

~~Unapproved~~**APPROVED**
Candia's Selectmen's Public Meeting Minutes
June 23, 2014

Attendance: Chairman Carleton Robie, Vice-Chair David DePuy, Selectman Dick Snow, Selectman Amanda Soares (via Skype), Selectman Boyd Chivers, and Administrative Assistant Andria Hansen.

Chairman Robie opened the meeting with the pledge of allegiance.

The Board to consider two part-time candidates for the vacancies in the Police Department based on Chief McGillen's recommendation. Chief McGillen introduced the two part time candidates John Wasiejko and Shawn Santuccio to the Board. The two candidates have been vetted through the Police Department. They have done a complete back ground investigation on both guys. They're both from Auburn so they are local. Shawn's father is a retired Derry Police Officer and now works part time in Auburn. They both come from good families. He recommends that the Selectmen hire each candidate at \$15.00 per hour effective this evening. He anticipates 8 to 16 hours per week for each candidate for training. This will be until they get them to the part time academy which starts at the end of August. Selectman Snow asked what the probation period would be. Chief McGillen said there is a one year probationary period on all of the department's new hires. Selectman Snow asked Chief McGillen if he anticipated any change in pay after the probationary period. Chief McGillen said they may discuss the matrix somewhere down the road, but not at this point. Selectman Chivers asked if both of the candidates understood that this may not automatically evolve into a full time position. Chief McGillen said they understood and were looking for a part time employment. They both have other careers. Selectman Soares asked if \$15.00 was the normal, standard rate of pay for a new hire and when did they come up with this amount. Chief McGillen said it was actually a little less, the two hires they hired a couple of years ago were closer to \$16.00, but they had the experience. Selectman Soares asked how he came about an effective rate of pay. Chief McGillen said the matrix is a little less than that, so he made some adjustments. He checked with neighboring towns and they are right in the ballpark. He felt it was reasonable based on local departments. Selectman Soares noted since they haven't changed the wording they may run into the matrix problem like they have in the past. Nothing has been changed as far as wording or amendments on what is considered a Special Officer. Chairman Robie said we'll clear that up, because there was some confusion with one of the part time officers. Selectman Chivers said he was really impressed with the department's way of recruiting the candidates. He felt they got a couple of really good candidates. *Selectman Chivers moved that town offer Shawn Santuccio and John Wasiejko the part time positions and the starting rate being \$15.00 per hour. Seconded by Selectman Snow.* Selectman Snow asked about the agreement and if they will be signing it. Chief McGillen explained there is no agreement for part timers. Chairman Robie called for a vote. *All were in favor. Motion carried.*

Approval of Previous Minutes: Public and Non-public meeting minutes 06/09/14. Selectman Chivers moved to approved the June 9th, 2014 Selectmen Meeting minutes as amended. Seconded by Selectman Snow. All were in favor. Motion carried. Selectman Chivers motioned to accept the June 9th, 2014 Selectmen's Non Public meeting minutes as presented.

Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Chivers, Selectman Snow were in favor and Selectman Soares was opposed. Motion carried. (4-1-0).

Selectman DePuy to discuss Household Hazardous Waste Day. Selectman DePuy said they made a request for proposal to three outfits – EnviroVantage, Enpro, and Clean Harbors. He recommends they accept the bid from Clean Harbors for two reasons. One is this was the only bid we received. Second the prices they are quoting to us now are very close to their prices in 2011. He noted this bidding process was worthwhile. He figured out if a barrel was cracked open for every one of these items plus the set up charge, the cost to the town would be \$4,500 and they have a limit of \$12,000. Selectman DePuy recommended that the Board accept the proposal and sign this agreement. Selectman Snow motioned to authorize the Chairman to sign the contract. Seconded by Selectman Soares. All were in favor. Motion carried. Household Hazardous Waste Day will be held on Saturday, September 13, 2014.

The Board to reappoint Bill Nichols to the Conservation Commission as an alternate. Chairman Robie motioned to appoint Bill Nichols as an alternate member to the Conservation Commission. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Chivers, Selectman Snow were in favor and Selectman Soares abstained. (4-0-1)

