

**Town of Chesterfield
Board of Selectmen**

**MINUTES
November 19, 2008**

Call to Order

Chairman Jon McKeon called the meeting to order at 6:10 PM. Others in attendance were Board members Dan Cotter, Bob Brockmann (arriving at 6:25) and Administrator Rick Carrier.

Appointments

➤ 6:30 Tammy Rudolph

1. Public Notary charge clarification – Rudolph asked if she were to notarize a document outside of the Town Offices if that revenue were hers if she chose to charge. The Board agreed that she is the Notary and if she were to notarize outside the Town Offices that would be her choice to charge or not and she would keep that revenue.

She also asked if there were more than 1 document to be notarized would there be a discount. The Board stated they would put a cap of \$20 on the fee so if the person had 5 documents the fifth one has no charge.

2. Rudolph asked if the Board wanted to raise the vehicle registration for the State fee by \$.50. She stated that the State Town Clerks are split on this. She asked if the Board were to increase the fee could some of those funds be used to have her deputy work the last Saturday of the month. Carrier advised that it would not be possible to use revenues. It was noted that the policy reads that the deputy would work 1 shift per week. If a change were to be made it would have to go to Town Meeting. Rudolph asked if the deputy could trade off that weekday shift for the last Saturday of the month. The Board will review the policy and the budget. Rudolph recommends that the fees not be increased.

3. Rudolph stated that she needs a calculator. She was advised to go to Carrier with any supply requests.

➤ 7:00 Gerry Isleib, Joe Fortier & Bart Bevis

Isleib advised there are drainage issues on Farr and Old Ferry Roads. Isleib's field has been planted with corn for many years. Forcier lives on the west side of the field. The field is eroding and this is caused by the 3 town drains, that were never given permission to be installed, emptying onto the property plus the development above the field is emptying into the field. Forcier and Bevis presented pictures of the area. Isleib stated that the problems started after the heavy rain a couple of years ago.

The Board will look at the site and when the drains were put in. Bevis stated they were done in the early 70's.

Forcier advised that a couple 100 yards of gravel from the field filled the stream bed on his property. He dug it out and tried to reshape it. He is concerned with another heavy rain. Forcier asked what time frame they are looking at to make a decision. McKeon stated they would look at the site before the next meeting on December 3rd. Bevis asked if Isleib would give them permission to go on the property. Isleib stated he gives the Board and Bevis permission to be on his property.

➤ 7:30 Bart Bevis

Isleib's field - Bevis advised that the ravine has been there. He stated he would use a laser to shoot grades. McKeon asked if Bevis would show the drains and water flows on a map. Bevis offered to meet with the Board members individually on the site.

Highway truck – Bevis advised they do the service on the truck themselves but once a year he takes the pickup truck to be looked over before winter. It is estimated that repairs for the truck would be \$4,448. He advised they purchased the 1997 truck 4 – 5 years ago. It came with a 9 ft plow and a drop-in sander. He hasn't done any investigation to replace it. McKeon suggested that he look to see what used truck could replace it.

Carrier reminded the Board about the Budget Committee memo of a couple of years ago. McKeon stated that if we come up with a solution we could go and ask permission of the Budget Committee. Carrier asked where the funds would come from. Bevis stated that the other 2 trucks were purchased out of the small equipment purchase line. Bevis stated that if this were his personal vehicle he wouldn't put this amount of money into it but would get another used.

Bevis stated the truck is his daily use vehicle with 131,000+ miles. It is used to plow small roads and as a backup in case the 1 ton breaks down.

Highway project overview – Merrifield Rd turnaround is completed except for seeding and mulching. He will put down winter rye and mulch the area until next year.

They have put in the culverts by Vogely's and Todd's and have done the ditching and delineators. The department has rigged a leaf vacuum for use on the paved ditches. This rig has reduced the men needed for this job from 4 to 2. Bevis will be back in 2 weeks to discuss his goals.

