

~~Unapproved~~ **APPROVED**  
**Candia's Virtual Selectmen's Public Session Minutes**  
**February 22<sup>nd</sup>, 2021 at 7:00 pm**

Note: Individual roll call has been taken after each motion.

Pledge of Allegiance

Chair Young opened the Public Session Meeting.

**Attendance:** Chair Susan Young, Selectman Russ Dann, Selectman Boyd Chivers, Selectman Brien Brock, Selectman Patrick Moran and Administrative Assistant Linda Chandonnet

**Approval of Minutes: Public Session Minutes for February 8<sup>th</sup>, 2021.** No corrections noted. Selectman Brock made a motion to accept the February 8th, 2021 Public Session Minutes as presented. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

**Old Business**

**Town Offices Opening – Input:** Chair Young stated that in their last meeting the Board had discussed opening the Town Offices for a target date of March 1<sup>st</sup> and now the Board was looking for the Public and Employees input and comments. Health Officer Gagne confirmed work has been done to get the building prepared and it may open whenever the Board decides to. Chief McGillen stated the guideline plans were sent to the Selectmen and given to Health Officer Gagne for his approval. Tax Collector Candace Stamatelos questioned visitors and maintaining the 6 ft. social distancing. She asked the Board if anyone would be in charge if too many individuals enter the building at once? Chair Young explained that the Town Clerk's Office would continue to keep their doors closed for now and she will assist the way she has been with online and the drop box, therefore less people will be entering the building and it would reduce that from happening. Health Office Gagne stated that he would help out with managing social distancing if he sees that occurring. Selectman Dann added that as time goes by, they can always modify issues as they are needed.

**Building Code Enforcement - Updates:** Chair Young moved this topic to be discussed in a Non-Public Session due to RSA 91-A: 3, II (d).

**New Business**

**Deputy Town Clerk:** Chair Young read Donna Hetzel's Letter of Recommendation for H. Ann Nerney as Deputy Town Clerk effective March 1<sup>st</sup>, 2021 at the 2021, step 4, pay rate of \$17.57 hr. See attached letter.

Selectman Dann made a motion to accept Donna Hetzel's Letter of Recommendation for H. Ann Nerney as Deputy Town Clerk effective March 1<sup>st</sup>, 2021 at the 2021, step 4, pay rate of \$17.57 hr. Seconded by Selectman Moran. All in favor. Motion carried by a vote of 5-0-0.

**Deputy Tax Collector:** Chair Young read the Letter of Resignation from Vivian Sysyn as Deputy Tax Collector. See attached letter.

Selectman Brock made a motion to accept Vivian Sysyn's Letter of Resignation as Deputy Tax Collector. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

Chair Young read Tax Collector Stamatelos's Letter Requesting the Appointment for Audrey Stamatelos as Deputy Tax Collector effective immediately, grade 4 - step 1, pay rate of \$17.57 hr. See attached letter.

Selectman Chivers made a motion to Appoint Audrey Stamatelos as Deputy Tax Collector effective immediately, grade 4 - step 1, pay rate of \$17.57 hr. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

**Candia Crossing – Jerry Tanguay:** Attorney Tom Pappas via Zoom confirmed he is representing his client and Developer Jerry Tanguay of Candia Crossing, who has requested to come before the Board and address the Current Use Taxation.

Assessor Steve Hamilton explained to the Board that Candia Crossing Development has completed several units and it is at a point right now where the Land Use Change Tax bills will begin to be issued for each of the individual units. As this is a condominium development and the law requires that each of the units to be billed individually for its value and the percentage of interest in the overall condominium development. The bills have not been sent out yet, but when they are it will go to the buyers of the property. The Developer and Town are trying to find common ground in the amount of the value that each of the condominium sites would be as they are far apart. He recommends having a conversation with the Board first, and then have a meeting with the Developer for a resolution.

Attorney Tom Pappas stated that there are more issues than just the values and that the bills should not be sent to the buyers according to the statutes. The Developer mailed the Town Office two letters and did not receive a response back. He encourages the Developer to have a discussion with the Board and to try and engage in a resolution process. If a resolution is not made and the Town sends bills to the Individual Unit Owners, it would most likely head into litigation resulting from the different views of the statutes.

Developer Tanguay added that he has been trying to resolve this for fifteen months and that all he wants from the Town is an amount on a per unit basis and he does not want to go to court.

It was concluded that Assessor Hamilton will meet with the Selectmen first to have a conversation and Developer Tanguay will be placed on the Agenda to have a discussion with the Board for a resolution at the next Board of Selectman Meeting scheduled for March 8<sup>th</sup>, 2021. Developer Tanguay will be sent confirmation.

Planning Board Member Scott Komisarek commented that Selectman Chivers was vehemently opposed to the Candia Crossing Project from the very beginning. He has over \$25,000 in legal fees since he became involved. In his opinion, every time something happens in Candia and Selectman Chivers is involved it becomes difficult and now it is on the verge of litigation. Mr. Komisarek stated that Selectman Chivers was on a mission to abuse his power and to change the outcome of that project because he did not want the project to be permitted. Developer Tanguay came to Candia to build with a budgeted number and now it has become a problem.

Selectman Chivers replied that he was not opposed to the Candia Crossing Project. He explained that part of his responsibilities as a Selectman is to understand some of these issues that come before the Board and to get council and to also talk to other people.. He does not come to the Board Meetings with all of the answers and all the information.

