

Town of Canterbury  
Board of Selectmen  
February 7, 2011

Selectmen Present: Bob Steenson  
Briggs Lockwood  
Ken Folsom

Town Administrator: Roger Becker

Sue LeClair stopped in to thank Briggs and his family for shoveling off the Library roof. Sue expressed concerns that there are mounds of snow against the building. In the past, they have had flooding issues at that spot. Briggs felt that when the snow melts, it will run into the drain. Sue explained that in the past, before the drain was installed, the snow melts and seeps into the building. Briggs explained that the ground pitches away from the building and feels that the snow will melt and go down the drain. He understands her concerns, but does not agree. Sue stated that she does not want to wait to see if the drain works. Roger stated that he will take a look at it.

The meeting was called to order at 6:03 PM.

The Selectmen signed:

- Accounts Payable Manifest
- Payroll Manifest (2)
- Welfare Manifest
- 4 Intent to Cut – Tax Map 264 Lot 5  
Tax Map 225 Lot 10  
Tax Map 264 Lot 4  
Tax Map 248 Lot 1
- Veteran's Credit Application – Tax Map 208 Lot 7
- Request to purchase the Town of Canterbury GIS mapping data.
- Encumbrance Worksheets
- TD Bank Signature card – for Town Clerks sweep account

The Board reviewed 3 BTLA abatement applications. Roger suggested that Cross Country Appraisals be contacted to attend the next meeting to further discuss.

Police Chief John LaRoche and Randy Difruscio, an applicant for a vacant part-time officer position joined the meeting. John explained that Randy is full-time certified, but wants to work part-time. He is currently working in Errol, but they are abolishing the police budget. Randy explained that he likes working in a small Town and Canterbury has a positive attitude towards the Police Department. Bob stated that that has a lot to do with our Police Department. John stated that if the Board has not objections, he would like to get the paperwork going with the Police Standards and Training. Randy stated that he is happy to be a part time employee of this Department. John will see Jan on Wednesday to fill out the employment paperwork.

Bob made a motion to open the public hearing for the 2011 budget at 7:00 PM. Ken seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to adopt the proposed operating budget at \$2,347,762. Ken seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to adopt the proposed warrant articles at \$45,000 with a total proposed budget of \$2,392,762. Ken seconded the motion. All in favor by roll call, motion carried. Bob made a motion to close the public hearing at 7:28 PM, there being no questions from the public. Briggs seconded the motion. All in favor by roll call, motion carried.

Ty Miller, Duncan McCallum and Central NH Regional Planning Commission Reps Mark Tardiff and Ruairi O'Mahoney attended the meeting to discuss the CNRPC Fiscal year 2013-2011 Transportation Improvement Program (TIP) project proposal.

Ruairi explained that the interstate highways are taking the vast majority of funding and that CNRPC is soliciting new projects to be included in the State of New Hampshire, Department of Transportation 10-year plan for road improvements. Under the current process, projects must be submitted by March 8<sup>th</sup>. The Board reviewed the project proposal form. A description of the proposal, the planning basis of the proposal, and identification of projects must be submitted. Ruairi offered the assistance of CNRPC. The project cost estimate should be prepared by the Road Agent or a qualified engineer. Ruairi recommended that the Town try to get the cost estimates done by utilizing town staff. Ken summarized by stating that they should come up with a cost estimate and sit down with the District Engineer, we have a good foundation with the letter previously sent to the State. Ruairi explained that after they have received the application, it would be best to organize a meeting with the Department of Transportation.

Mark explained that Canterbury is ahead of other Towns in this process due to the work that was previously done and submitted to the State of New Hampshire.

Mark wanted to take the opportunity to discuss broadband coverage in the Town of Canterbury. Mark presented a plan of the Town of Canterbury and asked the Selectmen to mark the areas that broadband service is not available. The Board discussed asking residents for information to assist them with identifying these areas.

The Board thanked Mark, Ruairi, Duncan and Ty for attending the meeting.

