

MINUTES

September 10, 2007

The Selectmen met for their regularly scheduled meeting at 6 p.m. Present were Selectmen James McGarr, Charles Wheeler, Charles Cheney, and Craig Keeney. Selectman Sharon Davis joined them at 6:30 p.m. after a meeting with the Neighborfest committee. The Board spent the first half hour reviewing and signing the manifest. They also signed several Intents to Build, approved four new residents, and signed two purchase orders.

At 6:30 p.m., the Board met with the Beebe River Commissioners, Vernon Chase and Scott Woods, their consultant, Peter Russell, grant administrator Donna Lane, and Lynn Wheeler, title abstractor. Lynn Wheeler was the successful bidder for the title work to be done at Beebe under the CDBG Feasibility Grant that the Town applied for on behalf of Beebe River. The discussion centered on what the job task was for Lynn to perform. Selectman Cheney explained that the Beebe River District is a recently formed precinct, and that there has been some confusion and questions as to who actually owns the road and the water and sewer system. When the District was originally created, the purpose of this formation included the maintenance and upkeep of the water, sewer and main road into Beebe River. Albert Nault initiated the formation of the District, and the attorney he hired to do this was supposed to follow up on the research of the actual ownership. This work was never completed, and there have been challenges over the past few years as to whether the District does own it, and if they do not, who does. Ms. Wheeler's job would be to research the properties in Beebe River to see if any of these properties have a claim or right of way to the road, water or sewer. Ms. Wheeler would like to have some copies of the tax maps covering this area. She will research the deeds for all the properties within the District. There was some talk about signing a contract, but Donna Lane indicated that it looked like more was going to be required of her than was originally thought, and that she should reconsider what she had initially used as a bid. Donna indicated that while we need to set aside some money for an engineer as well, that there is still some additional money in the grant that could be used towards the title work. The Commissioners, along with Peter Russell stayed after Ms. Wheeler left to discuss some of the developments at Beebe River including Mr. Welsh's efforts to create a homeowners association. Commissioner Woods showed the Board a bill that he had been sent for his association fee which was written on a plain piece of paper with no letterhead. The Selectmen agreed with Mr. Russell's suggestion that they contact Bud Fitch at the Secretary of State's Office, and get his opinion on this matter.

The Board met next with Roger LaRoche from the Squam Lakes Conservation Committee and Roger Krussman, the State Director the Trust for Public Land. Members of the Campton Conservation Commission were present as well. The discussion centered on the sale of the Yankee Forest Land properties with acreage totaling almost 6,300 acres. This land has been timber land for over 100 years now, and has just recently been placed on the market for \$9.75 million dollars. Mr. Krussman indicated that this is a unique property as it borders both White Mountain National Forest Land and Squam Lake Conservation land. Some of the land borders the Beebe River as well. Mr. Krussman has worked recently with land acquisitions from Burleigh and Cheney Management in acquiring some of their timber land for conservation purposes. Jane Kellogg, a Campton Conservation Member commented that this land is an important part of the eco-system in this area, and there is a large population of wildlife in the area. Mr. Krussman indicated that he wanted to let the Selectmen know what some of the options are that they can consider if they have an interest to keep this land as it is. The Trust for Public Lands functions as an agency that puts conservation projects together for land like this. The Board's consensus

was that they would like to see it remain as it is, and not be developed. Since the land is in current use, the tax impact would not be great, if a non profit agency obtained the land. Some of the options would be to look at developing a Town Forest that could be used as a source of income for the Town by actually allowing managed timber harvests on the land. Conservation easements are another area that could be considered as well as some other conservation agency like the Society for Protection of Forests acquiring some rights to the land. The other option which would eventually involved Washington and Congress would be for the land to be acquired as additional acreage to the White Mountain National Forest. A combination of all these options could actually be considered. Mr. Krussman did feel that the price of the property was somewhat inflated, and this would be part of their function to determine what the actual value of the acreage is based on current market value. Before he started to look into this, he wanted to get the Selectmen's support on pursuing these avenues. Some of the financial avenues for this project could be LCHIP money as well as funds from the Federal Forest Legacy program which is a federally funded matching fund grant. Mr. Krussman would like to get a letter of support from the Board of Selectmen, and he will put together a draft for them to sign.

