

~~Unapproved~~ Approved
Candia Selectmen's Public Meeting Minutes
Monday June 14, 2010

Attendance: Chairman Fred Kelley, Vice-Chair Carleton Robie, Selectman Joe Duarte, Selectman Amanda Soares, Selectman Richard Snow, and Administrative Assistant Andria Hansen.

The Board to consider Fire Chief Young's recommendation to appoint Zachary Lemire as a firefighter. Fire Chief Young noted that he coached Zachary in little league and is really excited about him joining the department. He is currently attending school to be a paramedic. Selectman Robie motioned to appoint Zachary Lemire to the fire department based on Fire Chief Young's recommendation. Seconded by Selectman Soares. All were in favor. Motion carried.

Conservation Commission to discuss Sieminski property. Former Conservation Commission Chair Ed Fowler spoke on behalf of the Conservation Commission. He explained they would like to get the Board's approval and move forward with the conservation easement on the Sieminski property. He presented the Board with a map of the property (see attached). Mr. Fowler explained he spoke with Neil Sieminski about the easement a couple of years before he passed. He was willing to consider a bargain sale. We didn't act fast enough and he didn't place an easement on the property. Mrs. Sieminski would like to see an easement placed on the property and would consider a bargain sale. Mr. Fowler explained they thought they were going to take care of this a couple of years ago and a preliminary appraisal was done. It was valued at that time from \$315,000 to \$345,000. The appraisal is no longer valid and will have to be done again. The Conservation Commission has discussed this and has agreed pending the approval of the Board to pay the expenses. All except the appraisal fee which is paid by the land owner. The fee is \$3,200 for the preliminary appraisal. The CCC would pick up the rest of the expenses. They don't know how much money would be included in the bargain sale, because they have not gotten the appraisal. He didn't anticipate it to be more than \$150,000. They would like the Board's permission to move forward. Chairman Kelley asked how many acres of land. Mr. Fowler explained the house is on a 45 acre lot and adjacent to that is a 15 ½ acre lot. There would be some land taken out for the house, so the 45 acres would be reduced by 5 to 8 acres. It has not been agreed on how much of the 15 ½ acre piece will be put in an easement. They are talking approximately 70 acres. Chairman Kelley asked the Board if they have any questions. Selectman Duarte would like to look at more detailed paper work. Mr. Fowler explained the property on the north side backs up to conservation land which abuts New Boston Road. The one advantage is it would provide the open area of the south side of North Road all the way to New Boston Road. Chairman Kelley clarified that they didn't know the exact acreage. Mr. Fowler replied they will find out once the appraisal is done and they start the language on the easement. Selectman Soares asked how soon the appraisal might happen. Mr. Fowler was hoping it would be happening soon. Selectman Robie thought a soils analysis should be done to see if the property is buildable. The appraiser needs to see what types of soils are there. Mr. Fowler noted there are soils maps that cover that whole area. Selectman Robie thought they needed to have a soil scientist come in before an appraisal is done. Mr. Fowler questioned why you would you do that if you aren't going to develop it or delineate wetlands.

