

Town of Canterbury  
Board of Selectmen  
April 2, 2012

Selectmen Present: Bob Steenson  
Tyson Miller  
Cheryl Gordon

The meeting was called to order at 6:05 PM.

Jim Higgins attended the meeting to discuss filling Adrienne's position temporarily while she is out on maternity leave.

Bob thanked Jim for stepping up and is pleased that he is willing to take on the responsibility. Bob explained that Jim could count on the Board for any support that he may need. Jim explained that he has lived in Canterbury for 15 years and has been on the Recycling Committee for 3 – 4 years. He is aware of what the position is but, explained that he has a daytime job and is only interested in the temporary position.

A brief discussion was held on Roadside Clean-up Day and Hazardous Waste Day. Both events will be happening on April 14, 2012. Bob will contact Adrienne for more information on the events.

Jan will forward the required employment documents to Jim.

Ron & Chris Olzak attended the meeting to discuss an abatement Ron submitted. Cross Country Appraisals reviewed the assessment and lowered the value 25% because of the terrain. Ron stated that when he spoke with Mandy from Cross Country Appraisals, it was his understanding that Mandy was going to reduce the value 75%. Bob stated that he thought Mandy's assessment is in line and suggested that Ron contact Mandy to discuss this.

Ron and Chris wanted to discuss the possibility of purchasing the Town owned parcel of land at the end of Hall Road. The Selectmen expressed concerns with installing a box culvert or bridge across the ravine. Ron asked if the Town had any engineering plans of the property. Ron will contact Jan on Wednesday to look at the subdivision plans.

A brief discussion was held on the requirements of grading for new roads. Bob suggested that Ron either contact the Road Agent or the Chairman of the Planning Board.

Ron asked if the Town would allow a private road with a private development with multiple businesses on the same lot. Once they owned the property; they would build the structures and rent them out. The Board suggested that he contact the Planning Board. Bob stated that a Private Road Waiver would be required and will be reviewed by the Selectmen and all other Departments and Committees.

Bob stated that conceptually he would be in favor of selling the parcel. Ron explained that they will put together a purchase and sale based on getting a box culvert or bridge. Ron explained that he wouldn't want to be stopped putting up multiple buildings. Whatever plans Ron has for

the property will be subject to Site Plan Review by the Planning Board. Bob suggested that he may need to go to the Planning Board for a conceptual review.

Ron and Chris thanked the Board. Ron asked to be put on the April 16, 2012 agenda. Jan will contact him with the time.

Anne Berry attended the meeting to discuss the house that they purchased on Kimball Pond Road. Anne and Jay attended the last meeting to ask the Board to consider abating past due taxes and interest. Anne reported that they have closed on the property. Bob explained that the deed can't be transferred until the property taxes/liens are cleared up. Anne explained that per the purchase and sale, they are responsible for back taxes and the outstanding IRS lien. The Board reviewed the assessment card and stated that Bob is not in favor of abating the taxes or interest; it doesn't meet the definition of a hardship. He doesn't want to set precedence to other taxpayers as they may have a number of them on the horizon. Cheryl stated that once they own the property, the Selectmen could set up a meeting to have Cross Country Appraisals walk through the property with Anne. Bob suggested that Anne get a copy of an abatement that was filed by the prior owner. Anne suggested setting up a payment plan. Cheryl explained that in order to get a clear title the taxes will need to be paid.

Anne thanked the Board.

Conservation Commission Chair Jen Taylor stopped in to discuss a proposal received for grazing cattle on Hildreth's field. Bob explained that the recreation activities on the property may have to be curtailed. The Board cannot enter into a long term lease; they may want to consult with legal counsel.

Jen explained that the Conservation Commission has concerns that the water availability is not consistent and are worried that the middle of the field would turn into a mud hole. Ty explained that the farm interested in leasing the field has an insurance policy. Jen stated that the Conservation Commission would prefer a shorter stay for the grazing.

A brief discussion was held on opening and closing the gate at Riverland. The Conservation Commission has discussed paying someone to do this for them.

The Board thanked Jen for stopping in.

The Selectmen reviewed Canterbury Woods property cards. The Selectmen will contact Cross Country Appraisals to see what the assessment would be if the discretionary easement was removed and how they arrived at value of the discretionary easement. Jan will forward the easement to Cross Country and ask that they figure what the penalty would be as well as the new assessment.

The Board reviewed the Utilities assessed values. The Board will review with Cross Country the methodology of assessing the utilities, identify the case law problem and to make sure that all the utility companies are being treated equally.

The Board reviewed a request from an employee asking to be reimbursed for a broken windshield. The employee stated that this happened last summer while he was working at the Transfer Station. He never notified anyone of the incident. The Selectmen denied the request since it happened last summer and it was never reported.

The Board reviewed correspondence from the Dept. of Transportation regarding a pre-construction conference. The Board asked Jan to contact DOT and ask what state roads in Canterbury they plan to work on.

The Board reviewed correspondence from the City of Concord to Concord Regional Solid Waste Resource regarding negotiations for a new contract.

The Selectmen signed:

- Accounts Payable Manifest
- Payroll Manifest
- Welfare Manifest
- Interfund Transfer
- Current Use Application – Tax Map 103 Lot 20
- Abatement applications – Tax Map 102 Lot 18
- Tax Map 244 Lot 12
- Tax Map 251 Lot 20
- Intent to Cut – Tax Map 245 Lot 12
- Vacation Request
- Aries Groundwater Monitoring contract

The Board discussed log trucks using a Class VI Road, who would be responsible for maintaining or making the repairs to the road. The Board expressed concerns of damage being done to the road. Bob will contact the abutting land owners and let them know that logging will be occurring.

Cheryl made a motion to enter into non-public session at 9:12 PM to discuss a personnel matter. Bob seconded the motion. All in favor, motion carried.

Bob made a motion to exit the non-public session at 9:45 PM and to permanently seal the minutes due to the personnel issues discussed. Cheryl seconded the motion. All in favor, motion carried.

Bob made a motion to enter into non-public session at 9:46 PM to discuss a personnel matter. Ty second the motion. All in favor, motion carried.

Bob made a motion to end the non-public session at 10:00 PM and to permanently seal the minutes due to the personnel matter discussed. Ty seconded the motion. All in favor, motion carried.

Bob made a motion to enter into non-public session at 10:02PM to discuss a personnel matter. Ty second the motion. All in favor, motion carried.

Bob made a motion to end the non-public session at 10:28 PM and to permanently seal the minutes due to the personnel matter discussed. Ty seconded the motion. All in favor, motion carried.

Bob made a motion to adjourn the meeting at 10:35 PM. Ty seconded the motion. All in favor, motion carried.

The next scheduled Selectmen's meeting will be held on April 16, 2012 at 6:00 at the Meeting House.

Respectfully submitted,  
Jan Stout  
Administrative Assistant