

**TOWN OF RYE – BOARD OF SELECTMEN**  
**Monday, August 17, 2020**  
**3:00 p.m. – via ZOOM Teleconferencing**

*Present: Chair Phil Winslow, Vice-Chair Keriann Roman, Selectman Bill Epperson*

*Others Present: Town Administrator Becky Bergeron, Town Attorney Michael Donovan, and Dan Philbrick*

**2:30 p.m.**

- I. Call to Order**
- II. Non-Public Session (1) per RSA 91-A:3, II (a) Personnel**

**At 2:30 p.m., Keriann Roman made a motion to go into Non-Public Session per RSA 91-A:3, II (a) Personnel. Seconded by Bill Epperson. Roll Call: Winslow – Yes, Roman – Yes, Epperson – Yes.**

**At 2:47 p.m., Keriann Roman made a motion to come out of Non-Public Session. Seconded by Phil Winslow. Roll Call: Winslow – Yes, Roman – Yes, Epperson – Yes.**

**At 2:48 p.m., Keriann Roman made a motion to go into Non-Public Session per RSA 91-A:3, II (l) Legal Advice. Seconded by Bill Epperson. Roll Call: Winslow – Yes, Roman – Yes, Epperson – Yes.**

**At 2:58 p.m., Keriann Roman made a motion to come out of Non-Public Session. Seconded by Phil Winslow. Roll Call: Winslow – Yes, Roman – Yes, Epperson – Yes.**

**3:00 p.m. RECONVENE PUBLIC MEETING**

**III. Reading of Attestation**

Chair Winslow called the meeting to order 3:07 p.m. and led the Pledge of Allegiance.  
Statement by Phil Winslow:

As Chair of the Rye Board of Selectmen, I find that due to the State of Emergency declared by the Governor as a result of the COVID-19 pandemic and in accordance with the Governor's

Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically.

Please note that there is no physical location to observe and listen contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are providing public access to the meeting by telephone, with additional access possibilities by video and other electronic means. We are utilizing Zoom for this electronic meeting. All members of the board have the ability to communicate contemporaneously during this meeting through this platform, and the public has access to contemporaneously listen and, if necessary, participate in this meeting through dialing the following phone number: 860-8233-5433 and Password: 685740 or by clicking on the following website address: [www.zoom.com](http://www.zoom.com) ID #881-9022-7239.

Public notice has been provided to the public for the necessary information for accessing the meeting, including how to access the meeting using Zoom telephonically. Instructions have also been provided on the website of the board at: [town.rye.nh.us](http://town.rye.nh.us) go to the Board of Selectmen page and click on the agenda for this meeting.

If anyone has a problem accessing the meeting please email the Town Administrator at: [BBergeron@town.rye.nh.us](mailto:BBergeron@town.rye.nh.us)

In the event the public is unable to access the meeting, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

Roll call attendance of Select Board:

- Phil Winslow
- Bill Epperson
- Keriann Roman

*Note: The Selectmen stated where they were located and confirmed that they were the only ones in the room for the meeting.*

#### **IV. DISCUSSION**

##### **A) CONCEPTUAL SKETCHES & RENDERINGS FOR PROPOSED PARSONAGE PROPERTY**

Dan Philbrick led the discussion for the proposed development of the Parsonage Property. He described the agreement that he and the Library Trustees came to as "in the best interest of the Town". It will open up a park area and it has alleviated the Library Trustee's concerns. It will also make it more visually appealing. People will be able to drive down Washington Road and see the architecture of the library building.

The proposal is to divide the property into Lot A and Lot B. He is looking at Lot A (along Old Parish Road) to build on. In trying to find the best solution, to get a building that is functional, have reasonable parking and to have it aesthetically pleasing, he is proposing to put the building as far back on the lot as possible. The parking lot (7 spaces) would be on the side of the building backing into Old Parish Road.

\*Due to technical difficulties with town streaming, Town Administrator Bergeron could not be heard during this portion of the meeting. She relayed concerns from the Police Chief regarding safety issues with entrance and egress on Old Parish Road. Reference RSA 265:94; Limitation on Backing.

