

~~Unapproved~~ **APPROVED**
Candia's Selectmen's Public Meeting Minutes
November 10, 2014

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

Chairman Robie opened the meeting with the pledge of allegiance.

Approval of Previous Minutes: Public meeting minutes of 10/27/14. Selectman Snow moved to accept the October 27th, 2014 Selectmen's meeting minutes as amended. Seconded by Selectman DePuy. All were in favor. Motion carried.

The Board to accept Deputy Town Clerk Cheryl Bond's resignation and appoint Donna Hetzel as the new Deputy Town Clerk based on Town Clerk Dupere's recommendation. Chairman Robie noted that Cheryl has been with our community for a long time and she has done an outstanding job. *Selectman DePuy motioned to accept Cheryl Bond's resignation with deep regret. Seconded by Chairman Robie. All were in favor. Motion carried.* Town Clerk Chris Dupere noted that she submitted a letter requesting the appointment of Donna Hetzel as the Deputy Town Clerk. Today was her first class at privacy training at the Department of Motor Vehicles. She also has to become certified as a municipal agent in vital records and as a boat agent. She has put in 52 hours because there is a minimum requirement before she even takes any classes, she needs at least 30 hours. She felt Donna would do a good job because she is used to dealing with the public and she is already bonded. She has a really pleasant way of dealing with people and she felt they will work well together. *Selectman Snow motioned to accept Donna Hetzel's nomination as the Deputy Town Clerk based on Town Clerk Chris Dupere's recommendation. Seconded by Selectman Chivers.* Selectman Soares asked if they were keeping her at the same rate as Cheryl Bond and what are her hours. Town Clerk Dupere explained she will be starting at \$10.00 per hour. She doesn't get the same rate as Deputy Tax Collector, because she is just learning the job. Cheryl barely was making what Donna is making as the Deputy Tax Collector and Cheryl was with her for over 13 years. Selectman Soares asked if she will be going up after 90 days. Town Clerk Dupere said she would request an increase of \$0.50. Selectman Soares asked how many hours per week do you anticipate. Town Clerk Dupere said probably the same amount of hours that Cheryl was working which is two or three days per week. Especially at the end of the month when it is really busy and Donna will be working when she's out of the office as well. Chairman Robie called for a vote. *All were in favor. Motion carried.* Town Clerk Dupere said they are having Cheryl Bond Appreciation Day on Saturday, November 15th at 1:00 p.m.

The Board to appoint David Buck as a firefighter to Candia Volunteer Fire Department based on Fire Chief Young's recommendation. Fire Chief Young wanted to recommend David Buck. He would like the Board to accept him as a volunteer. He also noted the Mr. Buck is a Candia resident. Selectman Soares motioned to appoint Dave Buck as a Firefighter to the Candia Volunteer Fire Department based on Fire Chief Young's recommendation. Seconded by Selectman DePuy. All were in favor. Motion carried.

Fire Department report: Fire Chief Young read from the attached report. Chairman Robie asked how the new rescue vehicle was working out. Fire Chief Young said pretty good. It's 99% put together, they are still adding some things. It's been to quite a few calls so far.

The Board to discuss the disposal of the vehicle formerly used as the Fire Departments response vehicle. Chairman Robie said they need to dispose of that van. Chief Young said he talked with Selectman Chivers about this and asked him what they should do. Did they want this to go to another department in town? He noted that Selectman Chivers suggested preparing it to sell. They stripped everything off of it and left the generator on it. The lights are all off of it. It's pretty much ready to dispose of. He's not sure of an amount to sell it for and he doesn't know if he can determine that. He felt it should be put out to bid. Selectman Chivers asked if he wanted the Selectmen's Office to manage that sale. Fire Chief Young noted there is a place in Concord where municipalities can sell their vehicles. Selectman Chivers said that is the surplus auction through the state and it's in September. Fire Chief Young didn't know if you get more people that way. He's not sure of how this works they've never disposed of a vehicle before. Selectman Chivers didn't think they wanted to hold on to this truck until next September. He suggested they put it on Craig's List and see what happens. They'll get some kind of ball park number for what it is worth, this is how stuff is sold these days. Selectman Soares felt they shouldn't sell it through Craig's List. Selectman Snow asked if Fire Chief Young had any further use for the vehicle. Fire Chief Young replied no. Selectman Snow said they should put it out to bid and put out a notice that it is for sale. Chairman Robie asked if they were going to sell it at the high bid or if the bid comes in for a \$1.00 are they going to let it go. Before they put it out to bid, are they going to accept the high bid or not. He questioned if they would be better off waiting until next September and put it in the municipality auction in Concord. Selectman Soares asked if they thought they could get \$3,000 for it. Chairman Robie said he didn't know, but if it has a nice diesel generator they should keep it. They won't get paid for that at auction or through bid. Chief McGillen said he was having problem storing some of his equipment like the 4-wheeler and metal targets that they use when they go target shooting. One of the guys mentioned it would be nice to have some place to store that stuff. They currently store it in the basement. This was an idea they were just throwing around. Selectman Chivers said it would be one more truck in the parking lot. Selectman Snow said they could leave it in town, it might be useful. If the Chief can use it why should they go out and buy another one. He asked what Chief McGillen had in his budget to support the maintenance on it. Chairman Robie thought they were getting off subject. Road Agent Lewis said the state has a spring and fall auction. Selectman Chivers asked if they wanted to put it in the May auction. Selectman Soares mentioned there is also the new place by the tolls. Chairman Robie said that is only for heavy equipment. Selectman Snow asked Town Clerk Dupere if she had a price for this. Town Clerk Dupere said she has the truck red books which gives the average retail value according to the age and mileage. She can work with Fire Chief Young and come up with a ballpark figure of how much it is worth now. Chairman Robie noted if they are going to send it to auction the high bid is going to win the vehicle. They are not going to put a reserve on it. Selectman Snow thought they should table this discussion until they find out how much the truck is worth. Former Selectman Gary York said years ago they were disposing of police vehicles and they had a minimum reserve. They could still put it out on social networks, but sealed bid is they way to go. They can always put a reserve on it and advertise it. Chairman Robie thought that was a very

