

~~Unapproved~~ **APPROVED**
Candia's Selectmen's Public Meeting Minutes
October 13, 2014

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

Chairman Robie opened the meeting with the pledge of allegiance.

The Board to appoint Arron Rochette to the Candia Volunteer Fire Department as a Firefighter/EMT. Selectman Chivers moved to appoint Arron Rochette to the Candia Volunteer Fire Department as a Firefighter/EMT based on Fire Chief Young's recommendation. Seconded by Chairman Robie. All were in favor. Motion carried. Selectman Chivers moved to accept William Preble resignation with regret. Seconded by Chairman Robie. All were in favor. Motion carried.

Approval of Previous Minutes: Public meeting minutes of 09/20/2014 & 09/22/2014. Selectman DePuy motioned to approve the public meeting minutes of September 22nd, 2014 as amended. Seconded by Selectman Chivers. All were in favor. Motion carried. Selectman DePuy motioned to approve the public meeting minutes of September 20th, 2014 as presented. Seconded by Selectman Chivers. All were in favor. Motion carried.

David Scott of the NH DOT to explain the bridge reconstruction on Depot Road. Mr. Scott explained he oversees the in-house design section (bridge design) for the DOT. They have a project coming up called the Candia/Raymond 28903 which is going to rehabilitate Candia roads, Candia's Depot Road over Route 101 as well as three other bridges in Raymond. Green Road, Old Manchester Road (at exit 3) and beyond exit 5 they are rehabilitating Prescott Road. He explained the bridge is a two span and 240 feet that was built in the early 80's. They will take the pavement and membrane off, replace the expansion joints at the end of the bridge and check the concrete and take out the deteriorated concrete and replace with new. Then they will membrane and pave. With regards to traffic control they are going to close Depot Road. They are going to be posting detour signs. They have a traffic control section in their proposal that the contractor is bound to. It describes that they have to notify the police department, fire department, and school district. They have contractual limitations (for bridge closure) of 9 weeks. Selectman Snow asked when this is expected to take place. Mr. Scott said they are scheduled to advertise it two weeks from tomorrow. The plans are all buttoned up and ready to go. He thought plans for construction will go next year. He will notify the town if their funding goes elsewhere at the last minute. It only takes a few projects to come in slightly over bid in their budgets for the money for this project to be over spent. Selectman Snow asked where they were in the queue. Mr. Scott said he has a bridge in Hooksett going and he has a bridge in North Cumberland going. If those come in high this might push this project off. Candia is probably third or fourth in the queue. He also pointed out this bridge wouldn't be closed simultaneously with Green Road. The bridge is in decent shape, think of it as reroofing your house. They have a concrete deck, a membrane which is like a ice and water shield, and then they have the pavement. They want to go in and take that membrane off. From the underside of the deck it

looks pretty good, our joint isn't and is going to deteriorate. Selectman Chivers asked about the drainage issues on the downhill side of that bridge. Mr. Scott said they were dealing with this similarly to how the town is currently paving Patten Hill Road. They are working from the backside of the back wall to the backside of their back wall. Selectman Chivers said some of those approaches are starting to fall apart. Mr. Scott said those are town roads and they were discussing this earlier, where the DOT's responsibilities start and the town's end. They have to draw the line with the back of the back wall. Road Agent Lewis said there has always been a gray area on every bridge and road they do. Nobody seems to know who owns what. Mr. Scott said of the four bridges he mentioned all are being closed except for Old Manchester Road. Chairman Robie asked what the traffic count was on that bridge. Mr. Scott said he couldn't find a traffic count except for one from 1992 and it was less than 100 cars per day. Road Agent Lewis noted he had a more recent one and he would get him a copy. Selectman Snow thought there should be a recent traffic count. Road Agent Lewis noted that Raymond School District uses that bridge for two bus runs. Mr. Scott said that was good to know. They are notifying Raymond with all of the construction activity as well. Selectman Snow asked if they were going to be putting a detour saying "nothing but local traffic" on Langford Road/Depot Road intersection. Mr. Scott said they moved their signage up to Route 27 that says "southbound Depot Road is closed". Selectman Snow thought they would have a sign at the intersection of Langford Road and Depot Road, because of the significant traffic going to Raymond. Mr. Scott explained his thought was there is not a lot of people coming down to Depot that aren't up on Route 27, so they will have their opportunity to see it before they come down. Selectman Snow said they have a lot of Raymond traffic that is using Langford Road. Mr. Scott asked where Selectman Snow was suggesting a sign. Selectman Snow explained in the triangle where you come down Depot. Mr. Scott said he had that covered. Mr. Scott asked the Board to sign a municipal work zone agreement which says the DOT will be responsible for traffic control. The reason they ask for this to be signed is because they have some communities that have local ordinances that say whenever work is done within town roads the town will provide the traffic control. Selectman Snow moved to approve the municipal work zone agreement for state project 28903. Seconded by Selectman Chivers. All were in favor. Motion carried.