Selectman Robie replied a good portion of the land is poorly drained soils to being with, so it's going to conserve itself. Conservation Commission Chair Susan Wilderman thought that wasn't true. When you have a family that is interested in putting land in an easement and it connects to other pieces of conservation land you have to look at it from a certain perspective. The little pieces of conservation land aren't as valuable as larger pieces that collectively abut. This is what is valuable for conservation long term. Selectman Robie thought they should see if it is a piece of land that is developable. Mr. Fowler said if they are doing a qualified appraisal it will cover that. Selectman Snow noted the preliminary appraisal is looking at the value of the property which establishes a number. When you're doing the easement and want to include wetland studies that can be included. They are looking for a number of what the property is worth and for seeing if the party agrees with the number. Then you look at the easement and it can then consider all of the other studies. Betsy Kruse of New Boston Road noted part of the appraisal is to determine the development rights which we would be extinguishing. In order to do that you would conduct an appraisal as if you could develop it. You then have an appraisal done that takes away the development feature of the land and tells you what the land is worth (without the development rights). There are two parts to the appraisal. Chairman Kelley mentioned that Mrs. Sieminski's son has put a drive way in and is that part of the land as well. Road Agent Lewis mentioned that he did put in a drive way and it was Mr. Blake's intention to build a house some day. Chairman Kelley asked if the 15 ½ acres was still considered for an easement. Mr. Blake noted it is the smallest of the three parcels and we can't get any further than that. He didn't know how much he was going to need to build on. Mr. Blake further noted the parcel across the street is the most valuable and developable. He felt the parcel he wanted to build the house on is the least valuable. Selectman Robie asked Mr. Blake why this is holding him up. He thought Mr. Blake should have done a subdivision and this probably would have been a smoother transition. Mr. Blake replied they need to determine what would go into the easement and what is not. Mr. Fowler noted part of the expenses they were talking about was a survey to cut out the house and it hasn't been done. They need to get the Board's approval to move forward and get this survey done. Selectman Robie replied if you want to cut out the house lot you don't need the Board's approval. He can subdivide his property whenever he wants. Mr. Fowler replied that it's all part of the easement process to survey out the part that's going to be not included in the easement. Road Agent Lewis noted the subdivision took place a long time ago; it's the 15 acres lot. Mrs. Sieminski owns all of that property currently, the question is would she put part of the 15 acre lot in a conservation easement. There will not be any further subdivision of the land. The lot sizes are not going to change. Selectman Robie clarified there are three pieces of property they are talking about. Road Agent Lewis explained what percentage of the two pieces (going into an easement) on the north side is unknown. Selectman Robie replied they can do this without the Board's approval. Road Agent Lewis replied they want the Board's approval to spend the money and move forward with the process. Selectman Robie questioned if the Conservation Commission was going to pay for the subdivision. Betsy Kruse explained when you do an easement on a property that has a house on it you have to take it out the house and the part of the property that is already being used. In order to do this they have to work with the easement holder to determine what is best to put a house on and deem the rest of the parcel undeveloped. In order to do this you have to spend money to do the survey work. They are asking the Board's permission to do this. Chairman Kelley stated if Mr. Blake decides he wants to build a house he needs to cut out at least three acres for a house lot. He hasn't decided where he is going to put the house. Judi Lindsey of North Road replied it doesn't matter when you

have an easement you need to allow for a 3 acre cut out somewhere. You don't have to be specific in the beginning, but you've already made that allowance. The Conservation Commission can't move forward with any of this without the Board's approval. Selectman Snow noted the Mrs. Sieminski lives on a certain piece they will cut some out of the easement, but there will not be a subdivision. The 15 acre piece will have a house on it, but it will not be included in the easement. Mr. Blake will maintain the whole thing part with an easement and part without. Selectman Robie felt they weren't holding up anything. Selectman Duarte would like to see the appraisal before they commit to anything. Mr. Fowler replied they can't do anything until they get the Board's approval. Selectman Duarte didn't mind that they do the appraisal, but once it's done he can't guarantee that he will go along with it. He looks at it two ways what is best for the community and could the land be developed. Selectman Robie agreed to get an appraisal and liked the parcel on the south side of North Road for conservation. The other two parcel he wasn't sure of. Selectman Soares asked how you can deny someone who wants to put an easement on their property. Selectman Robie replied he would never deny anyone. Selectman Snow noted all the Board's doing is giving them preliminary approval to spend some money with the anticipation that it all turns out satisfactory. They will hopefully come back with a purchase and sales agreement. Chairman Kelley asked if there would be two separate appraisals. Mr. Fowler explained the appraiser will appraise each property separately. Mr. Blake noted they were out \$3,600 from the first appraisal. He further noted if they spend the money again and the Selectmen aren't on board with it they are out another \$3,600. Selectman Robie question if the Conservation Commission is willing to pay for the appraisal. Chairman Kelley explained that Ms. Sieminski will pay for it. Mr. Fowler stated if the Board gives them permission they will move forward with this. He explained they can arrange the appraisal, but they will need to pay for some of the appraisal costs. Selectman Robie agreed to pay the appraisal costs. It should be assessed at a minimum amount of money. *Selectman Soares motioned to allow the Conservation Commission to move forward with the appraisal for the three Sieminski properties.* Selectman Robie stated the Sieminski's will still be liable for the cost of the appraisal, whether the Board approves the easement or not. Selectman Snow noted it will cost some money out of the conservation fund for the preliminary easement. Selectman Robie noted it may never get to an easement we haven't got that far yet. Mr. Fowler explained if they make a donation the IRS requires that land owners pay the appraisal cost. The Conservation Commission arranged two years ago to have a preliminary appraisal done on the Sieminski property. They couldn't move it pass the Board, it just didn't happen. They intend to reimburse the Sieminski's \$1,600 for that appraisal. They will get some reimbursement for what they've already done. There will be some cost to the Conservation fund. There was further discussion about the cost and reimbursement of the appraisal. Mr. Blake noted that he agreed with Selectman Robie and felt the south side should seriously be considered for an easement. Selectman Soares motioned that the Board allow the Conservation Commission to move forward with their preliminary appraisal on the 3 parcels of Carol Sieminski's property. Seconded by Selectman Robie. Chairman Kelley, Selectman Snow, Selectman Soares, and Selectman Robie were in favor. Selectman Duarte was opposed. Motion carried on a vote of 4 to 1.

