

Approved
Candia Selectmen's Non-Public Meeting Minutes
Monday, February 12, 2007

Attendance: Chairman Clark Thyng, Vice-Chair Fred Kelley, Selectman James Brennan, Selectman Tom Giffen, Selectman Rick Lazott and Secretary Dawn Chabot.

7:00 p.m. Chairman Thyng opened the Public Meeting and immediately followed with the Pledge of Allegiance.

The Board will meet with David Preece/Southern NH Planning Commission (SNHPC), Cindy Harrington/Department of Resources and Economic Development (DRED) and Michael Skelton/Greater Manchester Chamber of Commerce (GMCC) to discuss the Metro Center proposal: The Board reviewed the attached package on the Metro Center. Michael Skelton/GMCC gave a presentation of the Metro Center explaining that it is a joint initiative between the Greater Manchester Chamber of Commerce, NH Department of Resources and Economic Development and Southern NH Planning Commission to promote regional economic development between 14 communities in the Greater Manchester Area. Mr. Skelton explained the Committees and the Subcommittees in which the Metro Center is comprised of. Mr. Skelton pointed out a copy of the Proclamation made by the Town of Derry explaining it is a non-binding agreement and a show of support on the Town's part towards the Metro Center concept. Mr. Skelton stated Derry, Raymond, Auburn and Hooksett have already joined the Metro Center program. Mr. Skelton informed they were now looking for the support of the Town of Candia. Mr. Skelton explained there were no costs to join the program and noted the ability to communicate with neighboring Communities that face similar challenges was a definite benefit. Cindy Harrington of DRED stated she was very much in support of the Metro Center and found in her experience during disasters Communities are not working together. Ms. Harrington felt the Metro Center would open up the dialog between Communities and would also attract potential business owners to the region. Cindy Harrington stated DRED supports the Metro Center because they feel by promoting the region the State will bring in business and workers. Director David Preece of SNHPC stated they were in support of the Metro Center. Director Preece stated when he started working for SNHPC he noticed a large amount of NH residents were commuting to work in the Boston Area (stats are 30 to 40%). Director Preece thought it was important to bring the work force back to the region and felt the Metro Center would help do that by promoting the region to business opportunities. Director Preece felt the Metro Center was a great mechanism to foster information to the private sector. Director Preece stated SNHPC is in support of the Metro Center and hopes the Town will join.

Question to SNHPC Director David Preece unrelated to the Metro Center: Selectman Kelley took the opportunity to ask Director Preece how SNHPC felt about elderly housing due to the upcoming zoning amendment question on the ballot. Director Preece stated he had mixed feelings on the matter noting there are impacts as a result of the housing which do not always get addressed. Director Preece provided the following examples of impacts associated with Elderly Housing: increased social services, increased medical services and transportation issues. Director Preece encouraged the Board and attendees to go on their website where SNHPC shows some examples of Communities now faces with Elderly Housing impact concerns.

Chairman Thyng asked Mr. Skelton what some of the initial concerns were in other Communities. Mr. Skelton stated some were concerned that the Metro Center would try to control their rate of growth and others were concerned about the finances associated with it. Mr. Skelton stated in both cases their concerns would not apply to the Metro Center. Selectman Lazott stated he was 100% behind the Metro Center and thought it was

important to bring some business to the region in order to help alleviate the residential tax burden. Director Preece agreed with Selectman Lazott stating business growth would help balance the equation. Boyd Chivers of Depot Road disagreed noting Commercial growth had not helped Communities like Hooksett with their taxes. Director Preece pointed out that Hooksett had expensive problems with sewage, water and Schools which would reflect on their taxes. Boyd Chivers wondered if the Metro Center was duplicating the efforts of SNHPC. Director Preece said it was not and stated it was an opportunity to work with the State and the business community. Chairman Thyng stated he shared similar feelings as Mr. Chivers and wondered who could provide a reasonable expectation for commercial growth. Mr. Skelton stated Hooksett has representation on the Committee and the Metro Center would give an opportunity to have open discussions with other Communities like Hooksett. Selectman Giffen thought a study was done by SNHPC at one point which supported the theory concerning residential tax dollars versus commercial tax dollars. SNHPC Rep. Bill Stergios stated he had heard companies like Walmart bring in lower paying jobs which means Communities have to provide housing such as apartments and trailer parks to accommodate the work force. The Board thanked the attendees for the presentation and advised they would take the Metro Center proposal under advisement in which they would contact them once they make their decision.

