

**TOWN OF CHESTERFIELD
SELECTMEN
MEETING MINUTES
AUGUST 21, 2008**

Present: Jon McKeon, Chairman; Dan Cotter, Bob Brockmann, Rick Carrier, Town Administrator and Amy LaFontaine, Secretary.

- 1). Bob moved to authorize Rick as Delegate for NHMA meeting on September 12th. The motion was seconded by Dan and passed unanimously.

- 2). Town Car – Chet did not want to take the car to a conference in Concord. Custom Driveshaft did a quote for a tune-up for \$582.60. Only 7 of the 8 cylinders are working. Jon thought it was a more economical to repair the car than paying mileage to individuals.

- 3). Bart has submitted a memo requesting action on some hazardous maple trees on Route 63 on Town Property. The Selectboard suggested hiring an arborist to examine the trees. Rick will contact one.

- 4). COLA – The Cost of Living figures for July 31st are out. The Northeast Urban Region CPI-U is the index that is normally used. It is 5.7%. Dan moved to table discussion until next meeting. The motion was seconded by Bob and passed unanimously. The Budget Committee is not requesting budgets until October this year.

5). Summer Informational Meeting – At 6:40 PM Dan moved to recess the meeting and reconvene at the Town Hall at 7PM. The motion was seconded by Bob and passed unanimously. Jon called the Summer Informational Meeting to order at 7:05 PM in the Town Hall. Jim Hogancamp asked what the total reassessment value for the Town was, so that people would be able to compare their assessments? Rick stated that he had been told the average was 37 – 40%. The final value will change based on individuals meeting with assessors held last week. Rick will try to have that figure in 2 to 3 weeks. Bart Bevis, the Fire Chief, stated that the building was over capacity and the meeting needed to move. The meeting recessed at 7:15 PM and reconvened at 7:20 PM outside.

Fred Szmil spoke regarding the Town Office Future Options (TOFO) Committee. The Committee was created to create options for the Old Town Office Building to present to the Selectboard on November 1st. The Committee members are Fred Szmil, Bayard Tracey, Joe Scrivani, Pete Mitchell, Mary Maxwell, Don Brehm and Dewey Auger. One of the options is to relocate the building for approximately \$30,000. Another option is to continue using the building such as an early childhood development center, which would cost approximately \$330,000 – \$390,000 or a co-op that would rent and rehabilitate the building. Parking, traffic and water consumption could be a problem. Another option would be to deconstruct the building. The Contractor would take the building apart and donate the pieces for salvage for approximately \$16,000. A final option would be to sell or rent the property. Water for the New Town Office and Fire Station comes from within 6 feet of the old building. The Committee is meeting again on September 8th anyone is

welcome. The building has historical value. It has been around since at least 1859. There is lead paint inside and probably outside, asbestos in the roof flashing and window caulking, as well as plumbing and electrical problems, and an insufficient basement. Dutch Walsh was on the TOFO Committee until Monday night, he resigned because he thought he would be more effective at saving the building off the Committee. He is circulating a petition for further studying options for the building. Dutch would like to see the building preserved in its present location.

Spofford Fire Chief, Steve Buckley, spoke about the new Fire Station. The Fire Department will be occupying the building in a couple weeks. There will be an open house on October 11th. There is a geothermal heat system and a fire pond that feeds the sprinkler system. There is a Committee discussing options for the Old Station. There is some interest in the building. The old building will be a cold storage this winter. Bob stated that Town Clerk, Shirley Philbrick has retired. Tammy Rudolph is the new Town Clerk. Her hours will be Monday from 9-1 & 5-8 and Wednesday 9-1 and Thursday 9-1 & 5-8. Bob stated that Chesterfield is the first Town to go to a four-day work week in the area. The new schedule will be continued this winter. The hours are 8-4 Monday through Thursday. The website is nhchesterfield.com. Bob urged everyone to attend the Budget Public Hearings and Town Meetings next year.

Jon stated that there has been a slow down in residential buildings. Only 5 residential homes have been built and 4 major renovations have occurred this year. The Fed-Ex building, Osterman, Propane, Riverside Hotel, Spofford Fire Department and Ames Department have been through the Planning Board. The State presented the Welcome Center proposal to the Planning Board last Monday. There are 7 to 10 buildings owned by the Town. Jim Hogancamp stated that he was concerned about the use of the old Town Office Buildings. The taxpayers were told that it had mold, asbestos and was uninhabitable. Dan stated that there would have to be money put into the building to be safe for these other options. Harry Clark gave the building to his daughter, who sold it to the Town.

A resident stated that he is concerned about paying his mortgage, his bills and his taxes. Residents indicated concern with the comparables used to get the value of the reassessments. The money for the computer revaluation was voted on in March 2007. Another resident stated his assessment went up 57 ½%. He was concerned that assessments were based on data from 2006 when the real estate market was higher. Another resident asked why a representative from the assessor was not present? Jon stated that this was an informational meeting called by the Selectboard. A few other people in Town thought it would be a good idea to ask questions about the assessment. Another resident asked if there was anything they could do at this point to change the assessment? The Selectboard will not throw out the reassessment. The Selectmen stated that they would wait to receive the final numbers from the assessor and then consult with the State.