Departmental Reports: Highway, Police, Fire, Building, Solid Waste, & any other depts.

Highway: Road Agent Lewis read from his attached report. Selectman Chivers asked about some of Patten Hill Road being repaved. Road Agent Lewis said last year when they paved it, some flaws showed up in the pavement. He wasn't happy with the way it turned out in a couple of sections and they agreed it was their fault. They came back and repaved it for us. It was a \$15,000 repair.

Police: Chief McGillen said they were invited for some training over at the library with the Makin' it Happen Coalition and NAMI (National Alliance on Mental Illness). They are part of the greater Manchester public health which encompasses Candia. They had training on counseling on access to lethal means for first responders. It's dealing with suicidal subjects. If there were any weapons, for instance if they go to house and someone is overdosing on medicine and you find out there are firearms, it helps with communication with other first responders like hospital officials, EMT's, and family members. They are trying to get the lines of communication open on that stuff. There is more of this training coming up and he is going to

try to get some specialized training for the Candia Police Department. They borrowed the speed trailer from the Raymond Police Department. They used it on Langford Road and he sent a thank you to the department. He got some positive comments from the residents that saw it out there. He was hoping to get it for Lane Road. They are going to target that area with some more enforcement. He and Bob Panit had a meeting with the lady from Homeland Security about a new school alert. It's a new emergency notification system that the state is pushing. It's a 50% matching grant and the school would have icons put on each computer, so if there was an active shooter, someone having a heart attack, etc. someone could touch the computer in the classroom and the call would go to the nearest five police vehicles. Not necessarily the Candia Police. All of the State Trooper are getting this in their vehicles. This is something they are exploring and the Principal is interested in it. He did speak with a School Board member and some schools in other towns have taken up the cost. There is an annual cost after the one time grant. They are in the early stages of getting some numbers. Page Street has moved their business next to the CYAA facility and the owner was concerned with the lack of signage out their regarding the high traffic and speeding vehicles. They are working with the DOT to try to get some truck entering signs. They are going to come down and take a look at it to see if it meets the criteria. There are concerns about coming out of Depot Road onto Langford Road, there is a sight distance problem there. There is a bush obstructing drivers' sight. Someone cut the bush back, but it need to be cut back more. Chairman Robie said if it is in the right of way they can cut the bushes. Road Agent Lewis mentioned that it is a state road. Chairman Robie asked Chief McGillen if he has talked with Snap Dylan (DOT - District 5). Chief McGillen said he hadn't. Selectman Chivers said they also park there and that restricts your sight as well. They have a problem down at Old Manchester Road and you cannot see that stop sign at all. A lot of the traffic heading to the golf course can't see the sign what so ever. There is a big bush covering it. Road Agent Lewis said there are different people living in the house, so maybe they'll let him take out the bush. One of the former residence would not let us take out that bush. The bush should be gone and no matter where you put the stop sign it is going to be blocked. Chief McGillen said he knew the guy who moved in there, so he'll reach out to him. Selectman Snow asked if they collected any data when the trailer was up on Langford Road. Chief McGillen said he would have to check, because it does record. Selectman Snow also noted that the trailer didn't look like it was working for three days. Chief McGillen explained that it is solar powered. Selectman Snow asked if he could look at the data and see if there was a decrease in speed the whole time it was there. Chief McGillen said he would talk with the Raymond Chief next week. Selectman Chivers noted that a couple of cruisers went in for repair. Chief McGillen said the Explorer is still in the shop it has a transmission issue. It has a leak and it is a difficult place to access. He said the bolts (cross members) usually snap on the Explorer's. He's hoping the case isn't cracked, because it will be a big project. He felt confident with this guy. Chairman Robie asked if this guy is going to get this fixed, they need the vehicle. Chief McGillen said he was hoping to get a call any day. Selectman Snow asked how old the Explorer was. Chief McGillen said it has approximately 60,000 and it is a 2008.