Selectman Charles Wheeler made a motion to go into Non Public Session for a tax matter under RSA 91-A: 3, 11 (c), and this was seconded by Selectman McGarr, and voted in the affirmative by all. The Board came out of this session ten minutes later, and went back into public session.

The next item on the agenda was an appointment with the President of the Mt. Vista RV Park's Association, Paula Mignanelli and her husband Anthony. They were concerned about the building permit that had been issued to Scott Dixon back in August, and felt that he was violating the association's by-laws. The Selectmen explained that they do not enforce by-laws. They require a permit, and the Code Enforcement Officer, Charlie Brosseau meets with the applicant who shows him the boundary lines so the Zoning setbacks are met. Mrs. Mignanelli contends that the permit does not conform to their by-laws, and is not what he originally indicated would be a screened in porch. Mr. Dixon had sent in a letter explaining what he was doing, and indicated that the room was not heated. Mrs. Mignanelli was concerned about a gas heater vent that went into the porch, and wanted to know if Mr. Brosseau was going to enforce that. Charlie indicated that he only checks for zoning violations, not any kind of electric, heating or plumbing issues. The Board decided that they will have Ann Marie call Mr. Dixon and ask him to come in next week before he gets any further on this porch. George Wright, an owner at Mt. Vista, commented to the Selectmen that unfortunately Mt. Vista's by-laws are very vague, and that the cases that they have taken to Court on violations, have been dismissed because of this. He indicated that the association needs to have more specific and concise by-laws in order to enforce them.

Next on the agenda was the Loss Safety Committee. Present from the committee were Chief Christopher Warn, Hannah Joyce and Butch Bain. The Board had read the draft of the last Loss Safety Committee minutes, and wanted to discuss the concerns expressed in these minutes as soon as possible so decided to meet with the committee before the next meeting they had scheduled in October. Chief Warn indicated that the committee had discussed various items that those present had in common, including safety vests for the Highway and Police Departments, and the idea of a cell phone policy where an employee is not using a cell phone when operating a moving vehicle. Conversation then turned to the modular unit behind the Town Office, and concern about the walkway not meeting ADA compliance. The Selectmen had indicated that this was a temporary walkway, and that a doorbell had been set up so anyone who could not come out back could press this button and someone from the Selectmen's Office would meet them in front office, and give them whatever information they required. The Board also indicated that they have now talked to the contractor, and will be putting in a ramp.

Chief Warn also indicated that as small Town politics would go, there was a concern that now that the modular unit was in place, that the plan for a new Town Complex would not go further. Selectman Davis emphasized that the modular unit was a leased unit, and it is a temporary solution as there was no space available for a meeting room, or for the personnel in the Selectmen's Office. Chief Warn indicated that the committee is at times not sure what they are actually suppose to do, and would like some clarification as it seems like this meeting is something that we do to keep our insurance carrier happy. Ann Marie indicated that it is mandated by the State that we have a Loss Safety Committee, and that they meet at least three times a year. Selectman Davis stated that the committee is supposed to look at situations, and then bring any recommendations that they have to the Board of Selectmen. Selectman McGarr suggested that they come up with a mission statement for the committee. Selectman Davis volunteered to obtain information on Safety Committee responsibilities and help develop a charter. It was also pointed out that the committee is supposed to be made up of an equal number of employers and employees. Ann Marie pointed out that for several years that she and Chief Tobine had served as Chairman and secretary, and no one else had wanted to assume the positions, and it was difficult to come up with a time when people were available for the meetings. The Board wanted to go back to the other comments in the minutes about health issues with mold and mildew. Selectman Cheney indicated that we had hired a company who came in and advised us that they we did not have mold issues. Hannah Joyce referred to a report that a consultant from the State had done for her office for a grant to do with the Town's vital records. She indicated that the consultant had determined that he smelt mold and mildew when he came into the building. He indicated that the rug in the vault had mold, and recommended that it be removed. He also indicated that dehumidifiers and a special HEPA vacuum cleaner were needed to preserve the records. These items are covered under the grant, and some of the items have already been purchased. Selectman McGarr questioned when this inspection had been done and Hannah indicated it had been done in April. The Selectmen had never seen this report, and requested a copy of it. The next Safety Meeting is scheduled on December 5th. Selectman Wheeler agreed to attend this meeting, and Selectman Keeney agreed to be his alternate.

