non-public meeting #1 and 2. Carol second with approval via roll call.

Jo Beth made a motion to use NH Tax Deed & Property Auctions for auctioning the tax deeded properties in the Town of Dalton. Tom second with approval via roll call. Jeanette will contact Rick and Weston to inform them of the decision and provide them with information to move forward.

Jo Beth signed two pistol permits.

ACM's asbestos removal proposal was discussed. Tom vehemently is against the work being completed since there are only small areas of tile that are an issue. He insists on air monitoring and only taking up the tiles that are currently loose. Jo Beth referenced published details regarding the hazards of Asbestos from OSHA, Dept. of Health & Human Services, and the CDC, noting there is no minimum safe level of asbestos exposure. She noted that if Asbestos material is present, air testing would need to be done every six months and there is a substantial checklist of compliance items if the asbestos is not abated. Tom insisted on waiting, getting more quotes and doing continuous air testing. Jeanette reiterated that she reached out to multiple abatement companies, two of which were provided by Tom, and either the companies weren't interested or were too busy to take on more work. ACM took nearly a month to get up to Dalton to complete the walk through required for a quote. Jo Beth motioned for ACM to do the work to abate the asbestos flooring and pipe insulation. Carol provided a second. The motion carried with Jo Beth and Carol voting for it and with Tom voting nay.

**PUBLIC COMMENT:**

Michael Trudeau asked about the National Grid Project which is seeking approval at this time. Jeanette provided him with the handout NationalGrid left when they previously presented their project to the Board.

Michael Trudeau asked about the Dalton Picnic Area on Route 135 near his residence. This area is owned by Donna Madonna. In a November 16, 2011, the Select Board made a motion to no longer maintain the property. Michael has cleaned the area multiple times, riddled with trash, glass, broken bottles, etc. He is concerned because it's not being maintained, so it goes unused unless someone is illegally dumping, as happened recently when someone dumped a rooster there. He asked about the owner paying taxes on the property, as he believes there was an agreement for it to not be taxed since it's used by the Dalton Conservation Commission (DCC) as a picnic area (per the sign and previous minutes). He would like to know if the area is going to be maintained again and kept clean so it can be

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used. At the very end of the meeting the Select Board walked over to the area to see it in person and agreed it would be a nice area. Parking is an issue, as it's on a curved section of Route 135 with a steep, blind driveway into the area. Jeanette will look into the tax comments and see what can be done for the town or perhaps the DCC to start maintaining the space. The Board agreed more investigation is needed.

Michael Trudeau also asked about the Dalton Conservation Commission having funds to mitigate Rix Brook. He noticed in DCC meeting minutes from November 17, 2021 that there was mentioned in this work being considered. He did not know if it was something still being considered or not. He cleared the portion of the brook on/along his property and found varying items including vehicles, equipment, garbage, tires, etc.

Lastly, Michael Trudeau asked where the Current Use Penalty funds go when they're paid by residents. Jo Beth explained that 50% goes to the Dalton Conservation Commission and the other half goes into the general fund. Michael asked what the funds can be used for and Jo Beth directed him to the NHACC, New Hampshire Association of Conservation Commission for those details/spending guidelines.

Jo Beth motioned to re-enter nonpublic session #3 for personnel at 7:06pm. Second by Carol with approval via roll call.

Jo Beth motioned to re-enter public session at 7:36pm. Second provided by Tom with approval via roll call.

Jo Beth motioned to seal the minutes from nonpublic #3. Second by Carol with approval via roll call.

Jo Beth brought up the responsibility of the Town of Dalton to maintain its rights for setting standards for new roads in town. The Savage subdivision is planning a new private road, currently McIntyre Road, used for logging, near Mirror Lake. There is an additional driveway access previously proposed from Mirror Lake Road. The Town does not wish to maintain the private road but would like to be sure they're developed within the standard, should the town be asked to maintain them in the future. Jo Beth would like our attorney to assist/review the wording used for the Deed to ensure it is presented correctly. Jo Beth motioned for legal input on this issues for the Savage subdivision deed. Carol provided a second with approval via roll call.

Jo Beth brought up a similar situation with Douglas Drive, where Brian Gould, attorney for Casella, had issued a letter regarding the fact they need no town approval for the roadway because it was previously shown on a town plat map. However, the road was not completely shown on a plat map, but it was shown, unnamed, segmented on plat maps. Jo Beth wants to ensure the Town of Dalton keeps its right to maintain the standard for town roads. Again, the town has no desire to take on the maintenance of this road either, and such Town review is the opportunity to clarify such in the Deed. Tom asked Jo Beth if she has had Casella in to provide details on what they plan to build, since right now, it's only Ingerson's buildings on the road. Jo Beth reminded Tom that standards apply to any new building on a road, no matter their use. Tom asked if this was a way to get Jon Swan back into the mix for the project. Carol stated it was not – it's about the town's right to preserve the standard for road development and clarify maintenance responsibility. Jo Beth stated there was no interest in plans until there was an active permit application on file, at which there is not at this time. Tom's concern is that everyone simply has hate for this one person and we should allow them to come in and present. Again, Jo Beth's concerns were voiced in regard to the Town of Dalton maintaining its right to have a say in the standard of roads

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developed in the Town of Dalton, and clarification as to the maintenance responsibility of the town for such roads, should a plan be forthcoming, noting this should be clarified with the pending DOT permit application.

Jo Beth motioned to adjourn the meeting at 8:22 pm. Carol second with approval via roll call.

Minutes Respectfully submitted by Jeanette Charon.

Minutes Approved On: 7/24/23 (date)

Jo Beth Dudley

Jo Beth Dudley

Carol Sheltry

Carol Sheltry

Thomas Dubreuil

Thomas Dubreuil