The Board will meet with Candia's Representative to Southern New Hampshire Planning Commission (SNHPC) Bill Stergios to review and discuss recent redesign plans drafted by SNHPC in regards to the intersection located at the end of High Street at Raymond Road: SNHPC Rep. Bill Stergios reviewed the draft plan drafted by Tim White of SNHPC. The Board invited Chief McGillen, Fire Chief Cartier, Road Agent Lewis and attendees to the table for the discussion. After some discussion on the plan the Board determined they liked the draft plan with the following suggestions: provide an additional turn lane which would mean two lanes out and one lane in (on Route 27/High Street), wider shoulders and a blinking light. Fire Chief Cartier thought both intersections should have full signals with preemption lights. Bill Stergios stated he could ask DOT for that. Bill Stergios stated he would inform Tim White of SNHPC and then the next step would be to discuss both of the draft proposals on the two intersections with DOT.

The Board and Emergency Management Director Panit to review & discuss generator maintenance information: The Board tabled the discussion because Emergency Management Director Panit was unfortunately unable to attend the meeting due to the flu.

The Board will accept the letter of resignation from ZBA Chairman Bill Stevens and will also consider the ZBA's recommendation to appoint Alt. member Boyd Chivers as a full-member: Chairman Thyng read the attached letter of resignation received from Zoning Board Chairman Bill Stevens. Selectman Lazott motioned to accept Bill Stevens resignation with regrets. Seconded by Selectman Giffen. All in favor. Motion carried. Chairman Thyng pointed out within the ZBA Bylaws in the event of a vacancy before expiration of a member's term the Board of Selectmen shall appoint for the length of the unexpired term. The Board reviewed the attached recommendation letter from the Zoning Board recommending the appointment of Alternate member Boyd Chivers as a full member. Selectman Giffen motioned to appoint Boyd Chivers as a full member to the Zoning Board effective 2/12/07 with a term to expire on 05/02/08.

Departmental Reports

Highway: Road Agent Lewis reviewed the attached report.

Police: Police Chief McGillen reviewed the attached report. Chief McGillen stated statistically the department was equal to 2006 stats.

Building: Selectman Lazott reviewed the attached report noting that January and February typically are slower months for building departments. Selectman Lazott stated Inspector Hallock continues to do a good job. Selectman Lazott stated Inspector Hallock has cleaned up code enforcement cases and has been involved in litigation cases as well.

Solid Waste: Selectman Giffen reviewed the attached report provided by Facility Operator Whitcher. Selectman Giffen stated the employees have been doing a great job becoming more educated in metals with the help of volunteer Roland Girard which is resulting in a better financial return in metals. It was favorably noted that a trip to Harding Metals by the employees resulted in \$1,374.40 in revenue for the Town. Selectman Giffen stated there was a need to promote the separation of aluminum from tin because of the high return value. Selectman Lazott suggested placing a blurb in the local paper to get the word out. Selectman Giffen stated they were working on obtaining free signage through NH the Beautiful. Selectman Giffen stated that Facility Operator Whitcher had informed him that a great deal of paper continues to go through the window with the household garbage. Selectman Giffen stated there was a need to continue promoting paper recycling as well. Chairman Thyng stated through recycling efforts approx. \$2,100.00 came back to the Town in one month. Selectman Kelley agreed and stated due to the efforts of employees large amounts of money came back to the Town in 2006.

Fire: Fire Chief Cartier reviewed the attached report noting the Town continues to grow and so does their call volume. Fire Chief Cartier stated he had recently met with an individual for the Administrative Assistant position and unfortunately the person was unable to provide eight hours in her schedule. Fire Chief Cartier advised he had a few people in mind and stated if all goes well he would probably be back before the Board in March with a potential hire. Fire Chief Cartier updated the Board on the Tanker and stated the Company is saying they will have it done on Friday. Fire Chief Cartier advised he hoped to have the Tanker in service by mid to late March. In regards to the Administrative Assistant position, Selectman Lazott informed the Board they should keep in mind if there is a default budget some things may need to fall by the wayside.

The Board to discuss the Bond request release from Jeff Manseau and review input from Planning Board, Road Agent and Stantec: Road Agent Lewis noted the original request came in August and at that time was calculated inaccurately. The Board reviewed the attached memo from the Planning Board recommending the release of the accrued interest on the Manseau account and to retain \$25,795.01. Road Agent Lewis informed that Stantec agreed with the reduction. Based upon the recommendation of the Planning Board, Chairman Thyng motioned to reduce the Manseau bond amount to \$25,795.01. Seconded by Selectman Kelley. All in favor. Motion carried.

