

**Chesterfield Board of Selectmen**  
**Monday, June 1, 2006**  
**6:00 p.m.**

Present: Jon McKeon (Chairman), Wanda McNamara (Vice-Chair), Dan Cotter, Rick Carrier (Town Administrator), and Padi Blum (Secretary)

*The meeting was called to order at 6:11 p.m.*

**1. Signatures:**

- Manifest #22
- Selectmen Minutes – May 25<sup>th</sup>
- Land Use Change Tax - Goodell
- Payroll change notice – P&R

**2. Discussion:**

- Abatements:

The Board granted abatements to the following, based on the assessor's recommendation:

Coulborn, Richard & Camille – (Map 5H Lot B8) – Revised assessment \$212,515.00

Hubbard Farms – (Map 1 Lot B6) – Revised assessment \$807,900.00

Nine A, LLC – (Map 5K Lot B3) – Revised assessment \$1,425,500.00

The Board denied the following abatement, based on the assessor's recommendation, and the lack of proper documentation:

Stow Mills Inc. c/o Deloitte Tax LLP – (Map 12 Lots A1.1 & A1.23) – Assessment \$10,482,300.00

- Lake Level:

A board was removed from the dam the past week due to the high lake level and anticipated rain this weekend. The level had gone down an inch plus prior to the Select Board meeting – at the time the water level was 7” + over the “ideal” level.

- OEM/DHHS subcontract:

Cotter reported on the meeting he attended and reviewed a sample subcontract. There were many areas concern and unanswered questions, such as unidentified fund availability, costs and commitments to be incurred by the Town, and legalities of the use of municipal funds. Cotter stated that Cheshire Medical

would act as the dispersing agent. It is possible that each Town could end up with as little as \$2,000.00 +/-, or likely even less.

It would appear that the monetary return on the commitment required would not make sense financially. Cotter has asked the state representative to assign values to the cost to execute compliance with such a contract. It is possible that a Town Meeting would be required to authorize funding; Carrier would look into and supply Cotter with a copy of the Municipal Finance Act. There was also a question regarding the contract's stipulation that the Town could not "supplant any other public or private sources of funding" and the Performance Period. Cotter would speak to Gary Gray to get more information and bring back to the next meeting of the Select Board (2 weeks).

- Employee Pay Scale:

The merit raise spreadsheet was reviewed and edited. It was clarified that supervisors would continue to write reviews and recommend raises within the allowed range. The Select Board would then review all employee reviews to ensure that assessments were conducted thoroughly and thoughtfully throughout all departments. The Board would approve merit raises. Carrier will revise the spreadsheet once again according to discussion, summarize, and present an updated revision for review at the next meeting of the Select Board. It was noted that the COLA adjustment is determined by the Board based on regional figures.

- Planning Board Membership:

McKeon reported that Davis Peach believes that the Select Board should be the sole entity to elect the alternate members. The Board decided to offer the opportunity to serve as alternates on the Planning Board and Zoning Board of Adjustment as follows:

Elaine Blake and Blake Woodman - Planning Board  
Renee Fales and Jim Larkin – Zoning Board of Adjustment

- Administrator Contract:

This item was moved to the end of the agenda

- Old Business:

Spofford Place – McKeon has emailed Catherine Young/EPA and is still awaiting a response.

Old Chesterfield Road Fire Pond – There is no word yet on the status of mitigation grant approval.

Pond Brook Road Flooding – McKeon has not been able to contact a supervisor yet.

Highway Roof – Bart Bevis to provide materials to McKeon for review.

Employee Merit Raise Policy – (as discussed above)

OEM Lease – (as discussed above) No action at this time.

Memo of Understanding – Cotter reports that clarification needed prior to signing any memos.

Town Hall Doors – Cotter reports that he was told that a Boy Scout troop project had been the replacement of the Town Hall doors. McKeon reports that Neil Jenness has stated that she has no proof that the doors are not original, but gave him the okay to go ahead with an abatement contractor – she would pay for the services. Carrier questioned the Historical Society's ability to pay for the contracted services. McKeon stated he would clarify who to bill and set up the contract. McNamara will confirm Neil's intentions at the Cemetery Commission meeting and will report. Carrier would like to have a statement in writing from whoever will be paying the bill. A certificate of liability insurance will also be required.

Cell Phones – Carrier noted that the PD cell phones are still in a box in his office; US Cellular must be contacted to schedule phone setup.

Condemned Barn – Cotter has spoken to Renew Building Supply. He needs the address of the location from Carrier. They will visit the site next week and let Cotter know if they can do it. Cotter requested abutter information (Fornier) so that he can contact them and discuss any concerns that they may have.

### 3. **New Business/Other:**

- Town Office Building/Charrette – It was noted that residents are concerned regarding Town activity affecting well water supplies. McKeon reported that a hydrology survey will be conducted, according to Stephen Pro.

McKeon stated that that he didn't see any model he really liked. Carrier reserved opinion, and noted that the choice inevitably will be decided by the Town's vote.

- Our Lady of the Lake is up for sale; Pro to contact regarding a potential site for PD/Town Office.
- McKeon will be speaking to the Zoning Board of Adjustment and to the Planning Board regarding RSAs requiring adoption of Rules of Procedure.
- Carrier noted that the property at 1442A Route 9, owned by Michael and Heather Robinson, is about to be taken by the Town for unpaid taxes. Liz Benjamin fears that the owners may not understand the severity and extent of the situation. The property will be deeded by Monday night if all current and delinquent taxes are

not paid. She has stated that if they contact her at her home this weekend and assure payment on Monday, they will be okay. If not, Carrier must start the eviction process. Cotter requested that McKeon forward the telephone number to him – he will stop in person to discuss the situation if possible, or phone them if necessary.

- Misc. correspondence & newsletters

**4. Legal:** (see folder)

- McFadden LUCT – Trial date set for July 28<sup>th</sup>.
- Camp Spofford – Andy Cay requested a minor revision (add language regarding Camp still subject to septic regulations) to the Stipulation Agreement the Board signed last week. Tom Mullins advises that it may be wisest to leave the agreement as is, and Board concurred. The agreement will remain as is. Carrier will forward to the attorney.
- Nine A (Spofford Hall) – Certified record of the first ZBA appeal is complete.

**5. Upcoming Meetings – June 2<sup>nd</sup> – 14<sup>th</sup>:**

- Planning Board                      Mon. June 5<sup>th</sup> – 7:00 p.m. – Town Office
- Town Office Committee            Wed. June 7<sup>th</sup> – 5:00 p.m. – W&M Office, Keene
- Zoning Board                        Tue. June 13<sup>th</sup> – 7:00 p.m. –Town Office
- Cemetery Commission            Tue. June 13<sup>th</sup> – 6:15 p.m. – Friedsam Building

**6. Administrator Contract:**

Carrier exited the meeting

*McNamara motioned to enter Nonpublic Session pursuant to RSA 91-A:3 II (a). Cotter seconded, and the motion carried unanimously.*

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**7. Adjournment:**

*A motion to adjourn was made by Cotter and seconded by McNamara. The motion carried unanimously. The meeting was adjourned at 10:28 p.m.*

Respectfully submitted,

Padi Blum  
Secretary

Approved by:

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Jon McKeon, Chairperson

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Date

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Wanda G. McNamara

\_\_\_\_\_  
Date

\_\_\_\_\_  
Daniel J. Cotter

\_\_\_\_\_  
Date