Fire: Selectman Chivers read from the attached report.

Building: Chairman Robie read from the attached report.

Solid Waste: Selectman DePuy read from the attached report. He mentioned as of September this year the funds generated for recycling was \$33,764 this compares to last year's \$26,709. They are up about \$7,000 and he didn't think that included non ferrous metals. They got one more quote on the baler. They will be reviewing the quotes this weekend and come back to the next meeting with what is being quoted to them and what their recommendation is. Hopefully they will be able to see some of them in operation or at least talk to the people using them to see how they function. They will be getting references. Selectman Chivers asked if they fixed the switches on the compactor yet. Selectman DePuy didn't think so, but they have it in mind. They are trying to get someone to do it for little cost.

Parks and Recreation: Selectman Snow said they ordered the surface material for the play ground and it should be delivered this month. It costs about \$2,200. The contractor that was hired to seal coat hasn't been able to satisfy the contract, so they won't be doing it. The money will be lapsed to the general fund. He has verbal cost estimates from PSNH on putting the lighting in the skateboard park. It would be one pole with (2) 150 watt lights and it would be a turn on and off switch. He got two different quotes one is \$2,400 and the other is \$2,100. One is \$18.00 per month and the other is \$34.00 per month. He'll get the actual figures and they can discuss it at the October 27th meeting. Chief McGillen asked where the lights would be. Selectman Snow said on the other side of the skate park. Chief McGillen asked what the rules were with that as far as the usage. He knows they have a town ordinance as far public parks and curfew on town land. Selectman Snow said it is for two purposes. One was because of requests to light the skateboard park. The other one was for security purposes. It will only like the skate board park, but it will light the road there. In the winter time it will light the sand and salt pile. The only concern he has is whether there will be a glare coming this way. Right now it is dark on the back side of the parking lot. Selectman Chivers asked if it would be harder to enforce the curfew if they have a light pole there with a switch on it. Selectman Snow said it would be a switch, it would be on all of the time just like the basketball court. Selectman Chivers reiterated would it be harder to enforce the curfew if they have a place to go skating at midnight. Chairman Robie said it's better to have them out there playing basketball or skateboarding rather than having them do something we don't want them doing. Selectman Snow said there has been discussion over the years on whether to throw the kids out at 9:00 pm or have them over there playing basketball or skateboarding where the police can see them. Chief McGillen said they don't throw them out. Chairman Robie mentioned the \$160 to repair the pond park impoundment. He said when Road Agent Lewis sends in his wage invoice they are going take the wages out of the pond park instead of the highway. He mentioned if they are going to put a light at the skateboard park, they need to keep this in mind for the budget. They shouldn't be picking projects that they haven't budgeted for. One light is a small thing, but they need to be aware of it. Selectman Chivers asked if they anticipated this additional expense for next year's budget. Selectman Snow replied no, but they anticipated spending it which they hadn't. Chairman Robie understood his point, but some people don't agree with things that haven't been budgeted for.

