

Town of Canterbury
Board of Selectmen
August 15, 2011

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

The meeting was called to order at 6:04 PM.

Brian & Sheree Colsia attended the meeting to discuss property taxes on a house they own on Baptist Hill Road.

Brian explained that he owns rental property on Baptist Hill Road. They are currently paying \$7,000 a year in property taxes. Brian stated that it takes 8 months of rental receipts prior to making any profit on the property. He explained that he owns similar property in Wilton under similar financial conditions. He claims to have entered into a very bad financial deal on both properties upon advice of legal counsel. He met with the Wilton Selectmen and they removed all the interest and penalties on taxes he paid. Brian stated that he paid the Canterbury taxes, interest and penalties with his credit card at an interest rate at 24.9%. The amount of interest and penalties he paid was \$4,106.63. He is asking the Selectmen for relief.

Bob explained that ordinarily this is not something that they do. Bob explained that Brian will be receiving a refund check of \$1,265.00 due to the abatement on the 2007 taxes that had been approved.

Briggs stated that he would like more time to consider this request. Bob stated that he would also like more time to review this.

Roger will put together a summary for the Selectmen to review.

Brian and Sheree thanked the Selectmen.

Zoning Board of Adjustment Chair Joe Halla attended the meeting to discuss a special exception for a home business that had been denied on June 16, 2011. To this date, no appeal has been filed.

Joe explained that an application was received in June for a home business. This application was denied because goods are being received and not made at the residence. The home is in an agricultural zone. Joe further explained that the operation is more retail than agricultural. Joe reported that the business is still operating. Joe submitted an ad featuring "August Dog Days Sale."

Bob stated that the Board will contact Code Enforcement Officer Jim Snyder to look into this.

Joe thanked the Board.

The Board reviewed the rewritten Hazardous Mitigation Plan. It was rewritten with the assistance of the Central NH Regional Planning Commission to meet the new rules and regulations of FEMA. Bob made a motion to adopt the Canterbury Hazardous Mitigation Plan dated August 15, 2011 as written. Briggs seconded the motion. All in favor by roll call, motion carried.

The Board thanked the committee and volunteers for the time and effort in putting this together.

Police Chief LaRoche attended the meeting.

The Chief and Selectmen had a brief discussion on AED's. The Board thanked the Chief for coming in.

Chip Hacking, Master Plumber, attended the meeting to discuss how the building inspections are being handled.

Chip explained that he believes the Town's inspections are not done according to code. Chip presented pictures of plumbing work that had been done recently in a home in Town. No traps were installed and methane gases were leaking into the house. He stated this had created a serious health issue. Chip stated that he would like to see the Town charge a fee for plumbing and heating permits. This would be for the protection of the residents. Chip stated that he will not have his work inspected by Jim Snyder; he would call for a State Inspector. Bob explained that Jim will inspect what he can and will then contact the State for inspections that he cannot do.

Chip explained that he once sat before the Selectmen years ago with the suggestion of a better process. But nothing became of it. Bob explained that we do not have the resources to get into a detailed inspection plan. Chip stated that they should be self-sustaining. Bob explained that if too many permits/fees are required, no one would pull a permit. They should make the process easier for residents.

Chip stated that he is at the meeting because he runs into this a lot in town and it's out of control, he is concerned for prospective buyers. Bob stated that he is comfortable with the current program. If the plumber/electrician is licensed, Jim inspects it to the best of his ability and will then call in the State. If the installer is not licensed, he will call the State immediately.

The Selectmen will review the building permit application. Bob stated that they will review the documents and what other towns do.

The Board thanked Chip for attending.

Web Stout attended the meeting to discuss a road/r-o-w off Ayers Road.

Web explained the process he went through in determining the status of the road. He researched road layouts and found no description that would fit this particular road. He researched the USGS map, town and city atlas, 1892 map and the original lot layouts of Canterbury. The original layout of Canterbury shows the range ways and there is evidence of a range way in that proximity.

Web noted that the Canterbury Tax Maps show a road called Forest Pond Road, this is actually Windfall Road.

Web stated that after all the research he did dating back to the mid 1800's, his conclusion is that this is not a town road but a right-of-way (row).

Web explained that Olly Fifield created 2 lots based on the plan by William Snow and the Tax Maps. Olly kept a "right" to go over the property; if it was a town road, there would be no need to mention the "right."

Web explained that he spoke Peter Currier; Peter is interested in purchasing the property so he can put it back with his property, as it was years ago. Web further explained that if Mr. Currier doesn't buy the property, the Town would need to issue him a row/easement through the town property.

The Board thanked Web for his time in researching this.

Fire Chief Peter Angwin attended the meeting to discuss a management plan and paid hours for Pete.

Bob said that it is difficult to explain adding additional paid hours to supervise an EMT who has insufficient calls to stay busy. Peter stated he feels that his position should be viewed in the same light as other department heads. Something is needed to keep the employee productively busy when not on calls.

