

Town of Canterbury
Board of Selectmen
May 7, 2012

Selectmen Present: Bob Steenson
Tyson Miller
Cheryl Gordon
Town Administrator: Roger Becker

Phil Stone stopped by the meeting. He reported that he received a call from Olly Fifield regarding Burrough Road. Olly had stated that over the years, that when grading the road some of the materials have been pushed onto his property and has filled in his pond a little. Phil will take care of the needed repairs.

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

The Selectmen signed: Accounts Payable Manifest
Payroll Manifest
Welfare Manifest
2 Intents to Cut
2 Vacation Requests
Solar Exemption – Tax Map 253 Lot 14

The Board reviewed an abatement application. The Board asked Jan to forward this to Cross Country Appraisals for review.

Mark Stevens attended the meeting as a member of the Agricultural Commission and a Cemetery Trustee.

Mark explained that last Halloween a wedding was held in the Center Cemetery. The Trustees were not aware of this event and were told that the Bride & Groom were given permission by the Selectmen. Bob explained that the Board did not meet with the couple or issue an approval. Mark requested that the Trustees be included in the decision making loop in the future. Bob reiterated that the Board had nothing to do with this event, but will consult with the Cemetery Trustees on any future requests.

Mark reported that Wayne Mann, George Glines and Harry Weiser have not signed up to be on the Agricultural Commission and until the Commission elects officers he will be the Acting Chairman. Mark submitted an updated list of Commission members.

Mark stated that he had heard that the Agricultural Commission has not been working as it was intended. The function of the Agricultural Commission was to offer advice to the Selectmen, Planning Board and Conservation Commission. Mark further stated that the Aquifer protection ordinance was not well received by the Agricultural Commission and had recommended that the Planning Board drop it. The Planning Board did not take their recommendation and put forth the ordinance for the Town to vote on. Mark stated that the Agricultural Commission is not being relied on.

Mark submitted a picture of the sign of the property on Brookford Farm. Mark stated that the sign is not in compliance with the zoning ordinance. Mark also submitted pictures of manure piles also at Brookford Farm and stated that he felt that that was not in compliance with the Aquifer ordinance. Mark further stated that he feels that the ordinance is unclear.

Bob stated that the Selectmen will take his concerns under advisement.

Mark explained that he knows that in the past others have asked to use the Hildreth field and were told no. He wanted to know if these folks were contacted prior to leasing the field to Brookford Farm. Mark stated that the Agricultural Commission had no idea that the Selectmen were going to lease the field. Bob explained that the Conservation Commission approached the Selectmen with this proposal. Selectmen Miller and Conservation Commission Chair Jen Taylor called the Glines Family to see if they were interested. The Glines family was not. The Board had a discussion with 2 farmers that originally expressed an interest. One farmer they never heard back from and Miles Smith Farm decided they did not need the land and recommended that the Selectmen lease the field to Brookford Farm. Mark stated that this is the first he has heard that other people had been contacted.

Bob stated that he finds it an unrealistic expectation that the Board would remember what was said to someone 3 to 4 years ago and didn't know how to respond to Mark's statement regarding others being told they could not lease the field. Bob commented that it was possible that the requests were made prior to the management plan drafted by the Conservation Commission. Bob stated that he had hoped that whoever stated that they had been denied the request would come and speak to them directly.

Steve Cochrane and Luke Mahoney joined the meeting.

Steve reported that prior to the Town purchasing Hildreth's field, a public meeting was held. Steve said that at the meeting the residents were told that the snowmobile trail would stay and that hunting would be allowed. Steve said that if you put livestock in there, there will be less wildlife. Bob explained that a fair amount of work has been expended to return the property to a field. Ty explained that the cows are providing a benefit by keeping the weeds out and obviating the need for mowing. Steve asked if the Selectmen plan to continue to lease the field. Bob explained that it's only been 2 weeks and is an acceptable practice according to the management plan. There is a high probability of continuing to lease the property. Bob stated that the Selectmen have had many people comment on how nice it is to see cows in the field. Ty stated that they need to preserve the pasture land. Bob stated that the Board recognizes Steve's concerns but there is no shortage of Conservation Land that is forested and suitable for hunting. Ty explained that Brookford Farm would like to fence in 1-acre of Town owned land located at the end of West Road across from the Brick House. Ty explained that the Forest Society holds an easement on that parcel, he will contact them.