good idea. They could put a reserve on it and advertise it until January 15th. If it doesn't sell or get high bid they can take it to Concord in May. He said they will table this discussion until next meeting. In the meantime Town Clerk Dupere and Fire Chief Young will find out how much the truck is worth.

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

Highway: Road Agent Lewis read from the attached report. He mentioned they did sign replacement on Old Manchester. Chief McGillen negotiated with the homeowner and they removed the bush and the sign is very visible now. The former homeowner would not let us take the bush out. He noted they are going to replace the box culvert on Depot Road. The permit came back and the culvert is almost finished. He plans on doing it November 24th, 25th, and 26th, so the road will be closed for a few days. There is no way he can do it and keep half of the road open. There is signage being made up that will be put out next Monday or this weekend. He'll notify dispatch, police, fire, and the two school districts that use it as bus routes. It should go pretty smooth. They will take out the old culvert on Monday, get it prepped, the culvert company will set the new one, and he'll have it paved on Wednesday.

Police: Chief McGillen read from the attached report. There has been an increase in drug activity; they've been dealing with some drug situations in town. They've been working with some outside agencies. They also participated over at the school. They had a safety assessment from Homeland Security. They had several members from different departments at the school. The state is doing an assessment of the school and it will be sent to the SAU. Then the school will share it with the police and fire departments. The goal is to develop a plan, maybe some various drills and table top exercises. There have been some recent car break-ins on Chester Turnpike and Old Mill Road. Unlocked vehicles are being targeted and items are being taken. It's usually happening at night. He noted that Auburn has had an increase of this type of activity also. Chairman Robie asked how many weeks do the new officers have at the academy. Chief McGillen said they are graduating on November 21st. He noted they ended up 3rd and 5th in the class; they are representing the town well there.

Building: Building Inspector Dave Murray read from the attached report. He noted that he has done 74 inspections in 12 days. Selectman Chivers asked what a renewed permit was. Building Inspector Murray explained they are projects that haven't been completed and people need to come in and renew their permit. Chairman Robie added a permit is good for a year.

Solid Waste: Selectman DePuy deferred the department report until the next meeting.

Selectman DePuy to discuss baler quotes. Selectman DePuy said he did a rough calculation of the recyclables year to date and its \$46,000. This is significantly ahead of last year and they still have two months to go. The income from the recycling center is very good. They have four quotes for a baler. He has spoke with Facility Operator Witcher about the four quotes and the machines. He is now in the process of contacting each of the manufacturer's representatives to get an idea of some of the detail on the specifications of these machines to make sure they are dealing apples to apples on them. Also to get references, find out what each might give for a trade in, and whether they can rely on these prices next year. It appears we can expect these

prices to go up 2% to 3%. His sense is that there might be some willingness to negotiate. He will try to get back to the Board the next meeting or the one after that. Selectman Soares asked if they were going to factor in the cost of the transportation of this baler, because they are all from far away. Selectman DePuy said it is included in the prices. Selectman Soares noticed that one had freight off load and set up and the others just have freight. Selectman DePuy said this is one of the things he is checking on, so there is no misunderstanding. Selectman Soares asked about the voltage. She said three of them are 460 and one of them is 480. Selectman DePuy said right now they have 480 at the recycling center and these guys have told him the 480 and 460 are the same and it makes no difference. Chairman Robie asked about the length of the Marathon machine and the length is a little over 12 feet and the others are almost 18 feet long. This may be something they need to look at and consider with the space they have down there. Selectman DePuy said Chuck would prefer a machine that is shorter to give them operating room around the machine. This would be the same machine they have their now which has the twin pistons that turn it sideways and push it out. Having had one and having it not perform as well as we liked is a concern. Selectman Snow said he would like to see some brochures. Selectman DePuy said he is getting some information on the effect those pistons have on the durability of the machine. Selectman Soares mentioned they all have an oil heater is that going to take up additional space and is it going to be a consistent additional cost they will have to consider in the budget. Chairman Robie explained it keeps the oil warm when they are running the machine. You plug in a piece of equipment and heat the oil before you run it. Selectman DePuy said is an extra for two factors. They are selling to us in New Hampshire and it's essentially an outdoor machine. Selectman Soares said it's like a diesel engine. Selectman DePuy said there is an initial charge that varies from manufacturer. After they buy it the cost is whatever the electricity is. He said they have been burned once so they are trying to move carefully to get one they won't be sorry about. Selectman Chivers asked if there is room for the longer machines. Selectman DePuy said there is plenty of room for the longer ones. It just impacts the maneuverability of the skid steer. It would be nice to have the shorter one it gives them an extra 6 feet to work around, but there is plenty of room in the building. Once they have the numbers lined up, he thought they should give a lot of respect to Facility Operator Whitcher's opinion. Selectman Chivers pointed some of the balers weight 7,700 lbs more than the others. How do you account for that it's a 25% increase in the weight. Selectman DePuy said this baler (OBC) is a 30 HP versus 20 or Twin 10 HP. He noted its four tons more and one heck of a machine. They are located near three steel mills. They get a lot of steel and they make a lot of balers. He asked if they could get a smaller one that is 20 HP and is 8,000 lbs lighter for less money. They guy told him no, they use the same frame and they just drop different type of machinery in. He told him that they make a ton of those frames and they get a good price. Chairman Robie said the price was good. Citizen Gary York said he found with his experience in working with waste management, the more steel you have through the abuse the machines get is usually worth it. He thought the horsepower difference between 20 and 30 is significant simply because the compaction force is probably greater than the specifications. The heavier the compaction the better the weight of the bale is. If they are looking at the difference between 20 horsepower and 30 horsepower chances are you'll need a different electric feed for that. They probably need a new circuit breaker and different wiring to feed that device. Selectman DePuy said that outfit did tell them they would need an electrician on site to help us with that part of it. Selectman Chivers asked Mr. York if it was his opinion that the weight in the frame good. Citizen Gary York said it would be well