Selectman Kelley to present a favorable review for Asst. Facility Operator Susan Shaine and also present a possible increase (review date 12/28/06): Selectman Kelley advised that he and Facility Operator Whitcher had recently completed a favorable review on Asst. Facility Operator Susan Shaine. Based upon a favorable review Selectman Kelley motioned to provide a 1.5% merit increase representing an hourly increase of 25-cents, new rate to be \$17.17, retro to anniversary date of 12/28/06. Seconded by Selectman Lazott. All in favor. Motion carried. Selectman Giffen stated he has received positive feedback in regards to Susan's performance and she seems to be doing a very thorough job. Chairman Thyng stated he has heard good things regarding her performance as well.

The Board will review the abatement requests

Request from Peter O'Neil, Map 408, Lot 30.21: The Board reviewed the two requests for abatements (attached) provided by Mr. O'Neil. The Board noted that the Assessor was recommending that the Board deny both requests. **Request #1:** Chairman Thyng noted the request was based upon the fact that Mr. O'Neil sold the Town a portion of his land (approx. 10-acres) on 9/28/06 in which he was billed taxes for the full year on. After some discussion the Board decided they would table the matter until a calculation from the Assessor and Director Emerson is provided to determine the pro-rated taxes for the land that he did not own for 6 months of the tax year. The Board asked Secretary Chabot to have Director Emerson contact the Assessor to have her assess both parcels individually to help with the calculations on the request.

Request #2: Chairman Thyng noted the request was for a Land Use Change Tax Abatement. The Board noted that Assessor Jameson is recommending denial of the request because the value of the lot was determined and supported by an appraisal and the sale. Selectman Brennan noted that Mr. O'Neil was dividing out the acreage and coming up with a figure that way which would be inaccurate because each acre has different value, for example: some of the land the Town purchased contains large amounts of ledge. Chairman Thyng motioned to deny the Mr. Peter O'Neil's Land Use Change Tax abatement request. Seconded by Selectman Thyng. All in favor. Motion carried.

Request from Sheldon & Sue Hall, Map 402, Lot 34: The Board reviewed the attached abatement request from Sheldon and Sue Hall. The Board also reviewed the attached comments and information provided by Assessor Jameson in regards to the need to revise the assessment on this property to correct the age and condition of the house and garage. Chairman Thyng motioned to revise the assessment from \$207,500 to \$199,400, to correct age of house and garage, to correct the condition of the house based upon age for the 2006 Abatement request on Map 402, Lot 34. Seconded by Selectman Kelley. All in favor. Motion carried.

Other Business

PBIS Raffle Approval: The Board reviewed the attached request received from Linda Thomas for the Moore School PBIS raffles. Chairman Thyng motioned to approve the raffle as presented. Seconded by Selectman Kelley. All in favor. Motion carried.

Acceptance of resignation from CTAP Rep Ron Thomas: Chairman Thyng read the attached letter of resignation received from alt. CTAP Representative Ron Thomas. Selectman Lazott motioned to accept the resignation. Seconded by Selectman Kelley. All in favor. Motion carried. Secretary Chabot informed Chairman Thyng that she spoke with CTAP Rep. Gary York and he thought it would be nice if the replacement was a Board member. Chairman Thyng thought the vacancy could be addressed after elections in March.

Controversy at the Mason Breakfast: Selectman Giffen stated he heard a lot of controversy at the Mason Breakfast in regards to the Board not allowing skating at the Town Pond. Chairman Thyng stated he had just sent a letter out to the Contractor in regards to the need to complete the project in order to get the grant addressed and to get the project ready for Federal inspection by July 1st 2007. Chairman Thyng stated getting the Contractor to complete the project is Plan "A" and Plan "B" is to call out the Federal Inspector right away. Chairman Thyng provided information from another Town in regards to how they deal with the ice thickness and liability issues. Chairman Thyng stated one Town simply puts up a "Skate at Your Own Risk" sign.

Selectman Lazott mentioned Towns that flood an area to provide skating. Selectman Lazott stated he had a problem with allowing glass bottles by the ice.

Approval of Previous Minutes: Chairman Thyng motioned to approve the following minutes as presented: Public 01/4/07, Sealed Non-Public 01/4/07, Public 01/9/07, Public 02/3/07, Non Public 02/3/07, and Public 2 02/3/07. Seconded by Selectman Kelley. Selectman Lazott abstained from the Sealed Non-Public minutes of 01/04/07. All in favor. Motion carried.

Next Meeting Date: The next regularly scheduled meeting will be held on Monday, February 26, 2007 in accordance with the 2nd and the 4th Monday meeting schedule.

8:30 p.m. Selectman Kelley motioned to close the Public Meeting. Seconded by Selectman Lazott. All in favor. Motion carried.