Steve stated that in the minutes of the Conservation Commission meeting a gravel parking area was going to be put in at Hildreth's field. Bob explained that no, nothing has been decided. Bob had suggested this to the Conservation Commission that a gravel pull off be installed because there is not a safe place to park cars for sledding, enjoying the view, etc. Steve stated that he is opposed to this and thinks that they could park in the center if they wanted to. He further stated

that he wants the field open to everyone all the time, no animals at all. Bob explained that the Board respects his opinion; they try to take everyone's views into account and try to balance. The Board thanked Mark, Steve and Luke for attending.

Jeff Earls from Cross Country Appraisals and Kathleen Dube from Canterbury Woods Golf Course attended the meeting to discuss the Discretionary Easement on the Golf Course.

Jeff explained that there is a 10% penalty coming out of the easement. The tax bill going out June 1st will be at last year's values, until we can make an accurate adjustment. The Board asked Jeff if he could do the assessment that would reflect the fair market value with the easement and one without the easement. Ty asked for the current assessed value and the amount of the 10% penalty. Jeff stated that he would need to look for sales of golf courses to come up with a market value. Jeff explained that he will have to expand his search to any sales that have occurred in the northeast.

Kathleen submitted a formal request that the Discretionary Easement be continued as originally set up. Kathleen explained that they are trying their best to get the golf course back on a profitable track.

Bob stated that they would need to check to see if any of the laws had changed. The Board will want to discuss this with the Conservation Commission as well.

Jeff explained that another option would be payment in lieu of taxes. The Board could negotiate the amount of the payment in lieu of taxes and could still have the current items available to the residents. The taxpayers expect the Selectmen to assess fairly and maximize the revenues.

Jeff will check comps and be in touch with Kathleen.

The Selectmen thanked Kathleen for attending.

Jeff explained that he had heard that Town is without an Assessing Clerk. Jeff offered to have one of his employees help the Town out and fill in until a replacement could be found. The Selectmen thanked Jeff for his offer and asked him to send in a proposal.

The Board thanked Jeff for attending the meeting.

Code Enforcement Officer/Building Inspector Jim Snyder attended the meeting to discuss a code violation. The violations are no Certificate of Occupancy on file and a complaint on no septic system. Jim reported that he has contacted DES regarding the issue of the septic system. He hasn't officially confirmed that there is no septic. Jim reported that he has left messages for the land owner to call him and he has visited the property. The owner has not returned Jim's calls and no one was home when he went to visit the site. Jim outlined the process that should be taken, starting out with sending the owner a letter. Bob asked Roger to send a letter to both property owners.

A brief discussion was held on record keeping. Jim reported that he would be happy to comply with any system that the Selectmen want to use. Bob stated that there should be a town office

function that would retain these records and that would be easily obtained. Jim stated that someone needs to design a system that he could report to. Currently he only sends information to the Assessing Clerk on new residents.

Jim reported that it is his intention to apply for a building permit. He doesn't want to hire someone to inspect the building. He offered to create a photo record and feels that Bob is qualified to review. Jim asked the Board to think about what procedure they would like. Ty suggested the possibility of contacting the Loudon Building Inspector. Bob suggested the possibly they could contact another builder in town to perform the inspection.

Jim reported that Running Fox Farm will be contacting him when they were ready to open. Jim stated that they must be in compliance with both the State and Canterbury ordinances for a farm stand.

The Board thanked Jim for attending.

The Selectmen reviewed an email from a resident regarding outstanding property taxes. Bob made a motion to vote to grant the taxpayers request and hereby ask that the Tax Collector to stall the lien process until August 1, 2012. Ty seconded the motion. All in favor, motion carried.

The Board reviewed the radio proposals for the Police, Fire and Highway Departments. Bob made a motion to grant the radio order to Belltronic per the recommendation of the Police Chief and to instruct the Town Administrator to issue a purchase order with a penalty clause. Cheryl seconded the motion. All in favor, motion carried.

The Selectmen reviewed an invoice from the Town of Northfield for work they had done to Ayers Road. Roger reported that Phil will be contacting the Northfield Road Agent to further discuss. The Selectmen will not authorize payment until they receive Phil's report.

The Selectmen reviewed their Action Item List.

- Generator testing procedure – change to off peak hours and to twice a month
- Municipal Building Security System – Roger will contact Total Security and set up a meeting for Total Security to meet with the Selectmen on 5/11, 5/18 or 5/21/2012.
- Salt Shed – Highway Department will repair the base and will contract the metal roof.

Olly have invited the Selectmen to join him in a seminar on “Pocket Housing” on May 21, 2012 at 7:00 PM.

Bob made a motion to adjourn the meeting at 9:25 PM. Cheryl seconded the motion. All in favor, motion carried.

The next scheduled Selectmen's meeting will be held on May 21, 2012 at 6:00 at the Meeting House.

Respectfully submitted,

Jan Stout
Administrative Assistant