Jim Larkin stated that his assessment went to \$331,000 from \$235,000. He met with the assessors and did not agree with the comps used for his property. It was adjusted down to \$311,000. Jim stated that the market value of his house is between \$275,000 and \$280,000. Jim has contacted the Department of Revenue (DRA) and spoke with the Representative to Chesterfield. He urged everyone to apply for an abatement. The abatement application is reviewed on an individual basis by the Selectmen. Kristin

McKeon stated that the amount of revenue needed to be raised by taxes is set in March. If everyone's assessment goes up 200% your tax bill will be the same that it was 6 months ago. Jim stated that people need to be aware that if the assessments are above market value that will be a negative impact to the community. There was a physical appraisal 5 years ago. This was a computer appraisal. A citizen urged the Selectmen to reject the new assessments. Ruth van Houten stated that Mutual Aid assesses us 2 ½ % the value of the Town and Tuition to the High School is also based on the value of the Town. Dan stated that the DRA equalizes the Tax Rate. The tax rate is set in mid-October.

The Police Chief, Lester Fairbanks, stated that there was a bad accident at the corner of Route 9 and Route 63 and asked everyone to use an alternate Route. Jim stated that this group should ask for a group meeting with the assessor. He will report to the DRA Field Agent with the results of the meeting tomorrow. There is a petition circulating that can be taken to the Board of Tax & Land Appeals with 50 signatures. Camp Spofford makes a \$9,500 payment in Lieu of Taxes. The agreement was signed in 2000 or 2001 for 10 years. A new agreement will be negotiated shortly. A citizen stated that his property in the hump on Route 63 was comped with 1 acre on Spofford Lake. He paid \$60,000 9 months ago. It is reassessed for almost \$90,000. The assessment in 2003 was \$130,000-\$140,000. Another resident stated that he had three additional structures on his property. The assessors only had 2 listed. Burt Riendieu stated that this appears to be a done deal. He is hoping the Selectboard will take further responsibility. Jon stated that he would like to talk to the State first. Another resident stated that the DRA made an appointment with her in June to visit her house to review the Town's process for assessment. Jim Hogancamp stated that he is still waiting for final numbers. If he was 1/10 % and goes up to 2% then he is in trouble. If it goes from 1/10 % to 1/11 % than he is probably okay. Rick stated that he hoped to have the data in 2 weeks. Three at the latest. Amy Goldberg asked if there was a chance to call an emergency meeting before the October tax bill came out. There is no money in the budget to pay for drive-by's at this time. Jon stated that the Town could vote to complete the reval in March. Jon stated that the Selectmen are not assessors. The Information Meeting recessed at 8:50 PM.

6). The Selectmen would like to discuss changing their meeting night with Conservation before changing to Wednesday night. Jon will not be at the next CCC meeting. Amy will ask the Commission if there is another night the Commission can meet on. Dan moved to keep Selectmen schedule on Thursday nights through September.

7). Goderre – The Deputy Code Enforcement Officer, Jeff Cunningham, submitted a statement of violations on 1757 Route 9. The Selectboard did not feel that they should interpret the statement, if Code Enforcement believes there is a violation than it should be enforced. If there is a violation Goderre will need to go to the Planning Board for site plan review.

8). Planning Board Computer – The Planning Board has moved to authorize Padi to purchase a new computer, telephone and accessories. Rick stated that he was concerned about the security of a system that is purchased by someone else, included on this network that he maintains. The Selectmen would like to see a memo from the Planning

Board regarding the intention and purpose of buying a computer that is only used 3 hours per week and where the funds will come from. The Planning Board has a \$12,000 budget, \$4,000 of which is Technical Assistance, which should only be used with anticipated offsetting revenue.

9). Change Order TO Complex - \$680 for Septic, \$700 for Underground Electrical Damage, \$6,922 for PD Parking Lot. There is a credit on contract. The Board authorized Rick to sign the CO.

10). Bonus Procedure – The Selectmen do not want to change the bonus procedure for employees at this time. The Library bonus applications were presented for discussion. The Selectmen would like to see both applications have the same scale. There is a typo on the custodial staff evaluation. Jon will ask how the formula works for calculating the bonus.

11). Neighbor Complaints-

A). Clarkdale Ave Association – There is a house that has been in the process of being built for a while. There is also a significant amount of stuff laying around the property. There are no ordinances that are being violated. The letter will be passed on to Code Enforcement to see if there is anything that can be done.

B). Limberger Correspondence – The neighbors have been riding dirt bikes excessively on their own property. The Selectmen suggested possible pursuit of a noise ordinance.

12). The Selectmen reviewed form letters for the Elderly Exemption. Jane Perham sent an e-mail regarding new legislation for Trustees of Trust Funds, The Prudent Investor Rule. This legislation really affects donated funds. NH Land Surveyors Association sent a letter regarding engineer qualifications. Rick will send the letter to the Town Attorney to see if this statement affects the Road Acceptance Policy.

13). Old Business – No Changes to the Outstanding Projects

14). Other –

A). The manifest should be ready on Wednesday.

A). NH Preservation does have some grants to keep the old TO building in place.

B). The Parks & Rec Commission is requesting \$16,000 to replace the Leach Field at Ware's Grove. The Town Operating Budget has spent 65.16% of the year. There probably won't be \$16,000 extra in the budget. The Selectmen suggested paying the \$1,000 for design and request the balance to install the system for next year.

15). The next meeting will be September 4th. The meeting adjourned at 11:45 PM

Respectfully Submitted,

Amy LaFontaine
Secretary

Chesterfield Board of Selectmen

Jon McKeon

Daniel J. Cotter

Robert Brockmann