worth it in the longevity of the machine. The heavier the frame, the less welding you'll need 10 years down the road.

Parks and Rec: Selectman Snow said they got the playground mulch in. He closing the park bathrooms early this year, because it looks like there is some below freezing weather coming. He said he needed to know about the installation of the lighting for the skateboard park. They discussed not doing that this year. He said they are meeting with the Budget Committee this Wednesday, if they don't are we going to increase the amount of parks and recs for next year so they are able to get the lights. If they don't have money left at the end of the year he can't encumber. He has money left he wants to encumber. He asked if they wanted to ask the Budget Committee for the money next year. Chairman Robie said he would explain to the Budget Committee they would like to put some lights at the skateboard park. The Budget Committee asked them to conserve every cent in our budget to pay for our closure. In turn we can ask them to increase our proposed 2015 budget. Selectman Snow asked if they would be asking the Budget Committee for another \$2,400 for parks and rec. Chairman Robie said they can ask the Budget Committee to increase that line on Wednesday night. He noted two weeks ago the Board asked Selectman Snow not to spend any money that didn't need to be spent. Selectman Chivers asked if they agreed as a Board to put lights at the skateboard park. He didn't think they got to that point. Selectman Snow said his position is very simple, he had to do a lot of volunteering this year when they intended to actual spend money. He thought he could use some of the money that would have been spent to do what he did for nothing. There have been requests to have lights at the skateboard park. If the money isn't spent out of parks and recs it will go to something else. If it does he isn't going to be here next year and he wants to make sure that the next Board says ok we intended to put lights at the skateboard park. Somehow they need that money. Chairman Robie said they intended to, but if the next Board doesn't fulfill that it's their decision. Selectman Soares added he didn't have any control over that. Chairman Robie said they increased the parks budget considerably at the Selectmen's budget meeting in September knowing he wasn't going to be here next year. The Budget Committee has told us through the closure process to not spend that money. Selectman Chivers understood Selectman Snow's theory about his personal sacrifice should pay for that lighting at the skate park. The problem is the light is up there forever and his personal sacrifice has value. Selectman Snow said there is a value to having the light there and that is a discussion that needs to be had. He felt it has a value for people that use the park and for security. If they do it at the \$2,400 it's going to be \$16.00 per month for eternity. Chairman Robie asked Selectman Snow if he would like him to ask the Budget Committee to increase his budget by \$2,400. Selectman Soares said the encumbered funds for the seal coating aren't getting used, so why doesn't he use it for this. Selectman Snow explained an encumbrance is for a specific contract and the contract couldn't be fulfilled therefore it dies. The encumbrance was for a specific purpose. Chairman Robie asked if they wanted to go to the Budget Committee with Selectman Snow's request. Selectman Snow said there were other things that could have been done this year other than the lights, but they aren't necessary yet. The septic has to be pumped. It has never failed and it's been there for 20 years. He noted that it hasn't been pumped in 6 years. Chairman Robie said it probably has very little waste. They are going to bypass that for now. Selectman Snow said he just informing the Board that there are things happening in there that you guys are going to need to budget for. Selectman Chivers moved to table any consideration on the lighting at the skate board park. Selectman Soares didn't want Chairman Robie to ask the Budget Committee to increase the budget.

Chairman Robie felt they increased the parks budget considerably with a little help from whoever gets parks and recs next year. Selectman DePuy thought they have enough expenses elsewhere and he would prefer to be thrifty and save money where they can. Chairman Robie stated the consensus of the Board is they are not going to solicit the Budget Committee to increase the Moore Park budget by \$2,400 for skateboard park lighting. Selectman Snow replied so next year they come in and look for it they'll have to find it somewhere else. Chairman Robie asked when who comes in and looks for it. Selectman Snow said some of the kids over there who talked about having lights at the skateboard park and their parents. Chairman Robie said they'll be aware of that and he understands what he has done with his volunteer time. This Board will hopefully be considerate of all that and make the right decision at that time.

