

Town of Canterbury
Board of Selectmen
July 18, 2011

Selectmen Present: Bob Steenson
Briggs Lockwood
Town Administrator: Roger A. Becker

The meeting was called to order at 5:58 PM.

Fire Chief Pete Angwin and Jon Camire attended the meeting.

Bob made a motion to go into non-public session at 6:02 PM to discuss a personnel issue. Briggs seconded the motion. All in favor, motion carried.

Bob made a motion to end the non-public session at 6:20 PM and to permanently seal the minutes due to the personnel matters discussed. Briggs seconded the motion. All in favor, motion carried.

Dave Nelson, the Town's full-time Fire Fighter/EMT, has expressed a concern about working alone with no supervision. Jon explained that exit interviews with the two prior FF/EMT's highlighted the same concern. It would seem that most individuals prefer to work in a supervised environment. The Chief proposed that he be at the station for 16 hours a week to help allay some of Dave's concerns. He has taken a couple of days off from work to work with Dave. Pete is trying to get his work schedule changed, but he cannot take time away from his job without compensation. Pete proposed that he be paid for 16 hours at \$20.00 per hour and implied that in March he would ask to be full time!! Briggs stated that he understood their concerns. Bob stated that he is sympathetic to the issue and believes that they can try to do something along those lines and fit into the existing reimbursement budget line. A brief discussion was held on the expenses of adding an employee with payroll taxes, etc. Pete doesn't believe it will take much to accomplish. Bob explained that some townspeople have asked why we need a full-time EMT with fewer calls and now we are proposing to add personnel. Bob explained that money is tight and would like to see if this could be kept as a non-employee, possibly being paid out of the weekend coverage budget line. Briggs stated that possibly in the spring, they could get together and put something in the budget. Briggs asked what the call volume was to date. Jon explained that the volume is down a little from last year, he believes it is in the neighborhood of 125 calls.

Briggs asked Pete to put a formal proposal together and get it to Roger. Jon stated that he would like to see next year's budget reflected accordingly to include this proposal.

The Board thanked Pete and Jon for attending the meeting.

Bob Fife attended the meeting to update the Board on some of the projects he has been working on. Bob explained that he has received an estimate for the maple tree in front of the Sam Lake House. The proposal is for applying root stimulator and fertilizer for \$400.00. Bob also submitted a request from Magoon Tree Service in the amount of \$1,200 for tree removal, tree limbing and stump grinding. The Board asked Bob to contact Magoon Tree Service for a breakdown on the areas this proposal will cover. The Selectmen authorized Bob to have the root injection and fertilizing done on the Maple Tree in front of the Sam Lake House. Briggs stated that he would like to hold off and look at these jobs a little more closely before he commits for these services. Bob S. proposed the possibility of using the perpetual care trust fund for funding some of these projects.

Bob F. submitted pictures of the cable with the lock that was installed by the Kimball Pond Dam and explained that the first weekend, the lock was cut. Both Bob and Briggs recall approving a cable to

be installed but not a lock. Bob F. discussed the idea of installing a dry hydrant in that area. Bob F. feels that this would be much easier for the Fire Department. If the dry hydrant can be installed, the stone will be put back on the access road.

The Board thanked Bob for coming in.

Cheryl Gordon and Ben Bynum attended the meeting.

The Selectmen asked Cheryl to defer her resignation until the end of the year. They will have to find some money within the budget to hire someone for a few hours. Cheryl said that yes she would stay until December but her hours would be reduced. Because Cheryl is paid for the Town Clerk position by fees, the number of registrations she would do personally would be reduced and that money could be put towards the new employee. Cheryl felt that there should be enough in the budget for someone to work 4 – 5 hours a week. Ben explained that it is a 3 month process to get someone certified through Motor Vehicle.

Bob asked Ben if he wants to assume the position and then run for the remaining term in March. Ben replied yes, he enjoys the position and at this time, he has the time to put in any extra hours that may be required.

Bob explained to Ben that he has all the personal requirements for the position, integrity, honesty, etc. But he will be challenged in his organization skills and focus. Ben explained that he will need to build good people around him; he is not as strong on filing, etc., if he has someone with him that is more skilled. Bob explained that Ben will still need to manage the tasks.

Cheryl explained that Ben is doing okay on Motor Vehicle and is beginning to learn the Tax Collector side of the position. Cheryl suggested that if the Board knew of anyone that would be interest in the position to have them stop by and see what it's all about.

Briggs stated that he is comfortable the way things seem to be proceeding. Cheryl will keep Roger posted on the fees that she will be collecting.

The Board thanked Cheryl and Ben for coming in.

Wayne Mann attended the meeting to discuss the Gold Star property.

Wayne submitted aerial maps of the Gold Star property showing the vertical risers on the irrigation system. He and Mark Stevens performed GPS to locate the risers and plot them on the maps.

A brief discussion was held on the proposed name change to the property.

Wayne submitted a soil analysis on the Gold Star property performed by Luke Mahoney.