Conservation Commission Chair Betsy Kruse to discuss the Hoffman project with the Board. CCC Chair Betsy Kruse introduced Dan Kerns the Executive Director at Bear Paw. Bear Paw has been the land trust chosen by Ken Hoffman to hold the easement should we complete this project. She gave the Board copies of the preliminary appraisal. She noted the paperwork from November was the amount it was going to cost to pay for the appraisal, but the appraisal itself is for \$65,000. This would be for the development rights for the property which is 41 acres. They've had the appraisal completed and the next page is the estimate from Bear Paw which gives the amount of the appraisal plus the transaction costs and to whom those costs would be paid. The bottom line is that the Conservation Commission is looking to complete this project for \$80,000 which would include paying for the development rights and the transaction costs. She referred to the open space plan that was developed a number of years ago. The plan was accepted by the Planning Board. The idea for open space is to have connecting areas and not have islands. They are finding ways to connect from one end of town to another. They've already started making connections between already established protected areas and ways for wildlife and water resources to get from one to the next. She referred to the concurrence map which was done by Bear Paw a number of years ago and the darker the area the more important the area is for conservation. The Hoffman project is in that area. There were a number of natural resources mapped which are important to protect. The more resources that fell in a particular area the darker the area will be (on the map). When you map a number of different features which are important to protect and you place them on top of each other then you get a darker area. She reiterated the Hoffman project is in a darker area. The point is the Hoffman property is very close to a very large area which is Bear Brook State Park. You're looking at a 20,000 plus area that includes the Bear Brook area, the protected lands surrounding it, and the Hoffman project is a parcel away from that. The Conservation Commission felt this would be an important piece to continue to protect. The last piece of information she provided the Board is just a summary of the particular kinds of use limitations they would want to negotiate into an easement contract. The Selectmen would have to be part of the process of approving this

easement deed. These would be some of the features they would be looking to include. Selectman DePuy recused himself from the discussion because Ken Hoffman is his neighbor and he is an abutter to the property. Selectman Chivers asked if she could explain how they came to the value they've assigned to the development rights of this property. CCC Chair Betsy Kruse replied they were assigned by a qualified appraiser and she pretty well described it in this document. They are looking at the property and its ability to be developed under the current ordinances and the current market value. Then you take the development value from that property and subtract that out and her assessment of the development rights is \$65,000. This is what the Conservation Commission would pay for the ability to protect it from development and to include some of these features in the easement. Selectman Chivers said according to the tax maps there is only 50 feet of frontage on the property. According to the topo maps there is a considerable amount of wetlands there. If they have a one single family house on that property that will lose the frontage. CCC Chair Kruse explained the single family house is set back, so theoretically you could put a road in there and you could develop the upland area. Selectman Chivers said the single family house would need 200 feet of frontage on North Road. CCC Chair Kruse said it doesn't have 200 feet of frontage the drive way comes out to North Road. Selectman Chivers said because it is a preexisting, non conforming lot that this house doesn't need 200 feet of frontage. CCC Chair Kruse said she didn't know how he would require that, it is a preexisting lot. Selectman Chivers said to put in a road they would need 60 feet of right of way and you only need 50 so that precludes any development back there. Selectman Snow said it is a preexisting 50 feet. CCC Chair Kruse said if it is a preexisting 50 feet then any developer could go to the ZBA and request a variance because the lot is preexisting. Selectman Chivers asked if there was one dwelling on that lot. CCC Chair Kruse confirmed there was just one dwelling on that lot. Selectman Chivers asked if they did a wetlands survey and how much of these 41 acres is actually developable. CCC Chair Kruse replied that was part of the process of the appraisal. Dan Kern of Bear Paw explained you can deal with a bunch of different types of appraisals. They don't do a full blown development analysis. They use comps of comparable properties. Presumably they found properties that had similar characteristics that had a similar amount of frontage and there is a lot of backland. They use those to develop the price. Frankly he thought those type of appraisals are speculative because they try to imagine different circumstances under which you could develop the property. With the comp ones you try to find similarly situated properties and try to find a comparable. So they will do an appraisal of the property as it stands now and there would be an appraisal of the property of what the value would be after the conservation easement is in place. The difference would be \$65,000 in this case. He thought with this property because of the limited frontage it more the speculative value of the property and what it might be worth to a developer further on down the line. He noted that appraisals are not his specialty, but he can explain the process. Selectman Chivers said this whole thing turns on whether this property could be developed. CCC Chair Kruse noted one thing to keep in mind is they have a set of ordinances in place now. The ordinances are a vote away from changing, they have in the past and they could in the future. There isn't a guarantee that some time in the future that this property would not be subject to other regulations and certainly the state has a tendency to go and increase the value. If they were ever going to protect this property this would be a good time to do that. Selectman Chivers asked according to the proposed restrictions on the easement there is public access by permission, so someone has to get Mr. Hoffman's permission. CCC Chair Kruse said these would be conditions that would be negotiated in the easement. If the Board had another thought about that they would have to take