Scott Komisarek to give update on the Agricultural Steering Committee. Scott Komisarek was present. He explained that next March we will have a warrant article to establish an Agricultural Commission. They wanted to let the Selectmen know what they are up to and what the Agricultural Commission would be. Scott Komisarek explained that they have been working

with the Planning Board to work on some language for the Master Plan. The Master Plan has very little language in regards to the agriculture. They are looking at the inventory of all the various farms in the community. There is not a lot of working farms in the community. The intent is to try and promote agriculture. Scott Komisarek read from the mission statement. The mission statement for the Agricultural Commission is to give agricultural a more dedicated and organized voice in the community. The commission seeks to recognize, encourage, promote, and protect the agricultural resources and to strengthen the liability and the sustainability of local agriculture. Our natural resource base and rural agricultural heritage are integral to the character of the town. The future liability of a working landscape will be determined widely by the wise use of natural resources. Scott Komisarek would like to say this warrant article is supported by the Selectmen. Selectman Duarte thought it was a great idea. Selectman Soares asked if they are having meetings. Scott Komisarek replied they have been meeting once a month for the past year. Diane Philbrick explained of recently they have been meeting in the town hall before that they met in the library. Diane Philbrick felt this would be very beneficial for the community. Scott Komisarek stated they realize this needs to go in a particular direction. They would like to try to establish an agricultural identity. SNHPC is going to help them put together a survey of the some of the things going on in the town. They will bring back the information to the Board. Diane Philbrick requested the Board's backing on this warrant article. She noted they have put together a proposal for the Planning Board, so when the master plan is updated it has an agricultural section. Scott Komisarek explained that in New Hampshire there is an increase in small organic farms. They realize the soils in Candia are not optimal. When you look at Candia and look at how we weren't over run by development, they should have more of an agricultural identity for the community. Diane Philbrick reiterated she would like the Board's backing to put a warrant article in for March 2010. Selectman Robie motioned that the Selectmen are in favor of a warrant article to establish an Agricultural Commission. Seconded by Selectman Soares. All were in favor. Motion carried.

The Board to open sealed bids for ash testing at the old recycling center. Chairman Kelley opened the one bid received. Selectman Soares announced the bid was received from the Scott Lawson Group out of Concord. Their cost for services was quoted at \$1,670 which is cheaper than what they quoted us before. The test is for the inside of the building only and for the report and the necessary testing. Selectman Robie motioned to accept the bid from Scott Lawson Group for the amount of \$1,670 for testing inside the old recycling center in accordance with the sealed bids. Seconded by Chairman Kelley. All were in favor. Motion carried.