➤ 8:30 George Wright

Wright advised he doesn't feel that he has been treated fairly in the past. He cited his differing opinions with a previous Board to a point he had to go to the State. He stated he should have taken the Board to court for his expenses. Secondly, he had been denied a driveway by Bevis and the ZBA. He stated that a local lawyer

appealed a building in the side setback and it was approved while his driveway was denied. He stated the ZBA finally relented and gave him a variance.

Wright believes his assessment is too high. He asked how many people challenged the revaluation. McKeon advised that 571 properties were reviewed as a result of the hearings. Some of the 571 properties reviewed did not actually attend the hearings. Of the 571, 127 people came to the reviews looking for information only and no change was made to their properties. There were also no changes to 38 of those at the hearings. 406 property values were changed for an increase or decrease as a result of those hearings.

Wright asked how many people did come in to challenge the revaluation. He also wanted to know how many increased and how many decreased. Carrier will contact the assessor to get this information.

Wright asked if the Municipal portion of the tax rate is set by the Town budget. McKeon advised that it is. The Fire Precincts are also set by their budgets and the school and county by their expenses. Wright stated that if our assessment is disproportionate with other towns then we pay a higher percentage for the County and State school. McKeon told him that the State uses the equalization rate for the towns in setting the percentage paid for the State schools and the County.

Wright stated he is trying to build a case that his assessment is exorbitantly high. He stated that it increased 38%. In his opinion his assessment is higher than the market value. Cotter stated that is the purpose of the abatement process. McKeon advised the average increase was 43%. Wright asked if he could hire an appraiser of the Board's choice to make the case if it is too high or not. He stated that he was told by the assessor at the meeting they were not using comparable properties to set the assessment. The Board stated that the assessor did use comparables.

Wright stated that he was told by someone they had called to get an appointment for a review and was told there were no slots available but if they wanted to send the information by mail, the assessor would review it. Wright stated that this option should have been open to everyone. The Board advised that an additional day had been added by the assessors for the hearings.

Wright asked about the Land Use Change Tax he just received. Ross advised that when he sold his abutting lot to his son, he didn't have the minimum acres required in Current Use so the lot and his sons were disqualified. The sale was done in 2005 but was not discovered until 2008 when DRA did a survey on Current Use Land.

For Signature

- Manifest #47
- Selectmen minutes – Nov 12th
- Pine Tree Cable correspondence – not signed, needed to be amended.
- Appointment paper – Planning Board

For Discussion

➤ Parks & Rec acceptance of donated pickup truck

The Board reviewed the information regarding the 1999 Ford F150 donated to the Parks & Rec department. The truck requires a new windshield and spring bushings totaling approximately of \$400. Cotter asked if they need a truck at the beach. It was noted that \$1,300 was paid last year for mileage. Brockmann stated his concern is taking this and then it need to be replaced for \$20,000. McKeon asked if it were just for the P&R use or for other departments also. Are we expanding expenses? It was noted that it is not appropriate for Metivier to use her own car. Bevis stated that she would use the truck to haul brush and leaves. It was asked if the Transfer Station could use the truck off season to take care of the Town Office recyclables.

Brockmann stated he is hesitant to accept the truck and is concerned with where it leads in the future. It was asked which better serves the purpose, a truck or the next available PD car. It was asked how many people are shuttled over to the North Shore beach. The truck can only accommodate 2 passengers. The Board agreed this would be cost neutral the first year with the required repairs and the gas. The Board asked what winter use there would be as noted in the letter from John Zannotti.

McKeon stated it makes sense to throw equipment into the back of a truck and go back and forth to North Shore Beach.

The Board agreed to accept the truck. The Parks & Rec has \$400 in the budget to cover the repairs.

➤ P&R warrant articles

The Board reviewed the WA for the Wares Grove Recreation Facility Enhancement CRF for \$3,000. This will be used towards the purchase of new playground equipment, improve the picnic area and install a basketball court. They will use \$7,000+ in the existing basketball court CRF and get donations from local business and organizations.

The Board approved the WA.

➤ TOFO report

The Board had reviewed the report. Cotter stated they should take the salability off the table because of the shared driveway and well. McKeon stated there are missing items in the deconstruction costs including asbestos mitigation. The total cost to remove would be around \$30,000. The Board discussed that the easiest thing to do at this time is moth ball the building and have it painted as necessary. Carrier advised that he has had to replace slate shingles every year. Cotter stated that any use beyond \$25,000 - \$30,000 cost to the Town he would not want to bring to the Town.