that into consideration in the process. Selectman Chivers asked what the public benefit was by spending \$65,000 to acquire development rights from some property that may or not be developable under the existing ordinance or future ordinances. CCC Chair Kruse explained part of what the public is getting is the assurance that some of the important natural resources in that area are not going to be jeopardized. Part of what the public is getting is public access assuming that the Board would require that where we are spending town money on it. The money that would be spent on that is coming from the conservation fund and dedicated to conservation projects. Considering there are significant natural resources on the property. It abuts a larger area of important larger resources. This is an opportunity to take advantage of that. Mr. Kern said the last time he was at the meeting to discuss this, they thought they should really bring in the public access and hunters would ask permission to be on the property. Mr. Hoffman has a dog and he was concerned about it getting hurt. CCC Chair Kruse said this would be the kind of caveat that would be negotiated into this easement. None of this is set in stone until they come up with the easement deed. Selectman Chivers asked about the frontage and it shows 50 feet and their assumption is 60 feet. CCC Chair Kruse replied that tax maps aren't always correct and that seems to be frequent. The deed would be the final determinant. Selectman Soares said she has the same concerns as Boyd and she had a problem with the frontage. She reviewed the property and is well aware of the layout. Being on the ZBA she thought they would have a hard time getting a variance just because of where it was situated and how these properties were divided up by the houses that surround it. She just doesn't see spending town funds on something that may or may not be developed. It doesn't have the frontage and she doesn't see this being a viable piece of property for which the town needs to spend the money on. It's just a piece of property that doesn't have a good chance to be developed. She felt they could spend the money elsewhere on another piece of property. Chairman Robie said he had an appraisal from Beasley Appraisal from November 27th, 2013. He felt the last time the Conservation Commission brought this to the Board they asked them to have a wetlands study done. He felt there wasn't anything on the quitclaim deed to show how much frontage was on this piece of property which would be the first thing he would look at to have it surveyed. The document goes on to say that this is in a special flood hazard area, so construction or improvement on the area remains subject to federal, state, and local regulation of flood management. He thought they ought to know if it is buildable or not. CCC Chair Betsy Kruse thought they were saying there is a certain amount of the property that is buildable. Certainly not all of the property because there is a large wetland area on it. Chairman Robie didn't think this was a feasible place. Bear Brook is there and he thought this piece of land will always be there. He didn't think it was feasible to build there. CCC Chair Kruse said there are no guarantees what the ordinances are going to be in the future. Chairman Robie said he was pretty sure in Candia they are not going to build too many houses in the water. They don't think there are too many in Candia that want to do that. Selectman Snow said he was in favor of this and he was supporting it. CCC Chair Kruse said they would research the deed and check the frontage on this piece of property. Chairman Robie said he would like them to check the deed and they ought to know the layout of the wetland and the feasibility of development. They need to look at the frontage. CCC Chair Kruse said they have a small piece of frontage which theoretically could be turned into road way to the backland. If they look at an aerial photo the wetlands are to one side and the rest of the area is upland and theoretically buildable. The wetlands spill over to Podunk Road. Chairman Robie said there is a 10 foot elevation change in the property from the flood elevation of 594.7 to 604.5, which is close to 10 feet in elevation change which isn't much. CCC Chair Kruse said it was true and there were

