

Town of Canterbury
Board of Selectmen
October 1, 2012

Selectmen Present: Bob Steenson
Tyson Miller
Cheryl Gordon

The meeting was called to order at 5:01 PM.

John McCormick and Kathy Dube from Canterbury Woods Golf Course, Jeff Earls from Cross Country Appraisals and Assessing Clerk Mandy Irving attended the meeting to discuss the Discretionary Easement Release.

The Board reviewed the appraisal of the Golf Course prepared by Jeff Earls. Bob explained that the Discretionary Easement on Canterbury Woods expired in April 2012. The Board of Selectmen never formally voted to approve the renewal. The original easement had a penalty clause that would represent the Land Use Change Tax, approximately \$42,000.

John McCormick explained that he would like to have a 30 day continuance as they did not receive the new appraisal until September 26, 2012. This hasn't given them sufficient time to review. John explained that they did not expect that the Discretionary Easement would be removed. Bob explained that it is the Selectmen's responsibility to represent all taxpayers in Town and to explain to them why they plan to either continue or discontinue the easement. Bob doesn't believe that the Board is inclined to renew or draft a new Discretionary Easement. Ty and Cheryl were in agreement with Bob.

A brief discussion was held on how other Towns tax golf courses in their Towns. Jeff and Mandy will research this for the Board.

John reported to the Board that golf course business is a diminishing industry. Jeff explained that the appraisal was based on replacement cost in 2007 with a multiplier applied for 2012 rates. John stated that if you look at the values of the comps in 2009, you will see that the income declined over the years, if you use numbers from 2009, it's a different world. John explained that they purchased the Golf Course in 2009, he believes that they overpaid for the property, they took a calculated risk. The business and industry has steadily declined. He further explained that the penalty of \$42,000 is a death blow as they have been operating in a deficiency, each year he has put more into the business. This has been a huge hardship. A brief discussion was held on the surrounding golf courses. John explained that he purchased Plasawa Valley in Pembroke, not because it was a golf course but because it is zoned for 2-family. John gave examples of their community involvement, including the High School Golf Team, allowing snowshoeing, cross country skiing. They try to be good neighbors.

John explained that they have no other issues with the appraisals, but they need to arrive at an agreement to pay the penalty over time. They do not have enough revenue to carry them through the winter.

The Board asked John and Kathy to come back to the November 5th meeting to discuss a possible time payment plan. The Board thanked John and Kathy for attending. The Board also thanked Jeff for preparing the document.

Conservation Commission Chair Kelly Short and Ken Stern attended the meeting to discuss expanding the Conservation Easement by Kimball Pond to incorporate Hildreth's field and their strategic and open space planning.

Kelly distributed the strategic plan outlining their goals. Cheryl asked if people can walk on Conservation Land. Kelly explained that they are starting to document conservation land; who owns it, who can use it, what purposes it can be used for, who takes care of it and possibly creating a map showing all of the areas.

Bob questioned Canterbury's risk assessment in terms of development. Ken stated that he believed some work along that line had been done by the Planning Board.

Kelly reported that the Canterbury Conservation Commission is interested in placing a permanent Conservation Easement on Conservation land permanent easements to prevent future boards from selling property purchased by the Town without the approval of the Townspeople.

Ty stated that Hildreth's field should be conserved for agricultural purposes. Kelly stated that most easements restrict development and allow agriculture and conservation. Ken explained that standard conservation easements stay silent on the management of the easement.

Kelly explained that open space planning is based on the following;

- 1) Trying to articulate conservation philosophy
- 2) Improve documentation
- 3) Develop an action plan

Bob asked how the Selectmen could help the Conservation Commission. Ty explained that Central NH Regional Planning Commission may be able to help with the overlays to the tax maps. Kelly stated that she didn't come to the meeting with specific requests; she will further discuss with the Commission and get back to the Board.

Bob made a motion that the Board of Selectmen support and direct the Conservation Commission to draft an easement on the Robert Fife (Hildreth's) Field to be incorporated within the Kimball Pond easement. Cheryl seconded the motion. All in favor by roll call, motion carried.

The Board thanked Kelly and Ken for attending.

Canterbury Elementary Principal Mary Morrison, Superintendent Maria Dryer and Nick Coates from Central NH Regional Planning Commission attended the meeting to discuss the Safe Routes to School Grant.

Mary explained that they are starting to implement the "travel" portion of the grant. This involves an evaluation of what can be done to improve safety from the center of Town to the School. Mary distributed photos of areas that need improvement. Mary further explained that when the school has an event, some of the cars are parking at the Municipal Building, causing a lot of pedestrian traffic. Mary explained that they have programs at the Municipal Building with the Police/Fire Department. She would like to have a designated area to walk and cross.

A discussion was held on the potential needs in the center. Reconstructing the sidewalk, installing a crosswalk of some sort from the sidewalk to the green was discussed. The possibility of enlarging the common was discussed with the obvious result of reduced parking. Ty stated that he doesn't see a compelling need to re-design the town center.

Bob reported that the Town raised and appropriated money for the grant; \$5,000 has been spent and \$15,000 has been encumbered. We are at the end of the ability to encumber the funds. The funds can only be carried forward 3 years. Nick explained how the reimbursement program works. CNHRPC will send a bill to Roger for payment. The Town will pay the bill and Roger would then forward to DOT for reimbursement.

