

Town of Canterbury  
Board of Selectmen  
August 29, 2011

Selectmen Present:        Bob Steenson  
                                 Briggs Lockwood  
                                 Tyson Miller

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

The Board reviewed an Elderly exemption. Bob made a motion to grant the Elderly Exemption for Joseph and Elaine Moretto on Old Tilton Road on the basis of their hardship. Briggs seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed a Town Center Sign Placement request. Bob made a motion to approve the request for the sign to be placed in the Center for upcoming "Garlic Days". Briggs seconded the motion. All in favor by roll call, motion carried.

The Board held a brief discussion on a Welfare Case. The applicant will be instructed to update their application. The Board asked Jan to contact the Chief LaRoche for additional information on the family.

Assessing Clerk Mary Grady attended the meeting.

Mary discussed with the Board a previous request from a property owner to have interest and penalties abated. Upon further consideration of the request, the Selectmen denied the request.

Mary distributed the new revaluation data from Cross Country Appraisals. The Board asked if they could continue the discussion of the revaluation data with Mary after their next appointment.

Mike Sargent attended the meeting to discuss the nursery trees on the Gold Star Property (now known as Canterbury Intervale Farm). Bob explained that they had a prior discussion with Mike regarding wholesaling the trees.

Mike explained that the biggest problem that he sees is the maintenance issue with the trees. Some of the trees that are 6 years and older have been neglected.

Briggs explained that the Selectmen are trying to market the property. Bob felt that if the Board finds a qualified purchaser or lessee, he doesn't want the marketing of trees to get in the way of the sale.

Mike explained that there is some money to be had with the trees. He expressed interest in harvesting what trees he can to help the Town out. Mike expressed an interest in a lease to own on the property, but feels that in today's market; \$75,000 is a lot of money to come up with in one season. Mike stated that he would like the opportunity to harvest some of the trees and capture some money for the Town. Mike explained that he would come up with a chart that would show the trees that are salvageable.

Mike reported that he can see that marketing the trees will make some money, but it will take some time to get the property back to its original condition. Briggs stated that Mike's idea to work on the trees for a few years doesn't jive with what the Town wants.

Bob explained that on September 16, 2011 the LCHIP Board will be meeting. After the meeting the Selectmen will know more what LCHIP thinks of the sale of the property.

A brief discussion was held on harvesting the stock on a tree by tree basis. The Board expresses an interest with that concept, the Town and Mike would be able to make some money.

Mike reported that he has a large project coming up in Portsmouth in the spring. He may be able to negotiate the species to be used. Mike proposed that if the Selectmen would like to harvest some trees this fall, he could use 30-40 with an approximate value of \$2,000. He cannot guarantee what would happen in the spring. Mike suggested that they be in contact after the LCHIP meeting.

The Board approved to have Mike harvest and sell trees this fall. Mike will submit a chart showing the caliper size and height of trees sold along with the prices.

The Board thanked Mike for attending the meeting.

The revaluation data discussion continued with Mary Grady.

Bob asked Mary to get the data in an electronic excel file. Bob also asked to have the zoning district and breakdown of the land values included.

The Board reviewed the data. Overall the assessments have gone down 21%.

Mary reported the Cross Country Appraisals is re-visiting Shaker Village to re-assess the property.

The Board discussed setting up a work session to review the data with Cross Country Appraisals. Mary will contact Cross Country Appraisals to obtain the electronic file and obtain their schedule to meet with the Selectmen.

The Board thanked Mary for attending the meeting.

Ty reported that there is a hearing on Thursday, September 1, 2011 regarding the Town of Canterbury v. Calvin Dunn.

Briggs reported that he received a call from a resident asking if they could buy the hoop house on the Canterbury Intervale Farm property. The Board denied the request and will continue with the current agreement on the property.

The Selectmen reviewed an advertisement drafted by Ty for the sale of the Canterbury Intervale Farm Property. Bob expressed concerns about putting this information out to the public prior to the meeting with LCHIP. Ty will contact LCHIP Director, Digit Taylor and ask that she review the advertisement.

Briggs will attend the LCHIP meeting to explain the reasons why the Town wishes to sell the property. The Town has achieved its goal by preserving the land.

The Board discussed a letter from the Attorney General's office regarding the sale of the Canterbury Intervale Farm property.

Bob made a motion that the Board finds that it is in the best interest of the Town of Canterbury to pursue the option of selling the Intervale Farm property to an appropriate agricultural user according to all the current restrictions and provisions of the conservation easements as well as all the terms and conditions of Senior Assistant Attorney General Brooks' letter regarding this matter. Briggs seconded the motion. All in favor by roll call, motion carried.

A brief discussion was held on contacting a realtor to assist the Selectmen with the sale of the property.

The Board discussed the work that needs to be done to the roof of the Municipal Building. Briggs made a motion to approve the quote of \$3,375 from Nat Witschonke to repair the roof chimneys at the Municipal Building. Bob seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed the proposals to replace the roof of the Houser Schoolhouse. Bob will contact two of the companies that submitted proposals for additional information.

The Board reviewed a request from Making Strides Against Breast Cancer to decorate the gazebo by wrapping it in pink from October 1<sup>st</sup> to October 16<sup>th</sup>. Since this is the 2 premier fall tourism weeks, the Selectmen denied the request.

The Board reviewed a letter drafted by Roger to the Professional Fire Fighters of NH.

The Selectmen reviewed the minutes of the August 15, 2011 meeting. Briggs made a motion to approve the minutes as written. Bob seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed the non-public minutes of the August 15, 2011 meeting. Briggs made a motion to approve the minutes as written. Bob seconded the motion. All in favor by roll call, motion carried.

Ty updated the Board with his meeting with Secondwind regarding the water system of the Municipal Building.

Bob made a motion to enter into non-public session at 9:14 PM to discuss a personnel matter. Ty seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to exit the non-public session at 9:18 PM and to permanently seal the minutes due to the personnel matters discussed. Ty seconded the motion. All in favor by roll call, motion carried.

A brief discussion was held on the transfer of keys to the Canterbury Intervale Farm on September 1, 2011.

The Selectmen signed:	Accounts Payable Manifest
	Payroll Manifest
	Welfare Manifest
	Vacation Leave Request
	Intent to cut – Tax Map 212 Lots 3, 4 & 5

The next scheduled meeting will be held on September 19, 2011 at the Meeting House at 6:00 PM.

Bob made a motion to adjourn the meeting at 9:25. Briggs seconded the motion. All in favor by roll call, motion carried.

Respectfully submitted,

Jan Stout  
Administrative Assistant