certain houses in town that were allowed to be rebuilt in the flood plain. This is a different situation; she has a hard time with whether there is buildable land on the property. Chairman Robie would like to know how much area is wetland. He would like to see a layout of how far that road would have to go before they got to some upland soils. Selectman Snow said the Conservation Commission is into protecting the natural resources. Who is going to pay for the studies that are in essence telling a developer whether it is developable or not. The Conservation Commission wants to put a conservation easement on it in order to prevent development and protect those resources. They've already spent \$1,500 on an appraisal by a qualified appraiser who believes there is \$65,000 worth of development rights there. Who is going to pay the additional costs to clearly define what the development is. Chairman Robie said if he was turning his land back to conservation land and he thought it had a development right of so much money, if it was developed, he would have to pay an engineer to show that on paper to prove his point. It would show that he could get six house lots out of it at a value of \$70,000 times 6 lots his value is \$420,000. Selectman Snow replied that is the decision you make if you are trying to develop. Mr. Hoffman has said he would accept the \$65,000 not to develop. Chairman Robie said maybe it isn't developable. CCC Chair Kruse said there is a certain amount of it that is, because there is enough to appraise according to the appraiser. Chairman Robie replied not if it isn't feasible. Selectman Soares said she would have to question that because if you look at the amount of frontage and the Zoning Ordinance they would really have to question if the \$65,000 is a justifiable number based on what is prudent to the piece of land. If you follow the zoning ordinance that really changes if it is buildable land and what you can value it at. If you go by the zoning ordinance you really can't build on that property. It's incorrect frontage so it will affect that number. Selectman Snow clarified what she was questioning. The appraisal that was done by the qualified appraiser, who walked the property and compared it to sales around there and came up with a number. Selectman Soares reiterated it doesn't meet the frontage requirements. You have to go by frontage requirements you can't compare it to other properties that are the same, because other properties have the frontage requirements. CCC Chair Kruse said it sounds to her that there are members of the Board that are interested in how this piece of property could be developed, how much road frontage there really is, and what the feasibility would be to continue to develop the property. Selectman Chivers said they would like them to distinguish what is theoretically possible and what is economically viable to develop. A developer has to look at the economics and if he has to put in 2,000 feet of road to get to the only buildable lot on that property it's not going to happen. Chairman Robie added if it does one house on 41 acres is going to make or break that piece of property for its natural resources. CCC Chair Betsy Kruse said there is already one house there and that would be in the area. She confirmed that it sounded like this would be their next course of actions as a commission. They will try to get this information for the Board and come back to answer their questions. Selectman Chivers said they will weigh this thing out like a developer would. They have to delineate the wetlands, find the buildable lots, they need 1 1/2 contiguous dry acres, and they can't use poorly drained soils. They know all of the zoning restrictions. CCC Chair Kruse said the problem with that is those services will need to be paid for and would probably increase the transaction cost for this project. Chairman Robie said a lot of people could determine this on their own if they just want to be truthful with themselves. They don't need to spend a whole lot of money, just be really truthful with what you are looking at. CCC Chair Betsy Kruse said she wasn't in a position to argue about that because she was not familiar enough with specific requirements. She will take the information back to the commission and they will talk about it with Mr. Hoffman. Citizen Judy

Szot said if you were going to take this piece of property and you were going to lay it out with a surveyor and meet all of the zoning requirements what kind of money were they talking. Her point was three different Selectmen say they were probably not in favor of doing this project. This kind of survey is going to be expensive and someone is going to have to pay for that. This is going to come out of the conservation commission fund, which are tax payer funds. This is money that was given to the town and by law given to the Conservation Commission. They are talking thousands of dollars to find out if it is buildable and three Selectmen have indicated that they might not be in favor of it. Does it make sense to go a back and find out what you already know? Chairman Robie said that was his point about hiring someone to look at and tell you the truth about it. They could hire an engineer and they would tell you whether you could do it or not. Then you have something to go on. Citizen Judy Szot noted they said that they didn't do a full blown analysis. They said they looked at other properties to make comparisons, but can you really make a comparison with the wetlands. Citizen Fletcher Perkins said if he is going buy or sell anything, he is going to present what it is and try to find out for myself. He felt it was up to Mr. Hoffman to get all of this information. CCC Chair Kruse clarified the only thing Ken Hoffman selling is the right to develop it. Citizen Fletcher Perkins said but he's getting \$65,000 for it. When he bought a piece of property he put a lot of money into making sure it was legal to build on. If he wanted to sell that property he has all of the paperwork and documentation that it wouldn't be able to be built on anymore. He's not pro or con on this, but this is the way he feels about it. Citizen Ingrid Byrd said the Hoffman property would bring the green way one parcel closer to being hitched up to the green way. She questioned what good is it and are they dealing with the person that owns the parcel in between. CCC Chair Kruse said the answer is no because the person that owns that parcel has not come forward. Citizen Ingrid Byrd said then we're still not connecting. The second issue is all the resources in town are connected whether you have a 3 acre house lot or not. Beavers, squirrels, and chipmunks don't recognize property lines and water doesn't recognize property lines. How much money does the Conservation Commission have? CCC Chair Kruse thought it was about \$255,000. Citizen Ingrid Byrd asked why they are proposing wetlands that are not terribly developable and have very little value and are protected by the state by federal regulations. Instead of buying high quality land that would be a benefit to the community 50 years from now. You are not protecting land that needs to be protected. CCC Chair Kruse clarified they would not be buying any part of the wetlands. Those don't have development rights. Citizen Ingrid Byrd said the wetlands are on the land. Citizen Fred Kelley said it isn't the Conservation Commission's money it's the tax payer's money. The tax payers are going to pay \$6,000 or \$7,000 to have that land surveyed and he felt the owners should pay for it.