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

Highway: Road Agent Lewis read from the attached report. He noted he will be over budget on the patching line by the end of the year. He did paving on Critchett Road and Island Road. Road Agent Lewis thought the total cost was about \$68,000. He explained they used to do a project like this every year, until they started getting ice storms. Road Agent Lewis informed the Board he received a notice from Auburn and they will be closing down the Auburn end of Tower Hill Road. The road will be closed until further notice. It will probably increase traffic on Candia end of it.

Police: Selectman Duarte read from the attached report. Chairman Kelley mentioned the tenant behind him has had plates stolen off of some customer's cars. Some stuff was stolen out of his smashed truck.

Fire: Selectman Robie read from the attached report. Richard Ducharme has stepped down as Lieutenant. Fire Chief Young felt confident in moving Matt Richter to the Lieutenant position.

Building: Selectman Soares read from the attached report. Selectman Soares noted things have gotten busy. Selectman Robie noticed Building Inspector Hallock has been working hard to get permits closed and this reflects in the report. Selectman Soares noted he has been working with Administrative Assistant Sharon Robichaud on activity reports and building permits so she will be able to help out the new person.

Solid Waste: Selectman Duarte read from the attached report. The guys continue to do a great job down at the recycling center. They separated 2,300 pounds of non ferrous metal from the light iron pile. This generated \$1,031 in revenue; if they left it in the light pile they would have only generated \$138. Selectman Soares mentioned that Roland Girard has been a tremendous help with the metal pile and is a great asset. Selectman Duarte thought he needed to be certified. It only costs \$50.00 through the state.

Parks and Rec: Selectman Snow noted the fence has been moved. The Moore School Softball team won the state championship. The skateboard park might be getting new cement ramps. Selectman Robie stated the ramp needs to be removed because someone will get hurt. Selectman Snow replied he is working on getting rid of them.

Selectman Snow to discuss proposed warrant articles. Selectman Snow would like to have everyone look at each of them (see attached). They can make a decision on them at the next meeting. There are some they could do at a special town meeting. They could do this fairly inexpensive if they tie it into September primary or the November general election. Selectman Duarte mentioned these were changed to see if last year. Selectman Snow replied those people attended the deliberative session, which was not representative of the town. **Warrant Article 101:** Chairman Kelley noted he is in favor with doing something with the Old Smyth library. He felt they didn't need nine people on a committee to get the library going. He thought if Selectman Snow wanted to head this that was fine. Selectman Snow replied that he really didn't want to. Selectman Snow explained they need a member from each committee, board, and group mentioned in the article because they don't have adequate storage or places to put their stuff. They could use the old library for this. So you want a member of each of these groups so they have a part in deciding what needs to be done up there. They need a broader base of support when it comes up for a vote. Selectman Soares asked if he just wanted to use the space for storage, because she didn't want to see it used for that. Selectman Snow replied they could use it for storage and have meetings there. Selectman Soares asked why couldn't the Town Clerk and her Deputy move over there. Chairman Kelley explained the library needs a well and a septic system. It needs to be handicap access. It needs a bathroom as well. Selectman Snow mentioned the Fitts museum is looking for a place to put their stuff. It needs to be in a protected heated place. They have some books that could be displayed. He disagreed that it needed to be handicap accessed. Chairman Kelley replied he spent two years on this project and it needs to be