➤ Old Town Office Building winter operation

The Board agreed to shut down the building for winter. Carrier will ask if Greenwood could take care of this process. The electric will be shut off at the breaker, oil delivery will be stopped and there will be no snow blowing.

➤ New Town Office Building winter operation

Carrier advised that the radiant system needs to be adjusted. He has put calls out to Harrington and Winn. He also asked if the Board had the opportunity to look at the outside trim boards. McKeon stated this is a natural gap that will go away with warmer weather.

➤ Town hall sill paint

Brockmann advised that he had taken the paint and will get it back to Carrier. He recommends spot painting the trim areas.

➤ Budgeted fuel prices

The Board will wait to see what happens closer to budget setting time to review the fuel prices.

➤ Workforce Housing statute

Carrier advised that in this month's LGC's Town and City, there is an article about a new NH statute that requires towns to allow for workforce housing. It was noted that workforce housing (defined as 5 or more dwelling units) must be permitted somewhere in Town. The Town's ordinances allow up to 4 dwelling units per building. McKeon will bring this issue to the Planning Board.

➤ Holiday luncheon

The Board reviewed the invitation and approved its being sent to the Town employees. The luncheon will be held on Wednesday, December 17th at noon at the Town Hall. The shopping list was reviewed.

➤ RERP reimbursement

Carrier advised that it was noted during the OEM budget review that revenue wasn't matching expenditures for RERP. He had discovered that the State did not reimburse the Town \$6,395 for RERP expenses that were submitted in January 2008. Carrier has a call in to Jeremy LaPlante but has yet to hear back.

➤ Next week's manifest

The Manifest will be ready for signing by Monday late afternoon. Ross will e-mail the Board when it is ready.

➤ Old Business

Spofford Place – Carrier advised he had contacted Liptak, DES, asking about the holding tank. Liptak advised Carrier it is his opinion that the water in the holding tank is not from a faulty tank but from water in the building piped to the tank.

Master Plan – McKeon will be sending a note to Bevis to request updating the Matrix.

Town Hall Insulation – Carrier advised the job is to begin on Monday, November 24th.

P&R Septic – McKeon stated the Board should push for the proposals from Pro and Forest.

Board Appointments – McKeon advised that Tom Duston and Lynne Borofsky will continue on the Conservation Commission. Amy LaFontaine is undecided. Ross will get a copy of the Planning Board policy to Brockmann.

Lobby flooring – McKeon stated he could do the floor with Gordon on a Saturday. When they have a date the PD will be notified as a courtesy.

Sallyport floor – The product has been purchased to seal the floor.

➤ Other business

1. Brockmann asked that Carrier call the contracted Fuel Oil Company to see if an adjustment could be made with the reduction of fuel costs.
2. McKeon advised that the Planning Board is looking at shared purchase of a tanker truck and will ask the Fire Chiefs why it couldn't be done. He stated there is documentation that it is happening across the country.
3. McKeon advised that the Planning Board is looking at zoning issues to make them clearer and not conflicting. Dave Bergeron had suggested they look at shared driveways.

➤ Non public RSA 91-A:3 II (a & c)

Cotter moved to enter nonpublic session pursuant to RSA 91-A:3 II (a&c).

Brockmann seconded the motion, which carried.

Brockmann moved to adjourn from nonpublic session. Cotter seconded the motion, which carried.

Information

- Parks & Rec reviews
- Code Enforcement correspondence – Riverside Hotel
- Employee certificate of training – PD
- Trustees of the Trust Funds email
- Misc. correspondence & newsletters

Adjournment

With no other business to conduct, Cotter moved to adjourn, Brockmann seconded and the motion carried.

The meeting was adjourned at 10:40 PM.

Respectfully submitted,

Carol Ross
Secretary

Approved by:

Jon McKeon, Chairperson

Date

Daniel J. Cotter

Date

Robert Brockmann

Date