Web Stout, Peter Currier and Mark Stevens attended the meeting to discuss a parcel of land off Ayers Road.

Web explained that Peter owns several parcels of land in Northfield and was led to believe he owned property in Canterbury.

Web stated that there is confusion on the ownership of a parcel of land in Canterbury. In 1955 the property was taken for taxes in both Northfield and Canterbury.

Web researched this parcel of land at the Merrimack County Registry of Deeds. He found a deed when the Canterbury Tax Collector took the property in 1955, but found no deed (1949 to present) where the Town sold it. Web described that chain of title on this property. Web shared a survey plan of an abutting parcel owned by Olly & Mary Ellen prepared by William Snow in 1987. This plan indicated that the parcel in question was owned by formerly of Cook Lumber.

This parcel was once originally in Peter's chain of title and never appeared in Olly's. Peter had engaged in having his property logged by JS Logging. In this process, he believed he owned the parcel in question. The log landing is on this property. In clearing the property for the log landing, approximately \$1,000 worth of timber was harvested. Peter came to the Canterbury Town Office 2 weeks ago and spoke to Mary Grady and was told that Olly Fifield owned the property. Peter then called the logger to have him stop any harvesting of trees and to keep the

logs separate. He then called Olly and left a message for him to call.

In the property file at the Town Office for that parcel a sticky note was found that Olly did not believe that he owned the property and that Jan was researching.

Mark Stevens explained that Olly is in Florida and believes he may have a deed for this parcel in his desk drawer. Olly asked Mark to take pictures of what has been cut. Mark shared these photos with the Board. Mark stated that Olly has been paying taxes on the property since 1955. Olly is unsure of the ownership; he owns a lot of land up there. He may have purchased it or inherited it.

Mark stated that somebody is entitled to the money from the lumber. Peter stated that if Olly has no interest, maybe that parcel of land can stay with his property. Briggs stated that they should proceed as if the Town owns it. Mark stated that if Olly can't produce a deed, he's been paying taxes on it for 60 years and suggested that a quitclaim deed could be written to Olly. Web stated that you cannot adversely claim against Town, State or Federal Governments. Bob stated that it would be interesting to see how, when and where it went to Olly. Mark asked Peter if he is interested in the property. Peter replied yes, he would like the property but only if Olly is made whole. Bob stated that the next step is to wait and hear from Olly and Mark.

The Board thanked Web, Peter and Mark.

Transfer Station Manager Adrienne Allaire attended the meeting.

Adrienne updated the Board on changes she has made at the Transfer Station. She is changing vendors regarding electronics disposal. She is working on a grant to purchase a storage container. This grant would pay for half of the container.

Bob made a motion to enter into non-public session at 8:38PM to discuss a personnel matter. Briggs seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to end the non-public session at 8:48 PM and to seal the minutes due to personnel matters discussed. Ken seconded the motion. All in favor by roll call, motion carried.

She is also changing the way paper is being shipped. They will be placed on an on-call basis, which could save between \$1,500 and \$3,500 annually.

A discussion was held on adopting a flow ordinance. This would enable the Town to have more control on what is brought to Wheelabrator. The Selectmen asked Adrienne to research this ordinance and give them examples.

Adrienne asked the Selectmen not to consider raising the bag prices at this time. Bob stated that the Board has had no discussion of raising the prices.

A brief discussion was held on how other recyclables are being disposed of.

The Board thanked Adrienne for attending.

The Board reviewed the minutes of the January 17, 2011 meeting. Bob made a motion to adopt the minutes as amended. Briggs seconded the motion. All in favor by roll call, motion carried.

Briggs made a motion to adjourn the meeting at 9:48 PM. Bob seconded the motion. All in favor by roll call, motion carried.

The next regularly scheduled Selectmen's meeting will be held on February 27, 2011 at 6:00 PM at the Meeting House.

Respectfully submitted,

Jan Stout  
Administrative Assistant