Chairman Robie to give update on the old recycling center. Chairman Robie informed the Board that he met with Rene LaBranch of Stantec last Thursday. They went out and looked the site, because Rene hadn't visited the site when they started this. They discovered a few things that would change the bid considerably. Chairman Robie said he had a set of preliminary plans of what the site would look like. It's close to what will be submitted to DES and the permit is done. It wasn't that difficult, because DES's Doug Kemp said it was prior to 1981 when they did the original land fill closures. A lot of it was not applicable to our application. He was able to fill it all out and hopefully we'll get it off to DES next week. Selectman Snow said he would like to see a copy of the application permit. He asked if Rene came up with any estimate of cost.

Chairman Robie said no this is why they went over to the site last week. He thought it was going to be considerably less than what they were looking at.

The Board to appoint the Smyth Memorial Building Trustees and discuss amendment to bylaws. The Board agreed to amend the bylaws to read "In recognition of the historical significance of the Smyth Memorial Building, there is hereby established a Board of Trustees whose purpose shall be to maintain and preserve the physical structure of the building and **the grounds ...**". Selectman DePuy moved to amend the Smyth Memorial Building Trustees bylaws. Seconded by Selectman Chivers. All were in favor. Motion carried. **Appointing the Trustees:** Selectman Chivers moved to appoint Carla Penfield for a 1 year term (exp. 2015) as Smyth Memorial Building Trustee. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares abstained. (4-0-1). Selectman Chivers moved to appoint Diane Philbrick for a 2 year term (exp. 2016) as Smyth Memorial Building Trustee. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares abstained. (4-0-1). Selectman snow moved to appoint Linda Maxwell for a 3 year term (exp. 2017) as Smyth Memorial Building Trustee. Seconded by Chairman Robie. Chairman Robie, Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares abstained. (4-0-1). Chairman Robie moved to appoint Alan Couch for a 4 year term (exp. 2018) as Smyth Memorial Building Trustee. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares abstained. (4-0-1). Selectman Snow moved to appoint Fletcher Perkins for a 5 year term (exp. 2019) as Smyth Memorial Building Trustee. Seconded by Selectman Snow. Chairman Robie, Selectman DePuy, Selectman Snow, Selectman Chivers were in favor and Selectman Soares abstained. (4-0-1). Selectman Soares thanked all of the people who applied for the Trustees.

The Board to discuss two abatements received. Chairman Robie moved to approve the abatement for Alexandra & Christos Babis of 79 Winslow Lane based on Assessor Tammy Jameson's recommendation. Seconded by Selectman Chivers. All were in favor. Motion carried. Chairman Robie moved to approve the abatement for Candia Village Development, LLC located at 36 High Street based on Assessor Tammy Jameson's recommendation. Seconded by Selectman Chivers. All were in favor. Motion carried.

The Board to appoint Lynn Chivers as a Trustee to the Smyth Public Library Board of Trustees. Chairman Robie said they received a letter from the Trustees of the Smyth Public Library asking to appoint Lynn Chivers as a Trustee. *Selectman Soares motioned to appoint Lynn Chivers as a Smyth Public Library Trustee based on the Trustees recommendation.* Selectman Chivers recused himself from the vote. *Seconded by Selectman DePuy.* Selectman Snow said he was hesitant to do this at this time because he didn't believe that the Board has done its due diligence. The position that we are appointing is a public, elected position and there has been no public information to see if someone else would like to replace the existing. He has respect for the Smyth Public Library Trustees and the applicant that has been present. The purpose of the public representative to the library is to present the public it was an elected position. The Budget Committee is going through this process right now. They should put out an announcement that there is an opening for the Smyth Public Library Trustees. They should be doing their due diligence. Chairman Robie thought the Knowing the Territory book says that if

someone steps down the Trustees can appoint. They solicited the candidate who accepted the position and the Board would nominate and approve. They've both done their due diligence. Selectman Snow said he has found nothing in statute that indicates what they should be recommending her for. He question how long they were recommending her for. Chairman Robie said Gwen just got elected for a three year terms, so he thought that Lynn would finish the three year term. He thought this was how it was going to work and he was acceptable to the three year process. Citizen Ingrid Byrd found it very disturbing for one of the Selectmen to sit and question the judgment of the Trustees of the library. They have chosen a candidate who is extremely experienced in the operation of the library and she hoped the Selectmen would support her. Chairman Robie said they were going to. Selectman DePuy would presume she would fill the position until the term ends. Lynn Chivers asked if they could make the appointment effective July 1st because she did offer to work at the library this weekend. Chairman Robie called for a vote. *Chairman Robie, Selectman DePuy, Selectman Soares were in favor, Selectman Chivers abstained and Selectman Snow was opposed. Motioned carried on a vote of 3-1-1.*

The Board to request funds from the Trustees of the Trust Fund for payment of fire department invoice. Selectman Chivers moved to authorize request for payment from the Trust Fund in the amount of \$395.55. Seconded by Selectman Soares. All were in favor. Motion carried.