Chair Winslow stated that they want to work with Mr. Philbrick to make this happen, but it has to be legal and safe.

Mr. Philbrick stated that he understood that this is not optimal in trying to come up with the best solution and that it is a moving goal, achievement or plan. He has tried to come up with the best solution for the library and he is trying to come up with the best solution for the Town, but at the end of the day, he has to have a lot that is reasonable and that works.

There was some discussion regarding the parking.

The Board asked Mr. Philbrick if he would lay out the building and parking on the lot so they can visually see it.

Chair Winslow asked that a meeting/site-walk be set up with Chief Walsh, Chief Cotreau and Dennis McCarthy, Attorney Donovan, the Library Trustees and the Selectmen at the site. The Meeting will be Monday, August 24<sup>th</sup> at 2:00 p.m.

Mr. Philbrick provided a picture of the proposed building and what he plans to build. He explained that it was designed by Conner Homes out of Vermont and this building is located in Wells, ME.

Attorney Donovan proposed the idea of the Library leasing parking spaces to Mr. Philbrick from Monday thru Friday from 9 to 5 to accommodate his business hours. This would eliminate three spaces of the parking that would back out onto Old Parish Road. Attorney Donovan stated that it will depend on what the ZBA thinks is reasonable.

Chair Winslow asked Trustees Karen Oliver, Victor Azzi and Mike Moody if they would discuss this idea with the other Trustees. He asked if they could get back to the Board of Selectmen before their next meeting on August 24<sup>th</sup>.

They agreed to discuss it.

Mr. Philbrick suggested that if three spaces were going to be eliminated, it may be possible to have a driveway off Old Parish Road with two spaces on one side of the driveway and two on the other side. This would eliminate backing out onto Old Parish Road all together.

Attorney Donovan did some quick calculations and stated that they would need 63 feet of width and it would be tight, but would be something to give some thought and attention to. Mr. Philbrick would have to still go to the ZBA for the four spaces.

Chief Walsh stated that having the site-walk at 2:00 to 2:30 will be a good idea, especially on a good weather day, because it will give them a better picture of the number of kids walking to the library after school. He added that 2:00 is the shift change for the police department, so they will get to see the cruisers coming and going at that same time.

Attorney Donovan also suggested maybe having a warrant article that would exempt this lot from the parking requirements in the zoning ordinances. It is a special circumstance but one that the voters may support due to the constraints. This would eliminate any need to go before the ZBA. He explained that the parking is grandfathered where it is, but two of the new spaces will be closer to Old Parish Road than what is allowed in the parking ordinance.

Chair Winslow stated that the more complicated they make this, the more opportunity that someone who objects to this has to make their case. He preferred to see this go directly to the Zoning Board for the variance.

**Note:** *Vice-Chair Roman adjourned from the meeting at 4:00 p.m.*

## **V. OTHER BUSINESS**

Chair Winslow announced that the Board has to regrettably vote to accept the resignation of Keriann Roman from her position on the Select Board. He extended a thank you to her for her years of service to the Town and the town employees. She has provided immeasurable service to the Town. The entire Town is indebted to her. He wished her much success in her law career and with spending more time with her family and her new puppy. She will be missed.

Selectman Epperson reminded Chair Winslow that Keriann was also an integral part of the Planning Board for 5 years.

**Motion by Phil Winslow to regrettably accept the resignation of Keriann Roman from the Board of Selectmen. Second by Bill Epperson.**

**Roll Call Vote: Phil Winslow – Aye; Bill Epperson – Aye; Motion passed**

## **ADJOURNMENT**

**Motion by Bill Epperson to Adjourn at 4:13 p.m. Seconded by Phil Winslow.**  
**Roll Call Vote: Phil Winslow – Aye; Bill Epperson – Aye**  
**Motion passed**

Respectfully Submitted  
Dyana F. Ledger

## Zoom Chat Transcript

00:23:25 Karen Oliver: The email is a picture of a house. Is there a sketch or plan?

00:24:17 Mark Cotreau: sorry for the tardiness. Both chiefs were out at an emergency calls.