handicap accessible. Selectman Snow noted if they put the warrant article in and have a special town meeting and you tell people you would like to get it through by December 31st. They are putting a group of people together with a task with a set thing they are going to do and they will come back with a plan and a budget. Selectman Robie thought before they form a committee they need to have an analysis done on what needs to be done to get the building up and running. If they don't get something done soon they will lose the building completely. He was in favor of coming up with an analysis without forming a nine member committee. They need to come up with a number and asked the community if this is something they want to spend. Selectman Snow replied as a member of the town meeting he would ask what are they going to use it for. Road Agent Lewis thought you could accomplish the same thing if you made this an agenda item once a month. They need to find out what the uses are and who's interested. There was further discussion about the use. Selectman Snow asked why we don't ask the people. Chairman Kelley mentioned that a few years ago there was a survey handed around town to move the Town Clerk up at the Old Library. The majority of the people wanted the Town Clerk and the Tax Collector moved up to that building. He went out and researched pricing and then the town rejected it. Selectman Snow noted this is a good way to see if people want it and if there is a use for it. Selectman Robie asked if they were going to form a committee now or put it on a warrant and let the people vote. Selectman Snow suggested that they think about this until the next meeting.

Warrant Article 102: Selectman Snow explained this has to do with the police revolving detail. If this had been in place our operating budget would have been lower. **Warrant Article 103:** This article has to do with a recycling revolving fund. Chairman Kelley noted the money they make at the recycling center goes back into the town budget. The money should go back into the bottom line budget. Chairman Kelley stated the people voted said they didn't want this. Selectman Snow replied that was at the deliberative session and that is a different discussion. Chairman Kelley stated where did he think this was going. Last year it was changed to see if. Selectman Snow replied that depends on who shows up at the deliberative session. **Warrant Article 104:** Selectman Snow explained this article has to do with establishing a cable access enhancement revolving fund. **Warrant Article 105:** This warrant article has to do with reinstating a five member Board of Cemetery Trustees. Selectman Robie replied they already have a five member Board. **Warrant Article 106:** Selectman Snow note that the April warrant article got a significant higher number then May. He thought people might be paying attention and they might be interested in changing it. Chairman Kelley mentioned that at a recent LGC seminar there was only one person on April. Selectman Robie stated they need to keep their town meeting on the second Tuesday of March. **Warrant Article 107, 108, 109:** Selectman Snow thought they should establish trust funds for those private donations that come into the town so technically they would not lapse at the end of the year. Chairman Kelley asked what was wrong with bringing it back to the town and letting the town worry about where it's going. Selectman Snow replied the Selectmen could be the authorized agents. According to statute a trust fund should be established. Selectman Soares noted we don't carry a significant balance for Old Home days. Everything is donation. She noted they never have more than \$1,000 left over. Chairman Kelley thought he should leave the Old Home Day people alone, they do a great job. Selectman Snow noted this is something that needs to be done. He asked how much money (donations) was received for spraying last year and how much was spent. Selectman Robie explained \$2,600 was collected for spraying; the balance of donated money was returned to the general fund. He noted for a small amount of money, sometimes you need to leave things as they are. Selectman Snow replied we still have the responsibility to see the money is properly

accounted for. Selectman Snow thought the money should have been rolled over in case we need to spray again. Selectman Robie noted we are doing really well with the budgeting. You don't need stir the pot for a few dollars. Selectman Snow disagree and thought the Board should be doing their responsibility.

Trustee of the Trust Funds: Chairman Kelley mentioned to Selectman Snow according to the RSA you are not allowed to be the book keeper of the Trustee of the Trust funds. Selectman Snow replied he just does a clerical function for them. Chairman Kelley stated according to the RSA he isn't supposed to be doing it. Selectman Robie questioned Selectman Snow if knew this and continued to keep doing it. Selectman ~~Robie~~ Snow explained the Trustee of Trust Funds appointed him as a book keeper. The Treasurer is responsible for the money and he has no authority to spend money. He just performs a clerical function for them and has been for years. Chairman Kelley would like him to think about this.