The Board to discuss the reinstallation of the swap shop donation box at the Recycling Center. Selectman DePuy mentioned there used to be a donation box at the old swap shop. It has now been brought up to the new swap shop so people can put money in if they want. No one can take money out unless they are authorized to do it. He understood the process was it would be brought up to the town office and deposited. His thought is if you bolted it to the building and anyone wanted to put money in there, that's fine. They are going to have a procedure to ensure that the money gets from there to the town hall. Some people want to be thankful and want to donate some money. Citizen Al Couch said he has a long history with the swap shop and the donation box worked very well at the old site. When he took stuff from the swap shop he felt good leaving a small donation. If they bolted a donation box to the building, a lot of people would feel good and it would help the whole process. Citizen Fred Kelley said one of the reason's they stopped it was that they were having a hard time getting the cash to the town hall. The recycling people can't take the cash and they didn't receive a lot of donations at the new facility. Selectman Soares asked what the money was going to be for. Chairman Robie said he couldn't answer that. He does know that the recycling employees can't accept \$10 for a couch, the residents have to go to the town hall to pay. He's a little confused about that. Selectman DePuy said they could accept checks at the swap shop. The donation box would mostly be cash. He asked if they could have a member of the Board collect the money. Selectman Snow said it would be the same thing as donations. Selectman DePuy moved to reinstall the donation box at the swap shop. Seconded by Selectman Snow. Selectman Chivers, Selectman DePuy, Selectman Snow were in favor and Chairman Robie and Selectman Soares voted no (3-2-0). Chairman Robie said he couldn't understand why the Facility Operator couldn't accept \$10 for a tire, but were going to put a donation box down there. **Insulating the swap shop:** Selectman Snow thought they should insulate that building. Selectman Soares felt that they didn't. Chairman Robie said this was going to be a brief discussion. They discussed this last meeting

and they said no. They can't insulate the building without finishing the inside, because then it because a hazard. They are not going to have exposed wires and propane heaters in the building that is illegal. Selectman Snow said any process to insulate the building would be under the Building Inspector who would tell us how to do it. There is no appropriation for it, but it needs to be done. Chairman Robie and Selectman Soares asked why. Selectman Soares said that was not the plan of the original intention of the warrant article. This was not part of the building plan and there was not enough money allotted for it. Selectman Snow said in his opinion they are looking at a new plan now. Selectman Soares asked if he was going to pay for this out of his pocket because they don't have money allotted for that. Selectman Snow said suppose he did would that change her mind. Selectman Soares replied it's an auxiliary building they don't need a full fledged building because then they will have to heat it. That will be an extra line item in the Recycling Center. Selectman Snow said that would be a possibility, but there is no appropriation to do it. If they can get it done without an appropriation with the Building Inspector saying it is getting done in conformance of code, he believed it should be getting done. Of course the Selectmen would have to say yes. Selectman Soares said her answer would be no. Chairman Robie felt there was nothing in the operating budget for the swap shop, so if a window breaks there is no money in the budget to fix it. Selectman DePuy didn't think it was an appropriate time to look at this. There isn't any money or a plan proposed. Selectman Snow said they need a plan and some money. Citizen Fred Kelley said when they went to put a swap shop in the new facility they had a building for it, and certain people didn't want the building. He thought there was discussions about closing November 1st and reopening on April 1st. He felt the electric heaters they have in the building are very dangerous. They should just close it down for the winter because not many people go there in the winter. Chairman Robie asked if they were paying to run the heaters out of the recycling center budget. Selectman DePuy said they are paying for the electric out of the recycling center budget. Selectman Snow said it is a building on town property. Citizen Al Couch said even in the winter the swap shop is extremely popular and they have volunteers to man it and people love going in there. They should look at insulating the building and they should definitely not close it down in the winter. Chairman Robie said they are going to recommend that Facility Operator Witcher and Selectman DePuy think about insulating and paneling inside the building. Bring it forward in September and maybe they can put it in the budget. Selectman DePuy said he would talk to Chuck. Selectman Snow thought this was a positive step.

