

Town of Canterbury  
Board of Selectmen  
October 3, 2011

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

The meeting was called to order at 6:02 PM.

Reviewed the accounts payable and signed the manifest.

The Board held a general discussion on the clean-up of the Intervale Farm.

Peter Currier attended the meeting to discuss a Town owned parcel of land off of Ayers Road. Bob explained that the determination has been made that the land belongs to the Town. Web Stout did a lot of research for the Town and had determined that the access is via a Right-of-Way, not a Town road. Peter expressed an interest in purchasing the parcel. The Selectmen are willing to entertain a proposal. Roger reported that the old assessment shows a value of \$102,000. Roger spoke to Cross Country Appraisals, they determined the new assessment to be \$3,000 per acre with a .78 factor = 13 acres X \$3,000 = \$39,000 x .78 = \$30,420. Bob believes that to be a little high. Peter explained that a portion of the property is swamp, cut by a brook. The range way giving access is on the east side of the parcel and goes down to the swamp. Peter stated that the parcel is unbuildable, swampy and cut by a brook. He suggested \$100 – \$150 acre. A discussion was held on the access to the property. Cross Country maintains that the property is buildable, and assesses it as such, because a Road Waiver could be issued.

Ty asked Peter if he would be willing to put the property into a conservation easement for a low sale price. Bob suggested that the Board talk to a local realtor for pricing.

Briggs entered the meeting.

Ty stated that he is interested in getting the fair value of the land for the Town and to be sure that the Conservation Commission has no interest.

Both Peter and the Selectmen will do some research. The Board and asked Peter to make an offer once this has been completed. Peter will get back to the Board in 2 weeks.

Peter thanked the Board.

Carolyn Peterson and many others attended the meeting. Carolyn explained that they are there to discuss using the town buildings for the Clover Buds. Bob wanted to clarify the situation, Bob exchanged emails with the Yorks and spoke to Jim over the weekend. It was never the intention of the Selectmen suggesting to groups that no, you can't use the building. However, we have had problems with the condition of the building by certain groups that use it, in terms of housekeeping and left over art supplies. The Board no longer knows which groups are using it and when, who the leaders of those groups are and who has keys. The Board is trying to get a handle on who wants to use it, when they want to use it and what for and then they wanted to talk about other spaces within

Town that might be more appropriate for certain activities, be it the School, Town Hall or the meeting room at the Municipal Building as opposed to the Meetinghouse.

Carolyn suggested that if there is an issue with these groups, it should be communicated to them. Briggs stated that it may not be discovered until the Selectmen have a meeting.

Bob explained that there are other Boards that want, if possible, to keep more records, maps, assessing material and other materials in the Meetinghouse to facilitate their meetings. Because there is not a convenient way to secure the Town's valuable documents, the uses of the building by certain groups may not be appropriate and other arrangements may be necessary.

Roger stated that both he and Jan came away from the last Selectmen's meeting thinking that the Board had decided that they couldn't use the building. Jan reacted to that in that manner; we may have misinterpreted what the Board wanted to do.

Ty asked the group what they thought the appropriate use of the Meeting House is. The Board believes it's more of a conference room and not a rec room.

Briggs stated that he does not agree with the group's assessment that would necessarily have a right to use the Town Buildings. The Board of Selectmen is responsible for all Town buildings. The Board is willing to work to find the best space for any group looking for space. He disagrees with the concept that being a taxpayer gives them the right to use the buildings.

The Selectmen are trying to do what is best for the town's groups and to preserve the Town's buildings. Bob stated that it's not their expectations that they put anyone out, nor are they doing that. It sounds like they are all on the same page, that these buildings should be made available to groups if possible. The building should be appropriate for the type of gathering planned. They want to obtain a reasonable level of control, they do not object to assigning keys to group leaders. It was suggested having a checklist in each building with expectations on how each of the buildings should be left.

The Board will have Jan and Roger get a list together of all the users and contact information, possibly have the locks changed and assign keys to the Group Leaders, etc.

