



TOWN OF BROOKFIELD, NEW HAMPSHIRE
267 Wentworth Road Brookfield, N.H. 03872

SELECTMEN'S MEETING MINUTES
April 24, 2012

ATTENDANCE: Selectman Chair Clifton Camp (late arrival- 7:00pm), Selectman William Nelson, Selectmen Rich Zacher, Treasurer Marilou MacLean, Assessor Clerk/Administrative Asst. Jessica Robischeau, Tax Collector Diana Peckham

PUBLIC IN ATTENDANCE: 3

Meeting called to order at 6:30 PM. Selectmen Nelson led us in the Pledge of Allegiance.

Special Guest: Craig Nichols, Department of Revenue: Mr. Nichols briefed the Selectmen on 2011's Equalization Ratio which is 99.7%. The ratio is determined by a research of Brookfield sales in the past year. Because there were not many sales, there was an extended research of sales from 10/2008 to 9/2011. Between this time, there were 17 valid sales. Mr. Nichols went on to explain the many different factors in determining this ratio. Tax Collector Peckham asked Craig Nichols if a particular sale which has just occurred would affect the equalization ratio due to the situation of the sale. It was determined that it may be a 'stressed' sale which does not qualify as a valid sale.

Public Comments: Rose Zacher presented the Selectmen with Website Statistics of the Town website use for January, February and March. Besides the home page, the most reviewed pages were Assessing (all 3 months), Town Clerk in January & February and the history page in March.

Old Business: Selectmen Zacher discussed the electric bill from the last Selectmen Meeting. He called PSNH regarding the high bill and it was explained that if the Town uses more than 5 kilowatt hours for more than ½ hour, then it activates a higher rate plan for the usage over 5 Kw. The next step is to figure out why the Town goes over the 5 Kw. A review of the items that use electricity was discussed including the garage. It appeared that this was happening in the winter months only.

Approval of Minutes:

- ***04/102012- MOTION:*** *Selectmen Nelson moved to accept the minutes from April 10, 2012, seconded by Selectmen Camp. Selectmen Zacher abstained from the vote as he was not in attendance for this meeting. A vote was taken, all in favor, motion carries.*

REPORTS OF TOWN OFFICIALS PRESENT

- **Treasurer-** Marilou MacLean presented the Selectmen with bills and checks for approval and signatures.
 - Marilou Maclean attended the last of the Government accounting class today. She explained that she has benefited greatly from this class.
 - Selectmen Nelson called many fuel companies for prices on oil/off road diesel & propane. He needed to find out the size of the underground holding tank. Selectmen Camp stated it was 1000 gallons. Selectmen Nelson asked Marilou Maclean for the usage of gas in the past 2 years. She will update her list and give it to Selectmen Nelson. The only company which does not offer an off road diesel, winter mix, is Eastern. Selectmen Nelson will continue to get quotes. In addition, Selectmen Nelson spoke with Wolfeboro Oil for an estimate on cleaning burners. Their price was not different than previously obtained from Irving Oil.

- Tax Collector-** Diana Peckham discussed that one property that is for sale where there is a deferral on the property. Once the payment for the taxes is received, the deferral will be removed. The funds will go directly to the Town Treasurer for deposit. Diana called the Registry of Deeds and they stated there are no fees to place the deferral lien nor to remove the lien.

 - Senator Jeb Bradley's secretary called Diana Peckham and Selectmen Camp regarding a property that is due to go to deed for unpaid taxes in 2009. Selectmen Camp asked Diana Peckham to give him the total amount due for 2011. The property is due to be deeded to the Town on Friday 4/27/2012. Clifton stated that if payment is not received by Thursday 4/26/2012, then she is to call the mortgage company. At that time, a deadline will be given and if it is not paid, it will go to deed. In addition, Selectmen Camp will discuss a payment plan for the 2011 taxes and abatement with the Town attorney. Selectmen Nelson asked if it would be a problem if the deeding was held off. Diana responded that she spoke with the Department of Revenue and their response was 'deed within a reasonable time.' The Town attorney will be notified and the situation will be discussed.
- Administrative Assistant/Assessor Clerk-Jessica Robischeau-** Jessica Robischeau presented an abatement received from Fairpoint Communications stating that the taxing of facilities, conduit and right of ways is illegal and unconstitutional. The abatement was sent to Avitar for a recommendation. Avitar stated that the assessment for the poles, conduit and right of ways should be assessed lower and gave a recommended amount. Before the Selectmen sign the abatement, they would like more information. They would like to know if this was brought to the NH Court system and where the case stands. Also, Fairpoint Communications stated that it was illegal to assess these items per a court decision, NH Supreme Court vs. City of Rochester. The Selectmen asked Jessica Robischeau to call Avitar regarding these questions. One last question was asked to find out who gets taxed for the right of ways.