The Board to discuss the Conservation Commission's recommendation for the recent tax deeded properties. Chairman Robie recused himself from the conversation. Selectman DePuy asked if there was a representative from the Conservation Commission to discuss this with the Board. Conservation Commission Chair Betsy Kruse was present. She appreciated that the Board asked the Conservation Commission for some input. She referred to the concurrence map and explained that it is a compilation of all of these other features. When you lay the feature of each map on top of each other using shades of the same general color, the darker the color the more important that area. It encompasses more of the features that are important to conservation and the protection of our natural resources. These three properties all lie within that area. The property off of Critchett Road also lies in the area, but it is such a small area that it almost protects itself because its landlocked. They aren't as concern about that as they are about the other pieces on Donovan Road. The Conservation Commissions recommendation is that these pieces (404-118, 405-042-2, & 411-038) not be auctioned off. Selectman Soares asked how much money was in the conservation fund for these pieces to look into preserving them i.e. doing a survey, etc. It would be what they do for their normal easements. CC Chair Betsy Kruse asked if she was suggesting the town might consider putting them into easement. Selectman Soares replied no but the Conservation Commission was looking to conserve them, so she would assume this would be the next step they would take. She has no interest in doing it, but she assumed that is where the money would come from. CC Chair Betsy Kruse replied if the town would like for the Conservation Commission to pursue protecting these properties, they have approximately \$200,000 in the conservation fund which can be used to do that. The town has in past rejected putting town property in a conservation easement however if the Board were to recommend it, she was sure the Conservation Commission would be happy to move forward in that direction. This particular area of town is the largest unfragmented block of land that they have in town. There are no roads crossing through and creating road barriers. It's also part of the moose meadow area and part of the water shed that goes into the Manchester Water Works. This is an important area ecologically. Selectman DePuy said right now there are eight parcels that are being sold for taxes. Is it the Conservation Commissions recommendation to pull three of those and not sell them? CC Chair Betsy Kruse said that was correct. Selectman Soares asked why? CC Chair Kruse said in terms of being able to dictate what happens to those pieces or what doesn't happen to them. If the Board sells them then there is no telling what the new owner would want to do with the area. If there is a little piece of upland soil and they can put in a house with a septic system and driveway right on top of the wetlands. It has not been unheard of for this to happen in this town. If the town owns this then they are in a better position to dictate what happens in that area. Selectman Soares said before we owned it there was no

interest. Now that we own it, it is considered something the Conservation Commission would like. CC Chair Betsy Kruse said if the town would like the Conservation Commission to supervise those parcels they would be happy to do so. Selectman DePuy said according to the statutes if we own it and don't sell it for taxes we are at liberty to sell it in the future after they get input from the Planning Board and the Conservation Commission. CC Chair Betsy Kruse said something else to consider is if the town decided to put an easement on any of its properties, but wanted to hold out reserving the rights on those properties with some intended use in the future, this would be an option. Selectman Snow said an easement doesn't prevent a sale of an entire one; it just restricts it from development. CC Chair Kruse said if you hold out a reserved right on a property then someone might be interested in buying that property to use it for that reserved right. Selectman Chivers said all the Board is deciding tonight is if they want to remove these three parcels from the auction. The next step would be for the Conservation Commission to find someone to accept a conservation easement on this. Selectman Snow said they wouldn't have to do an easement, all they would have to do is put it under the management and control of the Conservation Commission. This would put it in the retention status. Selectman Chivers asked if future Boards would be barred from selling it. Selectman Snow said no. CC Chair Betsy Kruse thought the town had to vote to place a town owned parcel under the supervision of the Conservation Commission. Once this happens in order for anything else to happen with that property the town has to vote for the approval. Selectman Chivers said the decision before the Board this evening is whether to exempt these three parcels from the auction. Selectman Snow thought this was a good thing to do. *Selectman Snow moved to pull those three properties from the auction.* Citizen Fletcher Perkins asked where the properties were located. Selectman Snow noted they were all around the Kinnicum Pond area. Citizen Fletcher Perkins asked if there were any wetlands up there. CC Chair Betsy Kruse replied yes they are very wet, especially the road frontage part. Citizen Fletcher Perkins noted that it is basically undevelopable now. If the town sold it to someone there isn't much they could do with it. CC Chair Betsy Kruse explained wetlands aren't necessarily permanently wet based on a number of factors. Years down the road that could change and a closed road doesn't necessarily mean that forever it will be a closed road. Selectman Soares asked Road Agent Lewis how long Donovan Road been closed. Road Agent Lewis said he wasn't sure, but part of it is class six. He noted these pieces are on the edge of the railroad bed. There are two parcels but they span the rail road bed. Selectman Soares asked if the railroad bed was owned by the state. Road Agent Lewis said they are privately owned, so someone could develop the railroad bed if they could purchase all of it or someone could join these to another parcel of land and develop on that one. They are significant in conservation value with their proximity to Kinnicum Pond and Massabesic water shed. CC Chair Betsy Kruse added the tax value of these parcels at this point is not particularly significant. Selectman Soares said it is revenue coming in opposed to no revenue at all. CC Chair Betsy Kruse replied if it is in current use you are talking \$12 or so. Selectman Soares reiterated revenue is better than no revenue at this point in time. Selectman DePuy asked if there were any other comments. He called for a motion. *Selectman Chivers moved that they exempt 404-118, 405-042-2, & 411-038 from the tax deed auction. Seconded by Selectman Snow. Selectman DePuy, Selectman Snow, Selectman Chivers and Selectman Soares was opposed. Motion carried on a vote of 3 to 1 (3-1-0)*

