

EMERGENCY MEETING - LANGDON LIBRARY BOARD OF TRUSTEES
AUGUST 2, 2013 AT LANGDON LIBRARY FRIDAY, AUGUST 2, 2013

5:02 PM Meeting was called to order. Attending: Melissa Prefontaine, Steve Bush, Nate Fredette (left at 5:20 pm), Gup Knox, Lee Lamson, Jack O'Reilly. Residents: Gail Pare, Teresa Tomlinson, Jim and Jennifer Weiner, John Lamson

Melissa began by reading the following:

"By law: An emergency shall mean a situation where immediate undelayed action is deemed to be imperative by the chairman or presiding officer of the public body, who shall post a notice of the time and place of such meeting as soon as practicable, and shall employ whatever further means are reasonably available to inform the public that a meeting is to be held. The minutes of the meeting shall clearly spell out the need for the emergency meeting."

"Therefore, this meeting was requested by Melissa Prefontaine, Chair of the LBOT, and was posted at three different venues as soon as it was possible. A delay in this meeting would cause financial hardship for the Town as fines/charges/expenses associated with a delay in the library construction project would accumulate for every day that progress was impeded. It is important to the LBOT that all correspondence related to the library project be done in a professional and appropriate manner and that the public be informed as applicable. This project is for the residents and taxpayers of the Town and we implore feedback from those that we serve as to how we should proceed with recent events."

Discussion:

Construction of the addition to the Langdon Library is scheduled to begin on August 12. As of today, the building permit has not been received. During conversations with Building Inspector Jon Stowell and Fire Chief Dale Sylvia, Construction Manager Jeff Parks had been told that there was no problem with the request for a building permit. Building permits are issued by the Building Inspector, not by the Selectmen. The Selectmen had voted to waive the permit fee (as usual, waived for all Town buildings).

Background: the parking proposed by the Planning Board and supported by the Board of Selectmen would add about \$48,000 to the cost of the addition. The LBOT agreed to find funds to pay half of this amount; the Selectmen agreed to pay the other half. The Chair of the Board of Selectmen raised questions with the LBOT chair about library control of land around the library and asked to meet with LBOT chair at the Town Hall. Issues discussed in this meeting required input from entire LBOT and Melissa could not speak for the Board. The land question has apparently been tied to the issuance of a building permit for the library addition.

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Background Info: ·

Warrant article from 1949 Town Meeting: 18. To see if the Town will vote to place in the charge of the Library Trustees, the care and landscape gardening of the Town's lawns, shrubs and trees surrounding the Langdon Library, to a distance of 100 feet on the North, East and South sides, and to the old stone wall 150 feet more or less, on the West side, or do anything in relation thereto.

· 202-A:6 Library Trustees; Election; Alternates. – The library trustees shall have the entire custody and management of the public library and of all the property of the town relating thereto, including appropriations held pursuant to RSA 202-A:11, III, but excepting trust funds held by the town. Any town having a public library shall, at a duly warned town meeting, elect a board of library trustees consisting of any odd number of persons which the town may decide to elect. Such trustees shall serve staggered 3-year terms or until their successors are elected and qualified. There may be no more than 3 alternates as provided in RSA 202-A:10.)

Delay in issuance of the library building permit beyond August 8 or 9 would cause expensive and unreasonable delays in library construction. For example, the concrete company could not reschedule pouring the foundation for about two months. Without a foundation, all contractors scheduled to work would also be delayed, increasing costs. The LBOT is not clear what concerns the Board of Selectmen. Issues that have been mentioned include new parking lot, plowing and maintenance of parking lot, maintenance of grassy area around library... None of these is relevant to issuing the building permit.

Actions to be taken to keep library construction on schedule:

1. Contact the Zoning Board of Adjustment for information on the appeals procedure and timing if Library building permit is refused. (Melissa to contact Matt Morton)
2. Ask Jeff Parks to talk to Building Inspector Jon Stowell. If the Building Permit has not been approved, ask why? (Melissa to contact Jeff)
3. Attend the meeting of the Board of Selectmen on Monday, August 5.
4. Pull together all relevant materials for submission to a lawyer if the Building Permit is delayed. (Melissa will prepare documents)
5. Post a LBOT meeting for Tuesday, August 6 for discussion of the Permit issue. (Melissa will post)

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Motions:

- There had been no Vice-Chairperson to fill an absence of the Chair. Moved by Lee and seconded by Gup that Steve Bush be elected as Vice-Chairperson. Unanimous approval.
- Motion: that the LBOT will proceed with the building permit appeals process to the Zoning Board of Adjustment if the Town fails to issue the requested building permit by Tuesday, August 6. Moved by Steve and seconded by Gup. Unanimous approval. The LBOT thanked the community members who had come to this meeting to listen and to offer information and suggestions.

Motion by Steve to adjourn the public meeting. Seconded by Gup and approved unanimously. Meeting ended at 6:05 pm.

Motion by Melissa to go into non-public session in accordance with RSA 91-A:3:II at 6:08 pm. Roll call vote was unanimous.

Motion to end non-public session by Melissa. Motion to adjourn by Gup, seconded by Lee. Meeting end at 6:50 PM