

BOARD OF SELECTMEN

DECEMBER 8, 2014

MEMORIAL BUILDING

6:45 P.M.

Selectmen present: Don Hill, Chairman; Leigh Callaway and George McCusker.

At 6:45 p.m. the Selectmen entered into non-public session per RSA 91: A-3 Personnel.

At 7:00 p.m. the Selectmen voted to seal the non-public session minutes. They returned to the meeting room and the public session was called to order.

Others present: Bryan O'Day, Peter Abair, Bill Huntoon, and Tim Julian.

Don reported, the rep. from System's Plus Computers cancelled her appointment. There are a couple of information packets available if anyone would like to review them.

Preliminary budget:

Leigh presented lists of projects, possible sources of funding, and a proposed operating budget. The dialogue of these items will be ongoing. The numbers don't need to be pinned down tonight. He will bring them to the budget committee tomorrow night for preliminary discussion. He asked the other two Selectmen to review them, and come back with input at the next meeting. Leigh reviewed some of the projects being added to the grounds and building repair line.

Don noted the ongoing problem with the front steps and the need to get the right product for a repair that will last. Billy suggested a granite overlay over the top, perhaps trying it on one stairway before doing both. Bill will speak to someone he knows regarding best way to repair.

Leigh presented a worksheet of possible scenarios and potential impact to the budget for pay increases based on an April 1 effective date. The spreadsheet showed impact with and without comparisons from the wage survey done by NHMA of 2013 wages. The current draft of the operating budget does not include wage increases.

Leigh noted there is a \$6,000 decrease in the personnel administration budget for 2015 due to the contribution holiday the town will receive for a refund owed by the HealthTrust.

Don noted his concern the worksheet shows a 2.5% increase in the budget now and with wages flat. The selectmen will review and come back with ideas in two weeks. Don extended appreciation to Leigh for all the work put into the spreadsheets.

Motion by Leigh to review the drafts to the budget committee tomorrow night, with the caveat that this is the first draft, and there is still some work left to be done. The motion was seconded by George and unanimously approved.

Pete Abair reported he has spoken to Fairfield's about the new truck, and he hopes to have it by the first part of January.

Minutes of December 1, 2014: Leigh recommended the following changes. Page 1: *Leigh noted the Kearsarge Municipal Budget Committee is holding their final hearing on ~~Thursday, December 4~~, Tuesday, December 2, 2014 at 7:00 p.m.;* And Page 4: *Leigh reported the screens for the fire department meeting room have been ~~replaced~~ purchased.* George moved to accept the minutes, as amended, seconded by Don and unanimously approved.

Pete Lacaillade, Fire Chief, reported that the repair on the garage door at the fire station has been done. The Board signed the Certificate of Completion was signed and authorized payment of the \$1,000 deductible to Construction Services of NH.

The Scrivener's Affidavit correcting the tax collector's deed of May 2006 on the former Lee property has been received from town counsel and was reviewed by the Selectmen. The information appears to be correct. They would like Cynthia Anderson, Tax Collector and Dallas and Laura Patten to review it before the attorney sign's off and records it.

A Tax Collector's Deed was submitted by Cynthia Anderson for the Collier property in Eastman (Map 31; Lot 502-343). This was the last parcel with unpaid taxes subject to tax deeding. A new 30 day notice was sent to the owner as he had not acknowledged the previous one. December 4th was the deadline for payment. The Board discussed whether they wanted to add one more piece of property in Eastman. They suggested sitting down with Eastman and reviewing the parcels for the possibility of annexation to adjoining parcels or using as common land. Billy asked about using an auctioneer to sell off the parcels in Eastman so they can get back on the tax rolls. Motion by Leigh to accept the tax collector's deed, seconded by George and unanimously approved.

New Business:

George reported the house on Baptist Pond has a deck he believes is not permitted. That property has required several visits by Tom who asked for Bryan O'Day's help, as well as septic re-design issues. The Board will bring this to Tom's attention and ask him to take a look at it.