The Board discussed with Peter, having him work 2 days a week to put together a plan and show the employee what needs to be done on a daily/weekly basis. Peter explained that the 2 days he worked with the EMT, he made a checklist of items that need to be done. Bob suggested that there should be a time when Peter will get caught up and the 14 hours he is working will be reduced. Peter agreed and stated that he wants to get the EMT on track. Peter said that it is his expectation that he would reduce his hours as time went on. The Board will re-evaluate this every month with Peter. Bob stated that he is comfortable with the concept.

Bob explained that with less than 1 call a day and 13 volunteers, he doesn't understand what Peter does that takes 20 hours a week. Peter explained that he schedules trainings, set up the volunteers for their certifications, Wardens meetings, sets up drills, inspections, fire permits, etc. All of these take time. Tyson stated that the report that was submitted by the Committee for the EMT position, the EMT should be doing a lot of what Peter is doing.

A brief discussion was held on the Fire Departments vision statement and mission statement. Briggs suggested that Peter may want to re-visit the mission statement, now that they have paid personnel and volunteers. Briggs asked Peter for a copy of the current mission statement.

The Board thanked Peter for attending the meeting.

Briggs made a motion to enter into non-public session at 8:42 PM to discuss an on-going legal issue. Bob seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to exit the non-public session at 8:48 PM and to seal the minutes for the duration of the legal matter between the Town of Canterbury and Cal Dunn. Briggs seconded the motion. All in favor by roll call, motion carried.

The Selectmen signed:	Accounts Payable Manifest
	Payroll Manifest
	Welfare Manifest
	Timber Tax Warrant
	Race Detail Manifest
	Interfund Transfer

Bob made a motion to execute the agreement with Gold Star Tree & Turf Farm LLC as drafted. Briggs seconded the motion. All in favor by roll call, motion carried. The agreement was signed.

Ty reported that he spoke with the Attorney General's Office regarding the possible sale of the Gold Star property. The Attorney General's office will get back to him once they have reviewed the deed. Ty will deliver the settlement agreement to our attorney.

The appraisal of the Gold Star property has been completed. The appraised value without the trees or irrigation arm is \$910,000.

A brief discussion was held on the sale price of the property and possibly hiring someone to appraise the nursery trees. The conservation value is permanent. The Board would like to sell the property, pay off the note and reimburse LCHIP and the Conservation Commission.

Briggs suggested that a warrant article be drafted to discontinue Sand Hill Road from Intervale Road to the river. A general discussion was held on the pros and cons of discontinuing the road.

The Selectmen reviewed the public minutes of the August 1, 2011, meeting. Bob made a motion to approve the minutes as written. Briggs seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed the non-public (1) minutes of the August 1, 2011 meeting. Bob made a motion to approve the minutes as amended. Ty seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed the non-public (2) minutes of the August 1, 2011 meeting. Bob made a motion to approve the minutes as written. Ty seconded the motion. All in favor by roll call, motion carried.

The Board had a brief discussion on the possibility of a lease with option to buy for the Gold Star Property. The Board will wait until they hear back from the Attorney General's office before they pursue selling the property.

Ty reported that at the Municipal Building the roof vents are in need of repair. The Selectmen agreed to have Nat Witschonke repair them.

A discussion was held on setting up a vendor list that could be contacted for the various projects that may be done. It was originally thought that when the Town Administrator position was filled, that would be his/her responsibility.

The Board discussed the roof at the Houser School House. Briggs stated that since the roof is leaking, the repairs should be done now with the funds coming from the Town Buildings Emergency Fund. Ty will get quotes for the necessary repairs.

Ty suggested that Roger contact Bob Scarponi to finish removing the historical items from the Sam Lake House basement.

Ty updated the Board on the various repairs to the Town Buildings. Ty will be getting quotes for the condensate pumps at the Municipal Building. He will be meeting with Second Wind to discuss the water at the Elkins Library. Briggs recommends treating the water line between the Sam Lake House and the Library.

The Selectmen discussed the removal of the Canterbury/Boscawen Bridge. Roger reported that we only have approximately \$7,000 left in the Capital Reserve Fund. Briggs suggested that the additional monies needed to complete the project be put into a warrant article. A discussion was held on how this project can be executed, Canterbury cannot front the \$250,000 for the contractor and wait to get the money from the State. Bob questioned if the state funds are available at this time for the removal of the bridge. Bob will contact the Boscawen Selectmen to further discuss. Ty suggested setting up a meeting with the Selectmen from both towns and the State.

The next scheduled meeting will be held on August 29, 2011 at the Meeting House at 6:00 PM.

Briggs made a motion to adjourn the meeting at 10:15PM. Bob seconded the motion. All in favor by roll call, motion carried.

Respectfully submitted,

Jan Stout
Administrative Assistant