Chief McGillen to announce Trick or Treat hours. Chief McGillen suggested having Trick or Treat on October 31st from 5:00 p.m. to 8:00 p.m. Chairman Robie motioned to accept Chief McGillen's recommendation and have Trick or Treat hours on October 31st from 5:00 p.m. to 8:00 p.m. Seconded by Selectman DePuy. All were in favor. Motion carried.

The Board to reappoint Ray Cresswell to the Heritage Commission as a full member. Chairman Robie motioned to reappoint Ray Cresswell to the Heritage Commission as a full member. Seconded by Selectman DePuy. All were in favor. Motion carried.

The Board to recognize recent town personnel accomplishments. Selectman Chivers announced that two town employees have distinguished themselves. He mentioned that Welfare Director DelRosso applied for a grant from Walmart Foundation to help with the food pantry. She was given a check three weeks ago from the Walmart Foundation. He wanted to commend her for taking the initiative to do that and following through. He thanked Donna for doing that and not being asked. He had no idea that those grants existed. Welfare Director DelRosso wanted to clarify that this money is for community holiday assistance and not for the food pantry. She uses it for Thanksgiving and/or Christmas. Selectman DePuy thanked Welfare Director DelRosso. Selectman Chivers said the second person that has been recognized by the entire law enforcement community and the New Hampshire Congressional Delegation at some event they had. Senator Ayotte, Senator Shaheen, Representatives Anne Custer and Carol Shea Porter were there. Chief McGillen was recognized for helping a handicap man evacuate a burning building in April. He was proud to see that in the paper and he wanted to commend him for that. Chief McGillen thanked him, but wanted to say that there were other people involved and there was a good outcome. Selectman Chivers said it was nice to see the law enforcement officers recognized for what they do on a daily basis. Chief McGillen mentioned another group effort recently. There was a gentleman barely breathing at the Mobile a couple of weeks ago. He was revived by Firefighter Ricky McGregor and an off duty Firefighter from Milford. One of his officers went over there and used a pocket mask from the cruiser. This guy came to and was transported. It was possibly drug related, but there were no charges. He wanted to give recognition to Rick. Citizen Linda Bergeron said was awful nice to have the Selectmen thanking town employees.

The Board to consider releasing the letter of credit for 20 Main Street based on the Planning Boards recommendation. Chairman Robie moved to release the letter of credit for 20 Main Street. Seconded by Selectman DePuy. Selectman Chivers said his only reservation is that Stantec hasn't reviewed the as built plan. There could be some conditions attached to their recommendations. He's not sure they should be releasing the letter of credit until they hear what Stantec has to say about the as built plan. He has a certificate of occupancy. Once you release that letter of credit the town doesn't have much leverage. The Planning Board is going to meet this coming Wednesday to address this and he doesn't see where it would hurt to wait until next meeting. By that time Stantec's recommendation will be in and we can see what their plan is. Chairman Robie read from the letter of recommendation from the Planning Board to release the letter of credit. Selectman Chivers noted if you read the minutes from the Planning Board meeting there is an initial hesitation to do that then the reasons he just outlined. Selectman DePuy said he read the minutes and he thought what Stantec would come back with would be minor. They started one way, but then they decided to recommend the release. He felt they gave it a lot of thought and consideration. Selectman Chivers noted that three Planning Board members were missing at that meeting. Chairman Robie called for a vote. Chairman Robie, Selectman DePuy, Selectman Snow were in favor and Selectman Chivers was opposed. Motion carried on a vote of 3 to 1 (3-1-0)