The Board to address the five tax deeded properties that have been noticed with the intent to sell and discuss hiring Auctioneer to dispose of such properties. Chairman Robie recused

himself for this discussion. Selectman DePuy said they have already noticed the properties for sale. Selectman Chivers said he wanted to call the Boards attention to some zoning issues that relate to the two parcels on Depot Road. Selectman Soares said the zoning issues are not the Boards concern. When someone buys a parcel they are of the understanding that they know what they get. The zoning issues that come along with the parcel are the purchaser's responsibility to research when they buy the parcel. It's like purchasing a house, you are going to research that house and find out everything about it. The town's responsibility is if there is asbestos siding on the house they disclose that. Anything else is the buyer's responsibility as far as the zoning. Selectman Chivers wanted to bring up the point that may influence our decision to sell one of those parcels. 414-138 is a .53 acre parcel with 250 of frontage and 80 feet of depth. There is a building there that has been abandoned for more than a year. The zoning ordinance says that you can rebuild provided the replacement structure meets all of the set back requirements. On 80 feet of depth you have 50 feet of front set back and 25 foot rear set back, you're 5 feet in the center of the property to build a house. If they put this out to auction no one is going to bid on it and the town is stuck with this dwelling that is falling down with asbestos siding on it and we could end up owning it forever. It's not even complicated. The remedy here is to merge those two lots into one and sell that one buildable lot. The RSA gives the owner of that property that option. They don't need a survey and they don't need a plat all you need is concurrence from the Planning Board. You merge those two lots and you bundle it up into one buildable house lot. Selectman Soares said it isn't our responsibility to start merging lots. There are two separate lots. You can't start merging lots and create new lots, because it doesn't look good. If they start taking other lots and then we have two lots that are together and we don't like the way they look and we start merging them to conform to what we want - someone may not like that. The taxpayers may not like that because we're creating lots. That is the Planning Boards job to create lots and change lot line sizes. This is not the Board of Selectmen's job. They have two lots that are in failure, we have taken their deeds. We have to keep them as separate lots and auction them off as separate lots. Someone that wants to buy those (Depot Road properties) will have to buy two separate lots. If they want to create the one lot they will have to spend the money and go through the process of creating one lot. It is the Planning Boards responsibility to do lot line adjustments and create a separate lot. This is not within our purview and it could be perceived as improper to make something conform and it may not be something the residents want. Selectman Chivers said the residents in this town had indicated their preference through the zoning ordinance for what they consider a minimum lot size. They have spoken; it is a 3 acre minimum in Candia. There is one more code section they should be aware of. The .53 acre lot, if one person buys the two lots they would be barred from using the .53 acre lot as a separate building lot. You can't continue the use of a non-conforming lot if a continuous property is in the same ownership. If one person goes to this auction and buys both of these parcels they won't be able to use the one which is a house lot. It's a non-conforming lot, a contiguous lot in the same ownership. Selectman Soares said it was a non-conforming lot that was created long before any of the property and things changed, so it is grandfathered in. Selectman Chivers said it is not grandfathered in by virtue of that statute. Selectman Soares questioned if it was before the ordinance's changed in 1993 because those lots were created before then. Selectman Chivers explained if it is contiguous to a lot you can't continue the use of that property. Selectman Soares asked if they couldn't do a lot line adjustment, how can we do a lot line adjustment. Selectman Chivers said if they did a lot line adjustment they wouldn't have 3 acres for each. Selectman Soares said she meant doing a lot line adjustment to create one

parcel. Selectman Chivers said they could do that. Selectman Soares reiterated it would be the owner's responsibility to do that. Selectman Chivers said we are the owners now. Would she rather take the chance to sell it at auction and have no one bid on it and it has a dwelling. Selectman Soares said they aren't making any revenue on it. She would take her chances on someone buying the property. Selectman DePuy said as a practical matter the owners of the property have a certain time to redeem the property. If they are going through the Planning Board and doing stuff, he didn't think they could do what Selectman Chivers was suggesting until we really own it and that time period expires. He thought they were getting ready to hire an auctioneer to advertise these properties and sell them. Selectman Snow said Selectman Chivers raised the issue at a public meeting. So anyone that is buying it is aware of the concern. Now Selectman Soares is saying we shouldn't do it because we aren't the owners, but when we are owners we can do it. It makes sense if that is what they wanted to do. If they did this and we are under Chapter 80 we may be doing the taking and he would be very hesitant to try to do that. After the auction maybe they could do it, but prior to the auction he wouldn't want to. Selectman Chivers said the notice was sent out and we can't sell it for 90 days. At the end of 90 days they have the right to sell or merge these lots. He is suggesting perhaps we should consider merging these lots at the expiration of 90 days. Selectman Snow said he is very concerned we would end up in court. There is three years after where they could come back. Any money's we would receive over and above that which is liens has to go to the person that buys it. They have made a public awareness that there is an issue. The acreage that exists on our tax maps is not necessarily the acreage of that property, because it isn't surveyed. If they merge these properties they will need to get the land surveyed. If a person buys it and this comes up, the Building Inspector denies and then they can go fight with the ZBA and the courts. Selectman DePuy said as a practical matter they will have an auction of all of the properties. He asked if the Board wanted to do this in stages. Selectman Chivers said they need to wait another 80 days. They could get everything set up and after 80 days they could merge the lots have the auction and sell it as one parcel. It's going to be sold as a buildable lot right on Depot Road. It is a nice little house lot where they could put up one house. If it is a non conforming lot they are going to risk no one ever buying the property with this house on it. Selectman Soares understood his point but it is the buyer's responsibility. She reiterated they are not in a position as a Board to start changing lots. It is part of the Planning Board and we should not start making those decisions. If the owner's son comes back within the three years and says he wants the two parcels and what did you do to them. Selectman Chivers said they can do anything if we sell it. It expires after 90 days from when the notice was sent. They can't come back and say we merged their lot because they don't have the deed to it anymore or the redemption rights. It costs nothing to go to the Planning Board and fill out the lot merger form. They don't need to get it surveyed. Selectman Soares said they don't have the exact amount of acreage on those two properties to be determined. Selectman Chivers read from the RSA "no new survey plat need be recorded of the notice of the merger sufficient to identify the relevant parcels and endorsed in writing by the Planning Board this designee shall be filed for the recording at the registry of deeds a copy mailed to the municipalities assessing associate". There is no survey required and they fill out the lot merger form, you go to the Planning Board, they indicate their concurrence and then you record it at the registry. At that time you have one lot and you just avoided any possibility of somebody declining to buy that .53 acre parcel. Now they have one buildable lot and there is no survey or cost required. At the end of 90 days they have exercised their right to redeem the property, they can then merge the properties and they'll be all set up with the auctioneer. The