Wayne discussed having an informational meeting with the Selectmen on a Monday night. He will also invite a Soil Scientist, an agronomist, Planning Board, Conservation Commission and a potential lessee. Wayne would like to hold the meeting on August 8, 2011 at the Town Hall.

The Board thanked Wayne for attending.

George, Peter & Eric Glines attended the meeting.

George presented a piece of sod that was left over on Gold Star. This was extremely compacted and dry. George explained that the soils found on the Gold Star property should be:
0 – 15” should be 5 – 8% organic matter and 15 – 28” should be 1 – 5 % organic matter.

George explained that they dug holes before planting their crop and observed 10 – 12” of brown dirt then yellow sand. He further stated that the organic matter was very low. These used to be prime soils and the deterioration didn’t happen within the last 3 years. George further explained that a significant investment must be spent putting nutrients, etc. back into the soil before anything can be grown.

George explained that they very much want the Gold Star land, they need to expand the farm or it can’t survive. They have saturated their land with manure and the phosphorous levels are high. He said that in some areas the state has banned the addition of more manure do to these conditions. The implication is that they will be looking for places to truck their manure. The sod farm land is depleted and needs the nutritional value that manure would produce.

George explained that before they planted corn, you could see the terrain sloped off. The sod cutters lowered the elevation of the soil and the soils test confirmed they all the nutrients have been sucked out. To get a reasonable crop, you must rebuild the organic matter

George stated that they had to invest approximately \$15,000 in materials in planting about 60 acres of corn. He stated that a usual harvest is 20-25 tons of corn; he anticipates about 10 tons per acre based on growth to date. He explained that the fastest and best way to rebuild the organic matter would be to plant alfalfa, apply cow manure and bio matter. The alfalfa can be harvested 4 – 5 times a season.

George stated that he and his sons want the Gold Star property; their farm has to grow so that the boys can make a living. Gold Star land needs manure and they need a place to spread it. Ideally they would need a commitment from the Selectmen by September 15th for the 2012 season. George proposed leasing the land for \$25/acre with a seven year lease.

A brief discussion was held on the irrigation system that will be staying with the property. The nursery stock that remains, depending on how they are harvested, may affect the soils.

George explained that he did not come to the meeting expecting a decision. He wanted the Board to be aware that they are interested in the land. He will come back and speak with the board again if they wish.

Bob explained that the Town has a \$600,000 long term debt on this property and it’s the Boards responsibility to understand the value of the land. The Selectmen are currently working with an appraiser. They hope to have the lease value and sale value of the property in the near future.

A brief discussion was held on the value of leasing the property or selling it. If the Selectmen can sell it, LCHIP must be reimbursed for their initial investment. It is still unclear at this time if the property can be sold. The Selectmen are obligated to get the highest amount of return to the taxpayers.

A general discussion was held on the Agricultural Commission.

Briggs stated that they could put together a warrant article for the next town meeting that would authorize the Land Use Change Tax to go toward paying down this debt instead of going to the Conservation Commission.

The Board is waiting for the appraisal and the settlement agreement before moving on with the Gold Star property.

The Board thanked George, Peter and Eric for coming in and speaking with them.

The Selectmen signed:

Letter to Northfield Selectmen re: agreement on maintenance of Ayers/Fellowship Roads.
Accounts Payable Manifest
Payroll Manifest
NHMS Payroll Manifest
Welfare Manifest
Leave Request – Mary Hauptman
Leave Request (2) – Jan Stout
Intent to Cut – Tax Map 215 Lots 4, 6 & 10 – Borough Road
Timber Tax Levy Tax Map 221 Lot 13 Tax Map 259 Lot 19
 Tax Map 215 Lots 4 & 6 Tax Map 229 Lot 3
 Tax Map 232 Lot 1 Tax Map 242 Lot 13
 Tax Map 209 Lot 29 Tax Map 224 Lot 10
 Tax Map 264 Lot 5 Tax Map 264 Lot 4
 Tax Map 264 Lot 2 Tax Map 264 Lot 3

Briggs made a motion to go into non-public session at 8:34 PM to discuss a Welfare case. Bob seconded the motion.

Bob made a motion to exit the non-public session at 8:39 PM and to seal the minutes permanently due to the nature of the discussion. Briggs seconded.

The Board approved a request from Second Wind to perform the maintenance on the water system at the Sam Lake House and the Municipal Building.

The Board reviewed a letter from a tax payer to Roger proposing to pay the taxes in increments.

The Selectmen reviewed a petition from residents on Briar Bush and Hackleboro Roads requesting high speed internet. Briggs stated that we need to identify when the current contract us up and possibly getting a committee together to study what needs are not being met in preparation for the re-negotiation of the contract with Comcast. The Selectmen will draft a letter explaining that they may solicit their assistance in preparing for the re-negotiation.

The Selectmen reviewed a request from a property owner in Sherwood Forest asking to purchase a parcel of land adjacent to theirs owned by the Town. The Board asked Jan to respond to let them know that they are willing to sell the parcel, but it must be annexed to their existing lot.

Bob made a motion to adjourn the meeting at 9:18 PM. Briggs seconded the motion.

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

Respectfully submitted,

Jan Stout
Administrative Assistant