The Selectmen to authorize a member of the Board to apply for the DES grant. Chairman Robie was under the impression there was no money available at this point, but they told us to get the application in. The girls in the office put together the paperwork. Selectman Chivers said they need to come up with one number which is the construction cost to complete the project. Chairman Robie thought they could plug that in after we got the estimated cost. He didn't want to throw that number out in public. Selectman Chivers asked if the application would be considered incomplete without that number. Selectman DePuy was told they just need to make the application and send them the bills. Selectman Snow's understanding was that it comes back as a reimbursement, they have to spend it first. It make sense to get it in now because they've just started funding 2002 stuff and they want to get in line. Selectman DePuy reiterated that he was told to make application and send them the bills. He went to a 2 hour seminar on this and the one thing he took back was send in the application right away. You are first in line from then forward. Selectman Snow said the number you are putting in the

application is kind of a dummy number anyway. Selectman Snow moved to authorize the Chair to sign the grant application for the closure of the old incinerator site. Seconded by Selectman Chivers. All were in favor. Motion carried. Selectman Chivers commended Accounting/Payroll Clerk Becker and Administrative Assistant Hansen for putting all of this paperwork together. The application is pretty thorough and complete.

Discussion of the 2013 audit report. Selectman Chivers noted they spend \$17,000 each year to have Plodzik and Sanderson audit our books. Last year the town wasn't following the requirement per RSA 80-76. The concern was the collection of taxes and what the Tax Collector's duties are under that statute. The auditors noticed the Tax Collector was not issuing the tax deeds in accordance with statutory requirements. He continued to read from the auditor's report. Selectman Snow believe that the Board looked at every tax deed and they would not take the deed on it. He was reasonably certain they looked at each one. The deeds that should have been done were not. Selectman Chivers noted they haven't filed a deed in two years. Chairman Robie said she asked the Board and we said no. Selectman Snow said we were holding a bunch of them because they didn't want to take them now. Selectman Chivers asked if they had that option. Chairman Robie said they have that option she doesn't. The Board has the option to take a deed or not. Selectman Chivers said there is a difference when a Tax Collector files a deed and when a deed is conveyed to the town. The town has to make some affirmative action to accept that deed. In the meantime the deed is filed and the town has to take some affirmative action to acquire the title to the property. Selectman Snow said if you file the deed like you said you've done in the past, it is at the registry it is done. The Board has the authority to say we do not want to take a tax deed. Selectman Chivers said the Tax Collector hasn't filed any deeds. She is required to file the deed if the taxes are unpaid for two years. Chairman Robie said he was correct, but she doesn't do that. She comes to the Board to see what they want to do. She should be doing that but she doesn't. Selectman Chivers said after the deed is filed the property owner has two more years to redeem the property. The town really has no interest in the property until the two years expires. Then the town could acquire the property and he doesn't know what the next step is. Selectman Snow said that you acquire the property at the point in time that you file the deed. His understanding is the minute you file that deed you can immediately go out and put the property on auction. Selectman Chivers said they have \$169,000 in unpaid taxes in 2013. There has been no tax deed recorded. Does the DRA tell us to do this, to follow the law and what should we be doing. Selectman DePuy said the statute says the Tax Collector shall do that but not withstanding, shall not do it if there was a potential liability. The governing body may refuse to accept a tax deed on behalf of the municipality and may notify the Tax Collector for any other reason that would be contrary to public interest. They decided they don't want to deed property in some of these cases. Selectman Snow asked if they take the tax deed would the interest stop accruing. Chairman Robie said it does stop accruing unless the original owner buys it back. Then the interest accrues from the time they took the deed. It would be added to the bill. Selectman Chivers said they are charging people 12% interest on unpaid taxes and it jumps up to 18% when it goes to lien. When we file that lien and we follow up in the correct time frame, before they do that we notify the mortgagees that we are doing this. Many times the mortgagee will pay the taxes on behalf of the owner of the property and add it to the principal and at a far less interest rate. They aren't doing anyone any favors. Chairman Robie explained most of those tax deeds and liens are not mortgaged. Those people just don't have the money. Selectman Chivers said he brought this up because the auditors have brought it up. He asked if

they should meet with Tax Collector and get her thoughts on this. Chairman Robie said they have met with her, but they can discuss the outstanding ones again. Some of them we don't want to own and the ones you would it's just not the right time. The taxes get paid on those properties sooner or later. The property changes hands and the taxes get paid. We don't take too many deeds.

The Board to authorize payment of payroll checks and accounts payable checks. Chairman Robie announced the grand total of payroll and accounts payable checks for June 19th and June 26th was \$62,018.97. Selectman Snow motioned to accept the accounts payable and payroll checks for June 19th and June 12th in the amount of \$62,018.97. Seconded by Selectman Soares. All were in favor. Motion carried.