minimum bid on this will be equal to the unpaid taxes and accruals of both the parcels combined. This makes good land management sense to do this. Even though it is one more step. Selectman Soares asked if this was his main reason behind this. Selectman Chivers said the reason behind this is that they are getting rid of a non-conforming lot. It eliminates the possibility that someone never buys it or someone not bidding on it at public auction. Selectman Soares said they are putting up a non-conforming lot to sell as it is now and you're not worried about that one. She noted it was the lot on Raymond Road. It is in a light industrial use or mixed use. Selectman Chivers said it was commercial. Selectman Soares said it has a house on it, so that is a non-conforming use. This one is going up for auction as well, but you aren't interested in that one. Selectman Chivers said he hasn't gotten to that one yet. Selectman Snow said the reason they are going to auction is because there is a property on Raymond Road that has a theoretical person living there and we want to quickly sell. In the meantime they decided to do all of the tax deeded properties. He has a concern about screwing around and trying to merge the lots. He noted that Selectman Chivers has raised the issue and they can bring it up to the auctioneer. He is in favor of moving forward as quickly as possible with the five properties, get them in the auctioneer's hands and get them sold. Selectman DePuy asked if Selectman Chivers would like to make a motion. Selectman Chivers moved to merge the properties on Depot Road 414-137 and 414-138 at the end of the 90 day period. Motion failed due to a lack of a second. Selectman DePuy thought they should hire an auctioneer. Once they make that determination they can get in touch with them regarding a date, place, and time. He would like to get some input on this process. Selectman Snow thought they should discuss with Jim St. Jean the possibility of hiring him. Selectman Soares questioned why they are settling on just one. What happened to their policy of looking at three? Selectman Chivers said is she knew anything about auctions in New Hampshire Jim St. Jean handles all of the municipal auctions. He is the most experienced auctioneer in New Hampshire and he sells the property on a buyer's premium, so there is no cost to the town. Selectman Soares said there has to be someone else that does auctions. Selectman Snow said Jim St. Jean has a good reputation and that would be his input on this. Selectman Soares said she is not bashing the person, but it wouldn't hurt to look at one more person. Selectman DePuy said it does make sense. Selectman DePuy said he would come back to the next meeting with the info. He will call three auctioneers and find out what they charge. Selectman Chivers noted they will make a decision at the next meeting on who they will hire. He noted in the meantime they have a tenant at the Raymond Road property, is there anything they should be doing. Selectmen's Administrative Assistant Hansen explained that Town Attorney Mayer said to not spend money the eviction process and do the auction as soon as possible. Citizen Fletcher Perkins asked if this property was under the town's insurance. Selectmen's Administrative Assistant Hansen said that it was under the town's insurance. Citizen Gary York asked if there was any reason the Selectmen can't stipulate the two lots in question be sold as two lots and they have to be sold at the same time to the same owner. Selectman DePuy said his thought is that it would be better if they were making these decisions with an experienced auctioneer who might advise them on all of this before we make the decisions ourselves. There are people that do this all of the time for a living. Citizen Gary York said this way it solves the problem and Selectman Soares' issue. Selectman Chivers thought they could stipulate in the notice that they could be sold as one lot. This would be a simple solution.

Conservation Commission Chair Betsy Kruse to discuss creating a Trust Fund for the Barry Conservation Camp scholarship. CC Chair Betsy Kruse said the letter pretty much says

what they want to do. It wouldn't be a good idea to use taxpayer money to create a campership. They would like to send a deserving student to the Barry Conservation Camp. It has been in existence for seventy something years. It is run by the cooperative extension as a 4H facility. They have a number of different sessions for different weeks. It all has to do with living in the outdoors, appreciating what's around you, and understanding conservation values, hunting techniques, survival techniques, and whatever one does in the great outdoors. They would like to create campership and send a deserving student once a year. The camp scholarship would be a trust fund and it would be fed by donations or fund raising efforts that the Conservation Commission makes. Chairman Robie clarified once the Conservation Commission takes their donation, they will solicit the Trustees of the Trust Funds to manage that for her. He felt they authority to ask to manage a trust fund for the Conservation Commission. Chairman Robie motioned that the Selectmen will ask the Trustees to manage a trust fund in the name of Deb Levesque for the Barry Conservation Camp. Seconded by Selectman DePuy. Chairman Robie, Selectman DePuy, Selectman Soares, Selectman Chivers were in favor and Selectman Snow abstained. Motion carried (4-0-1). Selectman Snow said he was abstaining because he is going to be the donor who establishes the fund.