A brief discussion was held on insurance coverage for Town Buildings.

Kent Ruesswick stated that he was the Chairman of the Building Needs Committee. This is exactly the type of thing the Committee envisioned, as it says on the front, this is a Meeting House. He believes that the Board should take that into consideration. He would rather not see the buildings taken away. He agreed that there should be a list of rules for each building. It was not the vision of the Committee to use the School for these groups to meet. Ken Jordan, another former member of the Building Needs Committee, volunteered to assist the Board in the establishment of policies and procedures for the use of Town buildings.

A member of the group submitted a sign request for the PTO to place a sign in the center for their Crafts Fair and Christmas tree sales.

Bob mentioned that the Town is cleaning up the Sod Farm and came across some Christmas tree stands. Phil Stone will get them to the PTO.

The Board thanked all for attending.

Steve Rattee attended the meeting to discuss the Sod Farm property. Steve explained that he is interested in purchasing the farm to be used as a working farm. Bob explained that the Board is moving forward on offering the property for sale. The Board has discussed selling the property with LCHIP and the Forest Society because of the Conservation easements that have been set in place. There are certain criterias that have to be met.

Steve asked the Board what kind of time line the Board was looking at. Bob explained that there seems to be some significant level of interest from 4 or 5 parties. The Board will entertain offers for 30 days and then close the offer period and assess the offers that have been made. Any purchase and sale will be contingent on several factors, including going before the Planning Board and Conservation Commission for review and two public hearings need to be held at least 10 days apart.

Steve explained that the interest rates are attractive now and he would be ready to go at any time. He would need a purchase & sale to obtain a commitment letter. The Board explained that they would need at least one actual deal to bring before the Townspeople.

Bob explained that the Board is encouraging folks to give them an offer on the property and to give the Board some time to review and qualify the offers. Bob believes that a 30 day open window for accepting offers is appropriate.

Steve explained that he does not have a commitment letter from the bank, but he has received an approval letter.

The Board explained that the purchase offer also has to be voted on by the Trustees of LCHIP.

Steve asked if there was any description about the recreation area. Ty explained that there is a description in the lease, the recreation area description was written with the idea that the Town was going to be the owner, currently there is no right of access. There will be a third easement written to give the Town a right of access. This is in the process now with an Attorney.

Steve will submit a purchase and sale to the Selectmen.

The Board thanked Steve for attending.

The Board discussed with Deke Jackson the possibility of him becoming a member of the Budget Committee. Deke explained that his job requires quite a bit of traveling, he will check his schedule and get back to the Board. The Board will have a Budget Committee Member appointment slip drawn up for Deke.

The Selectmen signed:	Accounts Payable Manifest
	Payroll Manifest
	Welfare Manifest
	2 Interfund Transfers
	Land Use Change Tax
	Sign request from the PTO

The Board reviewed the contract from Dwight Keeler to represent the Town and get the Sod Farm on the Multiple Listing Service, providing that anyone the Board has already spoken to be excluded.

Ty questioned if the Board can sign the agreement without having LCHIP sign it too.

The Board will further review the contract.

Bob made a motion to enter into non-public session at 8:18 PM to discuss a Personnel matter. Briggs seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to exit the non-public session at 8:30 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.

The Selectmen reviewed the minutes of the September 19, 2011 meeting. Briggs made a motion to approve the minutes as written. Ty seconded the motion. All in favor by roll call, motion carried.

Bob reported that he repaired the door jam in the long barn at the Sod Farm and installed a new lock. He purchased a padlock and a chain to secure the sliding doors. A brief discussion was held on further repairs that need to be done to the Sod Farm buildings.

Briggs stated that when it comes time to make a decision about the use of the Meeting House. He believes that the Meeting House should be used for meetings only.

The next scheduled meeting will be held on October 17, 2011 at the Meeting House at 6:00 PM. Bob made a motion to adjourn the meeting at 8:38. Ty seconded the motion. All in favor by roll call, motion carried.

Respectfully submitted,

Jan Stout  
Administrative Assistant