Other Business

Moore Park: Chairman Robie said the park is not ready for the 4th of July. He would like to see the park mowed. He asked if the Board would back him up on this. Selectman Soares said they've had this problem before and this is two years in a row that he's needed to mow the park. They've had members in the audience complain about the park. It needs to get done. They can have Steve Ableson do it. The town park needs to look presentable. Selectman Chivers said he couldn't understand why it hasn't been mowed yet, its June 23rd. It should have been mowed two or three times by now. Selectman Snow disagreed that it should have been mowed two or three times. The ball fields are mowed when the people are using them. The front of the park got mowed somehow and he has no idea how. The back of the park has been mowed twice. He is not mowing it right now because the baseball games are done and there is clover growing out back and he wants to wait until it goes to seed. Chairman Robie said they are going to mow park. They spent \$20,000 last week to ward off mosquitos through Dragon Mosquito. He is sick of children going to the park and they can't put a blanket on the grass because the grass is too tall. Selectman Snow said that depends where it is. Chairman Robie replied near the Boy Scout cabin, around the front, around the fence, and the grass and the trees are over the fence. Its ¾ of the way through the bleachers, because it is so tall. *Selectman Soares motioned to hire Steve Ableson mow the lawn at Moore Park Seconded by Selectman Chivers. All were in favor. Motion carried.* Chairman Robie said they are going to that this week. He mentioned that Selectman Snow spent money to pull the weeds and now they are cutting the grass over there but they can't cut it over here. Selectman Chivers asked if the flashboards were put in the pond. Chairman Robie said they were. Selectman Snow didn't think they should be doing that. Chairman Robie said that Steve Ableson would open and close the bathrooms and clean them for \$20 per day. Selectman Snow said he hasn't negotiated that with Steve, it's easier to do it himself. Selectman Snow said this is between my guy and your guy. Selectman Soares said the problem was that he hired someone and didn't get the full Board's vote. Selectman Snow said this happens all of the time. Selectman Soares said it isn't going to happen while she is on the Board. Chairman Robie said Steve Ableson is on board to mow the park and he asked the Board if they want to consider this next year.

Status of Depot Road: Citizen Ingrid Byrd said she received a copy of the wet lands survey in the mail. Road Agent Lewis noted the application just got mailed on Thursday morning. Selectman Snow said she received an abutters copy. Citizen Ingrid Byrd asked if they were

going to schedule a public hearing,. Road Agent Lewis said he just got the plans last week. They signed the one Thursday and sent it to DES. Now they know what the elevations are going to be or if there are any trees that are going to need to be cut. They can now go to AT&T and tell them what they want to do as far as lowing the wires. They can now move forward. They are changing the size of the culvert from a 5 x 8 to a 4 x 10. Just because of the grade. It will be level with Mrs. Byrd's driveway. Citizen Ingrid Byrd asked when he will be scheduling the public hearing which will have to be before the work gets done. Road Agent Lewis said the work won't be done until at least September, because they have 105 days to respond. They need to have the culvert made, it's not something they go to the store to get. There was discussion about cutting trees on a scenic road. Chairman Robie said it would have to come to the Board. Road Agent Lewis said if it's dead he doesn't. Citizen Ingrid Byrd thought they should have the public hearing so the abutters know what is going on. Road Agent Lewis said they always explain things to the abutters. Chairman Robie asked if the state was going to pave the remaining part of Depot Road and Langford Road. Road Agent Lewis said no but they were going to repair the bridge and the bids going out in September. Chairman Robie said he spoke with Senator Boutin and he received a citizen's complaint. Mr. Boutin called DOT and there is a gentleman who oversees our area and is willing to come down and talk with us about paving the road. He will contact Senator Boutin and invite him to the July 14th meeting. Senator Boutin said the squeaky wheel gets the grease. Citizen Judy Szot noted the Road Agent can't cut trees on a scenic road without the Boards written permission per RSA 231:145 and 146. Road Agent Lewis said they will be having a hearing anyway.

Selectman Snow said the annual Hazmat Meeting was tomorrow if anyone was interested in going. They will need to pick a new Hazmat Rep next year.

Selectman Snow asked about the budget process and were they interested in the usual warrant articles like the revolving funds. Chairman Robie said he wasn't and the revolving funds have the same effect on the bottom line. Selectman Soares said any revenue generated is supposed to reduce the taxes.

Next Regularly Scheduled Meeting Date: July 14, 2014 @ 7:00 p.m.