The Board to consider auctioning recent tax deeded properties. Chairman Robie said they recently deeded some properties for taxes. There are two properties he thought they were going to send a notice of offering for sale immediately. Selectman Chivers said his understanding was they were going to sell all of the properties. Chairman Robie said they already considered two properties. Selectman DePuy agreed with Selectman Chivers and thought they were going to put them all up for sale at the same time. Chairman Robie said the two properties with land and buildings they agreed to sell immediately. They need to hire an auctioneer. Selectman DePuy asked if these were the ones where he recused himself. Chairman Robie said the 256 Depot Road property. Selectman Chivers said he should recuse himself from discussing that property. Chairman Robie said he didn't have a problem with that, but the Board needs to hire an auctioneer and notice these intents to sell. Selectman Snow said the reason he voted for 41:14a many years ago is because prior to that time it was required to go to town meeting to be able to sell town property. This means in his mind to get to the auction process they need to do 41:14a. This vote by the Board tonight says we can start the process for the input from the Planning Board and Conservation Commission. He reiterated you can't sell town property without going through 41:14a, this is his belief. Before they can do this they need to get the other Boards and Committees input. Chairman Robie said the Town Attorney recommended to notice an intent to sell immediately and hopefully the owner will come and pay their taxes. If not they can auction the property. They have 30 days to pay us. This is the process and Atty. Mayer told us to do this as soon as possible. Selectman Snow said he agreed with everything he is saying up to they have 30 days then they can auction it. The auction process has to go through 41:14a. This means they have to go through all the rest of it. Selectman Chivers said good planning would be going through all of the property this town owns and convene a committee between the Planning Board, Conservation Commission and the Selectmen. Then they can decide what to do with the properties and see if these properties fit into our Master Plan. They can decide which ones they want to keep and which ones they want to sell. The bigger the number of properties they have at these auctions the greater the bidder is. If they put these two pieces up for sale they are going to have a pretty small auction. There are other properties in this town that we should consider selling and if not at least see if they fit in our Master Plan. This will satisfy the process under 41:14a. They should have a committee of 3 or 5 people that will bring a recommendation back to the Board. Selectman Snow said his feeling on that is we took these two properties for a specific purpose, they wanted to get some money back for the town. These two are the two major ones. We want to encourage the people who own them to give us the money in 30 days. If they put a committee together it is going to be sometime next year before they can come up with all of the things they need to do. What Selectman Chivers is saying is logical to look at all of them. They need to look at all of them in the context of the Master Plan. This means they should be updating the Master Plan. If our goal is to get some money for property the people haven't been paying their back taxes on this is a reasonable thing to do. He thought legally they need to do 41:14a. Chairman Robie said the Board voted to move these right along. Selectman DePuy said his recollection was to treat all eight the same. Selectman Chivers asked why would they treat the two properties any differently than the other six properties. Chairman Robie said they have buildings on them and one has a tenant and the other has hazardous waste. They don't want to be liable for either one. They need to make a decision. Selectman Chivers said they don't need to make a decision right now. Selectman DePuy said he was not ready to vote on these at this meeting. He would prefer to do them at the next meeting. He would suggest that all eight be put on the agenda for the next meeting. Selectman Snow said they need to find out from