The Board to discuss recent correspondence from Planning Board Chairman Sean James (Jack Munn's power point presentation). Chairman Robie said he would like the Board to review this. He noted Jack Munn of SNHPC came to the Planning Board meeting and did a presentation. He noted that Mr. Munn has been to numerous Selectmen's meetings. He was asked if he had anything to do with (as a Selectman) Mr. Munn who was coming to Candia for a presentation on economic growth. He said he did it as a citizen, but then he thought about Mr. Munn and his conversation four years ago when Southern New Hampshire wasn't funded by the Selectmen. Mr. Munn came to the Board and asked them to reconsider their funding which they did. Chairman Robie said he spoke with Mr. Munn that evening and he asked him to put something together for the Economic Development side. Mr. Munn said that he would do that. They funded SNHPC the past few years. Mr. Munn called him and asked if there were any citizens that would like to meet with him two weeks prior to his presentation. There were people that did want to meet with him and they gave Mr. Munn some of their input and what they saw and what was going on. He called the Land Use Office and got himself on the agenda for the Planning Board meeting last Wednesday night and this is what he brought (see attached). There is a lot of information that Board needs to look at. They need to consider their Master Plan which has been updated since 2004. The Planning Board as asked for all kinds of funding to update the Master Plan and has always been shut down by the voters. The response is they haven't used the Master Plan to its fullest extent. He guessed that's why they didn't need to fund it. If they look at Mr. Munn's presentation and really see the direction they are going, especially in the past 10 years. Not only in our community, but they have gone to the highest of highs to the lowest of lows. Now they are trying to recover economically and still can't get enough revenue to pay our bills. It is a very difficult thing with no development what so ever. Mr. Munn's presentation shows that about the town of Candia. There is zero growth in population. They have lost population in the last 12 years from 4,100 to 3,900. They lost 22% of the children in Moore School. They have very little places to collect revenue from. Most communities you see new buildings, new stores, and new homes. Mr. Munn explained it is an evolving thing and all aspects of that need to happen to make it work. Selectman Chivers said if you talk about revenue and you have to talk about expenses that go with that revenue. Growth isn't free. He is

looking at the tax rates and in 2010 it was \$19.90 and three years later it is \$0.40 less. It looks like to him the town is doing pretty well managing its resources. There expenses are in line and he didn't know how they could improve on that. If you look at Epping, Hooksett, or Raymond this is a pretty affordable community. He didn't know what you could do to stimulate growth and keep the tax rate the same. Is there any answer to that? Chairman Robie said the last page of the presentation says "Think big ... Conduct a Visioning Process – take your time – do it right! Prepare a new Master Plan – take small steps, but work to implement it over time!" Maybe with the right planning and the right development they could lower their tax rate even lower. This is his theory on that. Selectman Chivers added and not sacrifice what is special about Candia in the process. Chairman Robie asked in who's view, that's why you need to have a vision and blend everyone's vision together to come up with a plan. Selectman Chivers replied it is one thing to come up with a plan, but it takes private investors to fulfill this plan. This town is limited. They can envision all we want, but we're not going to develop property ourselves. We are subject to economic forces that are well beyond our control. Prices of oil, interstate 93 widening, what happens in Manchester, and zoning in other towns. These are all things that impact Candia. There is very little they can do here. They could probably change some of the zoning and go to one acre lots. That would stimulate a little growth. They've been through about four Master Plan cycles since he's been here and he hasn't seen one of them have a real impact on how we conduct ourselves. Chairman Robie felt they have had a significant impact on how we conduct ourselves and we've done nothing. This is how we've conducted ourselves by doing nothing. He felt some people wrote that Master Plan so that would happen. If you give private investors an opportunity to come to our community and develop they will come. If you make regulations so stringent that no one wants to come. After a period of time when they see no change in the Master Plan that open up those regulations for them, they are not going to come. If some people envision that as what they want then that is wonderful, but other people might envision it with some activity going on and some construction going up and some new homes going up. It will create some jobs in the community where people can earn some money. They can go to the store and get some gas and buy some supplies maybe contact a local contractor to do some earth work. All of that money gets funneled around and that's what makes our economic society grow. This is how America has been built for the last 250 years. They didn't go loot other countries. They've built this country on economic growth. They are the only country in the world that hasn't gone outside of our nation to fight a war to gain personal wealth. Every other country in history has fought each other and looted whatever they had for their own wealth. They've never done that we grew our economy and our great nation on development. Citizen Fletcher Perkins thought that Selectman Chivers had a good idea on the review of your planning. He mentioned Exit 3 and it took seven years to build that building and that is totally ridiculous. This is probably one reason no one has stuck their nose in Candia again. The Planning Board is very restrictive and their rules are very restrictive and that should be reviewed. Chairman Robie said they don't need to have a heated discussion on this, but he would like the Board to review this. He thought Planning Board Chair Sean James understood and would be interested in some planning. No one wants to see the face of Candia change drastically. They just need a few little tweaks where things could happen and make it a better place. Citizen Gary York agreed with Chairman Robie and Selectman Chivers. There were hundreds of volunteer hours and a great mix of Candia residents that put the charette together and drew up the Master Plan. He felt what Mr. Perkins was saying was absolutely true. The zoning restrictions that the Planning Board fails to react, they never picked up the Master Plan. At that time to go through