 - Two current use applications for Map 28 Lot 2 and 2A were submitted to the Selectmen for approval. Selectmen Zacher questioned one of the parcels as there is a cabin which runs in the middle of the property line. The cabin is not owned by the landowner, but is owned by an abutter. This will need to be reviewed with Avitar.
 - A Discretionary Preservation Easement was discussed with the Selectmen. A Brookfield property owner is asking for an easement on his barn stating that it will be preserved and provides the public scenic enjoyment. Selectmen Camp reviewed the application and the RSA for this easement. An appointment needs to be made with the owner for a walk through of the barn. The Selectmen have 60 days after it is received to act on the application. Once approved, it needs to be recorded at the Registry of Deeds, at the property owner's expense. Jessica Robischeau will call the owner to find out available times for the walk through.
 - An update was given on the Lyford Rd property in which ownership was for Map 9 Lot 1. The new owner is asking for current use on the 188 acres. There is still an outstanding abatement from the prior owner stating that there is not 188 acres but only 113 acres according to the old deeds which state 113, more or less. He is not having a survey done on the property to confirm the actual acreage. The property was sold as 188 acres to the new owner. Selectmen Camp stated he will not approve nor deny the abatement until it is discussed the Town attorney.
- Road Committee-** Selectmen Nelson asked when we should get together with the Road Committee to discuss which roads need to be repaired. Selectmen Camp responded within the next 30-60 days. Selectmen Nelson was asked to contact the Committee to have them be at the next Selectmen meeting on 5/8/2012. They will be first on the agenda.
- Cemetery Trustees-** Tom Hill stated that the Iron Gate has been placed on the Lyford Road cemetery.

- **Heritage Commission-** Marilou Maclean announced there will be an unveiling of gravestone making Col. Hackett's grave and reflections of his life and contributions to NH history. This will take place on Sunday April 29, 2012 at 1:30pm at the Hackett graveyard located off Old Governor's Rd. The ceremony will be followed by a small reception held in the Brookfield Townhouse and sponsored by the Brookfield Heritage Commission and other interested residents. Craig Evans asked that no cars enter on the Governor's access but to meet at the Town Office to carpool to the site.
- **Joint Loss Management Committee-** Meeting postponed until the following week. Selectmen Zacher and Chairmen Robischoeu are in the process creating an agenda. The date and time will be posted at Stoneham Four Corners and the Town Office bulletin board.
- **Old Business-** The Annual Clean Up Day/Selectmen Breakfast last Saturday went well. Twenty Five Brookfield residents attended. It was by donation only.
 - Code Enforcement Officer Ed Nason was not able to attend but left the prices for the Neighborhood Watch signs obtained from the prison system. The cost per sign, when ordering 20 signs or more, was \$15.25. Ed Nason wrote that he came up with the number 20, for the amount of signs needed around Town. Selectmen Camp asked that we speak with Judy Brenner and hold a public workshop on May 22 during the Selectmen meeting. The actual number of participating neighborhoods will be needed to determine if 20 signs are needed.
 - Selectmen Nelson asked Jessica Robischoeu to research past minutes where he got into a small accident on his way to a Selectmen meeting in the winter. A tree had fallen in the road and he avoided hitting the tree until a car traveling the opposite direction hit it, making the tree swing into his vehicle. He said he made need this for an insurance claim.
- **New Business-** A letter was received from Tom Giguere, Chairmen of the Conservation Commission requesting the reappointment of Tom Giguere as Chair until 2014, Tom Hill as Vice Chair until 2013 and member Dolce Lavender until 2013.
 - Selectmen Camp asked Administrative Assistant Robischoeu to contact Welfare Director Lynn Watts to attend the May 22nd Selectmen Meeting. They would like to discuss the welfare procedures with the board.

The next Selectmen meeting is on May 8, 2012 at 6:30pm.

Mail reviewed.

Meeting adjourned at 10:00 pm

Respectfully Submitted,

Jessica Robischoeu
Administrative Assistant