Atty. Mayer if he is correct about 41:14a. They will have to start the process. Chairman Robie said he worked on this and now they are going to sit there and all disagree. Selectman Snow said the more properties they have the more problems that are going to have with the auction. Chairman Robie clarified they are going to sell them separately. Selectman Chivers said they will hire Jim St. Jean and they will have the auction here at the town hall. They might auction off eight or nine different parcels and each one will stand on its own merit. The more parcels you are offering the more people will attend the auction and the stronger the bidding will be. Chairman Robie said he didn't agree with that philosophy at all. Selectman Chivers said this is how auctions work, they work in masses. Chairman Robie said they will have an auction at the site, not here at the town hall. Selectman Chivers said if you read the auctions ads in the paper they do it at the town hall. You research the property and find out what the problems are and then you go to the town hall prepared to bid. Selectman DePuy said the worst thing he can see happening is that someone is losing their property for taxes. They have the authority to do it and they should do it. He doesn't want to treat anyone differently and they took eight parcels. He would like to consider the eight parcels at the next meeting. He understood there are special considerations for two of them, but he would like to do them all together. This will also give the opportunity for other Boards and Committees to chime in. Chairman Robie said one of these properties is a liability to the town. He talked to legal counsel twice and this was the recommendation he gave him. Selectman Chivers asked what they should do in the meantime about 308 Raymond Road, should they have the Building Inspector go up there. Chairman Robie said Atty. Mayer told him don't do anything and act immediately. This was his recommendation. They discussed this six weeks ago. Selectman Chivers said they didn't have any other choice with 308 Raymond Road. Chairman Robie said there was nothing else they could do, but now they need to finish up. They got to keep it moving. He said he didn't want to hold himself liable when he has done the research on these. Now we are going to keep them for another month. He said he would recuse himself from 256 Depot Road. Selectman Snow suspected Atty. Mayer's advice on the Raymond Road one was because he believes the owner is just not paying it, but once he gets the notice he will come in and pay his taxes. The auction is per say a warning. They now own the property. Selectman Chivers asked if the owner of 308 Raymond is the foreclosing mortgagee. Before he walked away from the property it went into foreclosure. Selectman Snow said there couldn't have been a mortgage on it otherwise Candy would have told them about it. She researched it and didn't find a mortgage. It's the process that the tax collector does, search for mortgage. Selectman Chivers said they didn't see a chain of title on any of the properties. All Candy has to do is give notice to all of the secured creditors to let them know their interest in the property is in danger. Chairman Robie said if there is a mortgage on a property the bank or lender would pay the taxes before they let the property go back. Selectman Snow said they need to find out if 41:14a takes precedence over 80:89. Selectman Chivers said it wouldn't hurt to send out the notice of offering for sale. Selectman DePuy reiterated his position was that they discuss all eight deeds at the next meeting. Chairman Robie clarified separately and why can't we do these two now. They are pending liabilities. Selectman Chivers didn't see where 256 Depot was a liability. Selectman DePuy felt they should be treating them all equally. Selectman Snow said there are two properites he would strongly suggest that they don't want to sell. They are near Manchester Water Works and he would like to put them on the grant request. Selectman Chivers said they should get a committee together and get a recommendation. Chairman Robie said our job here is to collect some revenue. That is the intent of taking these deeds. Selectman Chivers said there are some

properties that would be a good conservation asset. Selectman Chivers motioned to wait until the October 27th to make a decision on all eight deeds and consider them individually for sale or public auction. Seconded by Selectman DePuy. All were in favor. Motion carried. Chairman Robie noted in the September 9th meeting 308 Raymond Road was taken for tax deed with the intent to sell. Selectman DePuy said that was the intent for all of them. An email will go out to the Conservation Commission and the Planning Board for their recommendations on the tax deeded properties. There was further discussion about sending out the intents to sell. After a lengthy discussion it was decided to not send them out until after the October 27th meeting.

The Board to approve invoice for new fire apparatus and reval invoices. Chairman Robie motioned to ask the Trustees of the Funds for the remaining balance of the fire truck in the amount of \$71,810.00 and the fire apparatus in the amount of \$2,899.90. Seconded by Selectman DePuy. All were in favor. Motion carried. Chairman Robie motioned to request the payment from the Trustees of the Trust Funds for the reval in the amount of \$3,565.00. Seconded by Selectman DePuy. All were in favor. Motion carried.

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 October 2nd, 9th, and 16th, 2014 was \$789,178.09. Selectman Snow motioned to accept the accounts payable and payroll checks for October 2nd, 9th, and 16th, 2014 in the amount of \$789,178.09. Seconded by Selectman Chivers. All were in favor. Motion carried.

Chief McGillen asked if anyone sees a small cow wondering around town call the Police Department.

Citizen Becky Sarra asked if someone could keep her updated on what is happening at New Boston Road. Chairman Robie said he still waiting for the permit and erosion control has been installed, but he would make sure that she is kept informed.

Selectman DePuy moved to adjourn 8:42 p.m. Seconded by Selectman Chivers. All were in favor. Motion carried.