Dragon Mosquito report. Selectman Soares noted she didn't have a cost analysis. She did have a list of town properties. Harbor Street decided they wanted their property tested on Crowley Road. She and Building Inspector Hallocked check to see if there was at least one person from each grid space. There was quite a bit. So far they are doing pretty good and there has been a good distribution around the town. There hasn't been any EEE found yet. Selectman Soares explained that she didn't have any numbers. Selectman Snow asked if there has been any testing yet. Selectman Soares thought so, but she would find out. Selectman Robie clarified they are all done treating larvae. Selectman Soares replied the vectobac is done. Selectman Robie asked if they could get a date when they stopped treating larvae. There was some discussion about the treating the larvae. Selectman Robie asked for the date when they started sending hatched mosquitoes to Concord. He would like to see a bill as well. Citizen Joanne Beckwith asked if they did Mill Pond. Selectman Soares replied she would check into it. It might be state property and wasn't sure if it falls in their jurisdiction.

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Expenditure reports: Selectman Snow asked if Selectmen's Assistant Eastman could run the manifest report a little later. He questioned the timing. Selectman Robie replied the report is better this year. He has her run the report the second Wednesday of the month, so it can be as updated as possible. Selectman Snow questioned the timing and was it consistent with what was done last year. Selectman Robie stated the reports are better, because they are on the same week. Selectman Snow asked how you could compare reports from May of 2009 with May of 2010. Selectman Robie replied they don't, because their done with 2009. Selectman Snow stated he was not questioning what the report produces; he's questioning whether the reports from last year would be different. Selectman Robie replied they are totally different last year has no bearing on this year. Road Agent Lewis explained he understood what Selectman Snow is saying, he can't compare the numbers from 2009 because there a week short. Selectman Robie noted they are going to continue the way their doing it.

Approval of Previous Minutes: Public and Non-Public meeting minutes of 5/24/2010: Selectman Robie motioned to accept the public meeting minutes of May 24th, 2010 as presented. Seconded by Chairman Kelley. All were in favor. Motion carried. Selectman Robie motioned to accept the non-public meeting minutes of May 24th, 2010 as presented. Seconded by Selectman Soares. All were in favor. Motion carried.

Citizen Joanne Beckwith requested that a new flag be hung outside of town hall. Chairman Kelley stated they would take care of it.

Selectman Snow heard stories that the employees of Town have been getting letters from the IRS saying they owe money from a real estate firm in New York. Selectman Snow would like the Department Heads to ask their employees to provide there info, so they can take care of this. This might be something the town should address. Chairman Kelley stated Selectmen's Assistant Eastman has already sent a letter to the IRS.

Selectman Soares wanted to see if there was a way to put up signs for Town Clerk parking. In the spring and summer there is hardly any parking. Selectman Robie thought people should be able to park at the library. Chairman Kelley thought they should send the library a letter to let people park over there. Road Agent Lewis mentioned the town leased the parking lot to the school for a 99 year lease. There was further discussion about parking. Selectman Snow thought they should put up some signs that say to use the library for overflow parking [at the parking lot behind the library](#).

Selectman Soares asked when do they start talking about warrant articles. Chairman Kelley replied October.

Solid Waste fees: Selectman Soares asked if the Board would like to increase fees, since they are a little low. Selectman Robie felt without a scale it's impossible for C&D. He noted in Deerfield they just started charging a minimal amount for shingles. They charge \$25.00 for a pick up load of shingles and \$15.00 for a half load. He might be in favor of something like this. Selectman Soares thought this is something that the Board has to think about. Chairman Kelley noted they will have to talk about handling the money.

The next regularly scheduled meeting is June 28, 2010. Selectman Snow clarified someone will be coming in to discuss Brownfields.

Selectman Soares asked if they are going to discuss applicants for the Building Inspectors job. Selectman Robie thought it would be beneficial to have someone in next week to work with Building Inspector Hallock. It was the consensus of the Board to conduct interviews Friday from 10:00 a.m. to 12:00 p.m. - 15 minutes per applicant. If Friday doesn't work for the applicant the Board will conduct some interviews Wednesday night starting at 7:00 p.m. Selectman Soares mentioned that Administrative Assistant Sharon Robichaud would like some more hours. Selectman Robie thought they could look at it.

Chairman Kelley motioned to adjourn 8:55 p.m. Seconded by Selectman Snow. All were in favor. Motion carried.

Respectfully submitted,
Andria Hansen, Recording Secretary