that whole process the Planning Board fell down. They just shelved it and never looked at it. Chairman Robie said they weren't there to discuss the Planning Board's actions or their reactions. They aren't at the meeting. Citizen Gary York said if you look at the Master Plan there is a good blend of what Selectman Chivers is trying to say and what Chairman Robie is trying to say. Chairman Robie thought the Planning Board was going to review this and maybe form a committee. He just wanted the Board to be aware of it and participate on some level. Selectman DePuy thought one thing that was striking on the report was the median age. They have the oldest median age of the surrounding towns. Also, the school census is declining. He has urged people to move to Candia who are young and have children. They have a misconception of their school and have told him they would like to move to Candia but didn't think the school was good. He told them he personally thought they have very good school for a lot of reasons (accessibility, good teachers). He told them to not be fooled by the facility. He thought this was a deterrent, because some people have this misconception. Chairman Robie said they do have a great school system. He felt they had a misconception of where they send their kids to high school. Citizen Becky Sarra said that is the biggest concern and families are moving out because of it. Chairman Robie said fifteen years ago they were going to build a high school with Raymond and Deerfield. The community voted overwhelmingly not to build a high school or pursue that. They said let's not grow anymore and the problem will go away. It didn't go away. Some children go to Manchester Central High School and get a very good education, but some can't because they don't have the guidance they need from home. He noted without a plan they have the ramifications of not having one. Selectman Snow asked if he was suggesting they do something to fund the Master Plan. Chairman Robie said he would be in favor of that and work with Mr. Munn and the Planning Board. He felt Planning Board Chair Sean James was an excellent Chairman, but he thinks he been directed in one direction a little too much. Selectman Snow suggested that he takes this presentation to the Budget Committee so they can look at it. Chairman Robie said he was going to. Citizen Becky Sarra asked if marketing our town part of the Master Plan. Chairman Robie said it was. Citizen Becky Sarra felt that should be a big part of the plan. Chairman Robie said they have an Exit 3 plan but it got squished. They need to do something with it, the gas station thrives.

The Board to approve reval invoice and fire department invoice. Selectman Snow moved to request the funds (from capital reserve fund) from the Trustees in the amount of \$415.47 for the equipment for the new rescue vehicle. Seconded by Selectman Chivers. All were in favor. Motion carried. Selectman Snow moved to request funds from the future reval trust fund in the amount of \$7,130.00. Seconded by Selectman Chivers. 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 November 6th and November 13th was \$922,880.20. Selectman Snow motioned to accept accounts payable and payroll checks for November 6th and November 13th in the amount of \$922,880.20. Seconded by Selectman Chivers. All were in favor. Motion carried.

Any Other Business

Closure update: Chairman Robie said they are doing very well they have covered it with the clay. He noted Mr. Kemp of DES was down last Friday and said he would be back on

Wednesday. He is very satisfied. Selectman Chivers asked how high PVC pipes stuck out of the ground. Chairman Robie wasn't sure; he would have to look at the plan. He guessed maybe a foot. They will seed it as well. He mentioned that he spoke with Atty. Mayer today. There was a concern from one of our fellow Selectman that we may not be doing something right. Atty. Mayer told him as a Board they should wear their accomplishments as a badge of merit on what they have accomplished at the old recycling center. They have been open with the community and they have done nothing anybody at DES or citizen would legally question us about. They have been forthcoming with the Budget Committee and with their department heads. They've discussed how they are going to pay for this and they are going to save the town approximately \$250,000. He noted this morning when he was made aware of this Selectman's email, his heart sunk. He takes his responsibility as Selectman very serious. He brought all of the information to them and they decided what to do and they've moved forward. Some of the community will commend them and some won't but most of them will. They will wear their accomplishment as a badge of merit. Selectman DePuy thought Chairman Robie was wise to go to the Budget Committee during the process because that works well into the statutory requirements. In retrospect that was a wise decision. Chairman Robie said he wanted to make sure they crossed their "t's" and dotted their "i's". Selectman Snow said his position was if someone was to challenge us we could each be financially responsible for things that were inconsistent with statute. Selectman Soares said he was wrong. Chairman Robie said not according to Atty. Mayer. There is always someone who is going to challenge us, but that is the nature of it. At some point they need to concede that the majority voted for something and let's see it through before we start beating it down. Selectman Chivers read from Atty. Mayer's email "at this point he didn't see anything illegal". Selectman Snow replied at this point. Selectman Chivers said it was good enough for him.

Citizen Becky Sarra mentioned that water on New Boston Road is a little high. She thought it might be a beaver dam. Chairman Robie noted someone was taking care of that.

Announce Next Regularly Scheduled Meeting Date: November 24, 2014 @ 7:00 p.m.

Chairman Robie motioned to adjourn 8:50 pm. Seconded by Selectman DePuy. All were in favor. Motion carried.

Respectfully submitted,
Andria Hansen
Recording Secretary