Don reported there still has not been a building permit submitted for the shed on Main Street. Tom has spoken to the owner. They have been reminded several times. He suggested perhaps it is time to start billing for violations. Leigh made a motion to send a letter with return receipt requested to the owner. Bill questioned if the Board was going to get permits for 2 buildings on the other end of Main Street. Don asked which property? Bill stated for the sugar house and the building moved from Downey's at Darrin's. George reported that Darrin applied for a building permit for the sugar house, but Tom returned it as a location was not shown on the application. He believes Darrin wanted to be able to move the building. Don questioned if a building permit could be denied for a sugar shack as it is an agricultural use. Leigh noted his concern that this is where trouble begins. If the ordinance is not consistently enforced then the Selectmen can't go anywhere without bringing in the entire town so as not to single anyone out. George stated he feels a conscious effort has been made in the last year or so to enforce issues as they come up. He stated he had reported about two sheds being built down by the interstate. One person got a

permit and the other didn't continue building. He feels the Selectmen have followed up on every complaint someone has made.

Don noted the town is in the middle of a revaluation this year, but the assessors will not report if they see something not currently on the cards, as they are there to do assessing, and not be involved in enforcement. He noted his frustration with that, and suggested the Selectmen go through the tax cards and see where there are discrepancies.

George stated he feels the Board should continue to notify people and allow them to come in.

Leigh noted at one point the Selectmen were going to send a letter to the entire town, as a first step to bring people in for site plan. Don noted there had been some communication with Planning and Zoning about that. The Planning Board held a meeting whereby several people attended and were told site plan was not necessary for what they were doing.

George stated since Bill has made a complaint, the Selectmen should send Darrin a polite letter.

Leigh questioned where the Planning Board was going with the wetlands ordinance revisions. If it moves forward the way it has been proposed, then he would suggest adding \$20,000 in the budget for zoning compliance.

Board and Department Updates:

George reported the Conservation Commission is going to explore getting the Kinsley lot cleared up. Bruce Allen will contact local loggers to see if the work can be done this winter. The Commission confirmed their budget is to remain the same.

George stated he will be attending the meeting at the UVLSRPC if it is not cancelled due to the storm.

Don noted the upcoming events on the website calendar only shows the Selectmen's meetings. It is most likely a matter of a new process but will be checked to make sure it is updated.

A check was cut for the first payment on the bank loan for the new highway truck. The Board discussed making payment to the bank for the amount that was appropriated for the first year payment. Don moved to spend the money appropriated and already raised through this year's taxes; seconded by George and unanimously approved.

Correspondence:

Request from Cynthia Anderson for a tax collector's abatement for taxes on a mobile home moved out of town. Jeopardy tax has been paid and the property will be deleted from the database. Motion by Don to grant the abatement, seconded by Leigh and unanimously approved.

Request from Cynthia to close the office for December 24th and December 25th as Christmas Holiday for she and Pixie. The day after Christmas, a paid holiday, falls on Friday this year. Motion by Leigh to approve, seconded by George and unanimously approved.

Request from Cynthia for a supplemental warrant for tax billing to Bill Huntoon and Dallas and Laura Patten for the properties they acquired through tax deed sale. Motion by Don to approve the warrants, seconded by Leigh, and unanimously approved.

Signatures:

Timber Yield Tax Assessment reviewed and approved for Aaron's Ledge Inc.

Building permit application from Steve Klein for a 10 x 13 mudroom addition to his house on Four Corner's Road. The existing house is 28' from the lake. The addition would be > 78' from the lake, but less than setbacks require. The Board agreed they have no authority to approve the permit. The application was denied and will be referred to zoning.

HealthTrust has notified the town of a requirement to notify eligible "employees" of the Children's Health Insurance Initiative. The Board reviewed, approved, and signed the notice to be mailed.

Miscellaneous Business:

Leigh noted this is the first meeting of the season for the budget committee. He is willing to volunteer as ex-officio member. George appointed Leigh as ex-officio, seconded by Don. Motion was approved by George and Don.

Tim Julian noted there are free gunlocks available at the Town Office.

Bill Huntoon reported that the siding he just repaired on the old highway garage was damaged again. He has spoken to Pete Abair about it. Pete has already spoken to the person responsible and they will take care of the repairs.

The meeting adjourned at 8:50 p.m.

Submitted by,

Janet Roberts
Administrative Assistant