Nick explained that the third round of the grant is that communities can apply for up to \$250,000. Canterbury cannot apply this year as we haven't completed the second round requirements. We will have the ability to do so next year. CNHRPC will put together a plan based on everyone's priorities.

Bob explained that the previous Board had some deep skepticism about the applicability of this program for a rural town like Canterbury. The Board recognizes that there are potential improvements

available in the program and the Board would support applying for the next level in the grant. Bob asked how we would execute any of the suggested changes to Baptist Road since it is a State Road and not a town road. Nick explained that they would go to the District Engineer/Traffic Bureau and ask them to look at the project, if the Town were to build something, we would be on the hook to maintain.

Maria invited the Board to the School Board meeting on October 25, 2012 at 6:30 at the Elementary School. Ty and Cheryl will attend the meeting.

Maria explained that Canterbury Elementary School is the recipient of the US Department of Education Blue Ribbon School Program Award and thus becomes a National Blue Ribbon School! Mary and others will be going to Washington to receive the award. A celebration is being planned and Maria would like to have the Town involved. This program awards schools which have achieved a high level of academic achievement.

The Board thanked Mary, Maria and Nick for attending.

Road Agent Jim Sawicki attended the meeting.

The Selectmen reviewed the job description for the full-time position available in the Highway Department. The Selectmen approved the job description and signed the document.

Jim reported that he has received 15 applications so far. Jim asked if any changes would be made to the Health Insurance for this new employee. Bob explained that our current policy is in place and it would apply to the new employee. The Selectmen will be revisiting the policy in the near future.

A brief discussion was held on obtaining Road Surface management software. Jim believes that this may be beneficial to the Town. Ty explained that CNHRPC would work with the Town to come up with long term and short term plans for the maintenance of the roads. Bob stated that the highest percentage of roads are dirt, he believed this software has a planning benefit for paved roads. CNHRPC will initially work with Jim and input the data into the program and the Town would input any improvements thereafter. Jim stated that he would like to purchase a laptop to assist him with inputting this data. The Board approved Jim's request to get the software and purchase the laptop.

The Board discussed the needed repairs to the Generator. Bob stated that he would like to have a look at this with David Heath. Jim expressed concerns of waiting too much longer for the repairs to be made. The Board approved Jim to contact outside vendors to make the necessary repairs.

Roy Glines came to the meeting to discuss the whereabouts of the old grader. Roy reported that he has located it. The old Road Agent gave it to the Sod Farm to use. It traveled around and ended up at the Morrill Farm in Boscawen for them to use. The Morrill's knew that it had belonged to the Town and Roy will be bringing it back home. Roy will research the history of when it was purchased by the Town.

The Board thanked Jim and Roy.

Dacre Bush attended the meeting to make an offer on a parcel of land that abuts his. Dacre explained that their leach field is failing and would like additional land to put in a new leach field. Bob explained that the Town has sold lots with the stipulation that the lots are merged.

Bob made a motion to accept the offer from Dacre Busch in the amount of \$2,000 for Tax Map 101 Lot 8 with the stipulation it be merged with Tax Map 101 Lot 7. Cheryl seconded the motion. All in favor by roll call, motion carried.

Jan will draft the deed and contact Dacre.

The Board reviewed the quotes for the alarm system at the Municipal Building. Bob will contact the vendors.

Ty reported that the signs have been ordered for Sand Hill Road and West Road.

A brief discussion was held a resident that had applied to the Zoning Board for a special exception for an apartment. The resident had explained to code enforcement officer Jim Snyder that the tenants that rent the apartments in the barn will move out mid-November. Jim Snyder wants to be sure that the apartments in the barn are no longer usable. Bob stated that it is acceptable to the Board for the tenants to be moving out in mid-November. The Selectmen will draft a letter with condition that Board will not assess fines if the dwelling units have been dismantled and not occupied by December 1st and all three apartments must be vacant until the results of the ZBA hearing.

The Board reviewed a letter drafted to Hillary Nelson to the Loudon Planning Board regarding a questionnaire for their Master Plan. One of the questions being proposed is to have night races at NHMS. Cheryl suggested that Bob contact the Loudon Planning Board to see what their intentions are before sending a letter.

The Board signed: Accounts Payable Manifest
 Payroll Manifest
 Welfare Manifest
 Intents to Cut – Tax Map 238 Lot 9
 Timber Tax Levy – Tax Map 259 Lot 17

Ty made a motion to offer for sale or convey real estate described as 11 Kimball Pond Road, Tax Map 107 Lot 28 under the general provisions of RSA 80. Cheryl seconded the motion. All in favor by roll call, motion carried.

The Board reviewed the Action Item List.

The Board reviewed the minutes of the September 17, 2012 Selectmen's meeting. Cheryl made a motion to approve the minutes as written. Ty seconded the motion.

Cheryl made a motion to adjourn the meeting at 9:36PM. Bob seconded the motion. All in favor by roll call, motion carried.

The next regularly scheduled Selectmen's meeting will be held on October 15, 2012 at 5:00 PM at the Meeting House.

Respectfully submitted,
Jan Stout
Administrative Assistant