Chair Young noted that she will take this under advisement and hopefully they will come up with an answer and resolution in the next meeting.

**Budget Expenditures:** Chair Young mentioned that the 2020 expenditure pages that were attached for the Board to review all the departments and commend them for their careful expenditures as they wait see what the Town is going to do on March 9<sup>th</sup>, 2021.

**Candia's Safety Facility Committee:** Selectman Brock announced the First Safety Facility Committee Meeting will be held at 6:00pm on Monday, March 1<sup>st</sup>, 2021. The meeting will include Selectman Brock, Selectman Dann, Police Chief McGillen, Lieutenant Langlois as well as others who have reached out and are interested in joining. Land Use Coordinator Lisa Galica will be the recording secretary and the meeting will be available on Zoom. Anyone who wants to show up is welcomed and everyone's input and ideas will be appreciated. It will be a good way to provide the Town Residents with information and keep them updated. Details of the meeting will be added to the Website.

**Road Agent:** Road Agent Jeff Wuebbolt stated that mud season is coming up soon and he would like to purchase a York Rake which he would tow behind a truck. He does have someone to grade for him but for the mud season the York Rake will be important. The quote he received for a 10 ft York Rake with a 2 ft extension cost \$7,660. To help lower the price, he would like to sell the Towns Spreader and Chain to help pay for it. Selectman Brock recommended making a motion for purchasing the equipment needed.

Selectman Brock made a motion to authorize Road Agent Wuebbolt to purchase a York Rake in the amount of \$7,660. Seconded by Selectman Chivers. All in favor. Motion carried by a vote of 5-0-0.

Selectman Chivers made a motion to authorize Road Agent Wuebbolt to sell the Towns Spreader and Chain for market value. Seconded by Selectman Brock. All in favor. Motion carried by a vote of 5-0-0.

### **OTHER BUSINESS**

**Conservation Commission:** Chair Young read a letter from Chair Judi Lindsey recommending Ryan Young as a full Conservation Commission Member to fill in and complete Dennis Lewis's term ending 2023. See attached letter.

Selectman Chivers made a motion to appoint Ryan Young to the Conservation Commission and complete Dennis Lewis's unexpired term. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

**Farmers Market:** Chair Young announced that there will be a Farmers Market in Candia and it will be held at the Library beginning in June, on Saturdays from 9am-12pm. The application was received, and Chair Young stated she will sign it and the Board Members had no objections.

Chair Young stated that she received a letter from Dick Snow regarding the Rockingham Rail Trail. There is an acre of Town Property adjacent to the Rockingham Rail Trail and it is under the management of the Candia Conservation Commission. Last fall the Trails Bureau stored loads of gravel on the Town property and the piles reach over five feet high. He does not want to see anyone get hurt or for the Town to have a liability. He suggested a barrier to be made and for the Rail Trail Bureau to be aware. The Board had a discussion and did not have concerns on the matter.

Selectman Dann remarked the Accounts Payable for this week revealed a \$660 check received for the Jesse Remington High School for the announcements. In a previous meeting with Town Council, it was advised that a volunteer should be making the payment. Selectman Dann recommends a direct payment. Chair Young will speak to Chair Carla Penfield of the Smyth Memorial Trustees to resolve it.

**Board to authorize the payments of payroll and payables.** Selectman Chivers announced the payroll for the week ending February 18<sup>th</sup> was \$16,025.10 and for week ending February 25<sup>th</sup> was \$16,199.19. Payables for the week ending February 18<sup>th</sup> was \$45,086.87. For week ending February 25<sup>th</sup> was \$51,989.76 for a combined total of \$129,300.92.

Selectman Chivers made a motion to approve the accounts payable and payroll checks for the total amount of \$129,300.92. Seconded by Selectman Dann. All in favor. Motion carried by a vote of 5-0-0.

**Calendar:**

- The next Board of Selectmen's Meeting is scheduled for Monday, March 8th, 2021.
- Elections will be held on Tuesday, March 9<sup>th</sup>, 2021 at the CYAA from 6am-7pm

**Public Input:** Fire Chief Dean Young mentioned that the Fire Department received a Medical Call last Saturday evening and Police Officer Serena Shutter who was on duty that evening did life-saving work by using the AED. He would like her to be recognized for the great outcome of what transpired that evening. Others present were Firefighters Matt Richter, Bill Mortimer and Jesse Daniels as well as other nearby town Fire Departments. Chief Young would like them all to be acknowledged for their outstanding efforts. There was a discussion about learning CPR Training and Fire Chief Young stated that will look into it and possibly have some classes available.

**8:49 pm** Selectman Chivers made a motion to suspend the Public Session and go to a Non-Public Session under RSA 91A: 3 II d. Seconded by Selectmen Moran. All in Favor. Motion carried by a vote of 5-0-0.

**9:22 pm** Selectman Chivers made a motion to move from the Non-Public Session and into a Public Session. Seconded by Selectmen Moran. All in Favor. Motion carried by a vote of 5-0-0.

Selectman Chivers made a motion to seal the Non-Public Minutes because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this board. Seconded by Selectman Dann. All were in favor. Motion carried by a vote of 5-0-0.

**9:22 pm** Selectman Chivers made a motion to adjourn the Public Meeting. Seconded by Selectmen Moran. All in Favor. Motion carried by a vote of 5-0-0.

Respectfully submitted,  
Linda Chandonnet, Recording Secretary