The Board met next with Tax Collector Hannah Joyce to go over the properties that are up for deeding this year. These properties are for delinquent taxes from 2004. The actual process will happen in October, and the Board must decide which properties to deed, and which are liabilities that the Town does not wish to go forward with. They reviewed the list with the Tax Collector, and will waive some, and get some legal opinion from Town Attorney before proceeding on others. Selectman Davis abstained from a decision on one property due to a conflict of interest.

Chief Warn had requested some time for a personnel issue. So the Board with a motion from Chairman McGarr, and seconded by Selectman Wheeler, voted to go into Non Public Session, under RSA 91-A: 11 (c). This was voted and a roll call taken with an aye by all Board Members.

When the Board came out of Non Public Session, a motion was made by Selectman Wheeler to seal the minutes, and this was seconded by Selectman Davis. With a roll call vote: Motion to seal – Selectman Keeney – aye, Selectman McGarr – aye, Selectman Cheney – aye. Minutes are sealed.

The Board then continued their meeting by reviewing their correspondence. The latest quarterly report was received from ChemServe on the monitoring at the Transfer Station with no problems reported. Grafton County Sheriff Douglas Dutile sent a letter to the Grafton County Police Chiefs with a copy to the Board of Selectmen, indicating that due to a \$60,000 reduction in his budget, that his staff will have to curtail the transports to Grafton County Jail on Mondays from 0800 to 2000 hours, and Saturday and holidays from 0700 to 2300 hours. They will transport 24 hours a day/seven days a week persons

arrested or legally detained on the strength of a Grafton County Superior Court order of arrest, *capias* etc. The Sheriff pointed out that legally his department is only required to transport Court ordered transports, and in the past all other transports have been a service provided to the Police Departments in Grafton County. Also received from Grafton County was a detailed, color brochure about the new jail. DRA sent us a letter reminding us that we are set for our next review of our assessments in 2009 at which time all properties must fall within 90% to 110% of market value. Ann Marie gave the Board copies of the draft she did for the application for exemption permit required for the new Town Ordinance, limiting a 10 ton vehicle on the Class VI portion of Eastern Corners Road westerly of the bridge. They also reviewed a draft of the guidelines. A few minor changes were made, and the permit and guidelines will be available when this exemption is required.

The Board then went on to review the minutes from the previous meeting on August 27th. With a motion from Selectman Wheeler and seconded by Selectman Keeney, the minutes were approved by all.

The next item on the agenda was other business. Selectman Davis had some items she wished to discuss. First she indicated that the Parks and Recreation Committee had interviewed a candidate for the Parks and Recreation Director. This would be a year round, 20 hour a week job. The successful candidate that the committee highly recommends is Kathryn McKinnon. Selectman Davis would like to have the Board approve her hiring. With a motion from Selectman Davis, seconded by Selectman McGarr, the Board unanimously voted to hire Kathryn McKinnon. The next item that Selectman Davis wanted to advise the Board about was the schedule for the Building Committee. They will be meeting every other week, working with architect Dennis Mires to have a plan, budget, and presentation for the Municipal Buildings by February's budget hearing, and ultimate vote at Town Meeting in March. The final item that Selectman Davis wanted to mention was that she had come from a Neighborfest meeting previous to this, and they have had an offer on the land, but there were some things to be worked out first to see whether this can go forward or not.

Selectman McGarr indicated that both the Town Office and the Police Department need to be pressure washed with the Highway's Department machine, and suggested that Road Agent Bain have Mr. Avery attend to this in the next few days. The other Board Members were in agreement.

The meeting adjourned at 10:35 p.m.

Respectfully submitted,

Ann Marie Foote
Town Administrator