

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
August 27, 2012
MINUTES**

Call to Order

5:30pm: Chairman, Steve Barry called the meeting to order.

Pledge of Allegiance to the Flag

Chairman Barry asked all to rise and pledge allegiance to the Flag.

Present: Steve Barry, Chairman; Alan O'Neal, Vice Chairman; Bill Perron, Richard Pitman and R. Andrew Robertson, Selectmen

Also Present: Leslie Boswak, Town Administrator and Jan Foisy, Finance Director

Scheduled Appointments

A. Fran Menard – Heritage Commission Update

Fran Menard informed the Board that the Heritage Commission has recently located a historical, 19th Century Desk which belonged to the town's first moderator in the Town Hall. They have obtained quotes for restoration and believe that the piece could be brought back to life. The cost for a full restoration would be approximately \$3,000 and Ms. Menard would like to have the Board's approval and support for moving forward with the project. Chairman Barry noted that it may take some time, but that if the Commission wants to organize and begin fundraising that the Board would be in support of that. Selectman Robertson expressed his support of the project and suggested that a full restored antique of that time period may have more value than the cost to do the work, he recommend the Commission present a Warrant Article seeking the Town to contribute funds. Selectman O'Neal also suggested the Commission work to join forces with the Historical Society in its fund raising efforts.

B. Walter Hooker – Lamprey River Assessments

Mr. Hooker provided the Board with an update to the issue with some of the Lamprey River property assessments. He has compiled a list of the inconsistencies and the primary issue of concern is where the \$10,000 and \$20,000 assessment values have come from as compared to properties on bodies of water like Freeses Pond or Pleasant Lake. There does not seem to be any data in the manuals to justify these numbers. Chairman O'Neal asked what Mr. Hooker would suggest as a remedy and Mr. Hooker responded going back to look at all data, including time adjusted sales data for properties on the river prior to 2010.

Loren with Avitar Associates spoke to the Board. Her office was not aware of the concerns until Mr. Hooker's letter was received, they have since gone back to review older sales data and MLS Listing Sheet. She referenced two properties and transactions that would support the current valuations. She agreed that some of the properties that fall under the water shed include errors or omissions in the appraisal, but would argue that the increased added value does belong on some of the lots. Chairman Barry suggested that any request for information be submitted at the September 10th meeting and that the Board can make a decision at the September 27th meeting with how best to proceed.

Vice Chairman O'Neal noted that he feels they need to work on updating the criteria for the manual. He struggles with using Pleasant Lake as a starting point for valuations as that is a Class A Lake. He asked should other bodies of water be looked at, i.e. Thurston Pond or manmade ponds? Loren noted that site value should be included on the card for all bodies of water. She also pointed out that staffing changes have occurred at her firm, they are working to improve service levels and expect to have someone from staff in Deerfield monthly to better address issues. As they are working on a cyclical valuation schedule, they will be focusing on riverfront properties for the next round and will work to update photos and cards on the properties affected.

C. Chief Greeley & Chief Tibbetts – Safety Complex Update

In an effort to keep this project on the forefront of everyone's minds, Chiefs Greeley and Tibbetts presented the Board with an update. They identified a piece of land North of Freeses Pond Road where they recommend the Safety Complex be located on and have visited similar facilities in the neighboring towns to review their size and cost. They have also met with the original architect to bring the proposed plans current. The Board thanked Chief Greeley and Chief Tibbetts for their continued work.

Vice Chairman O'Neal indicated his interest in seeing everyone located in one location, including the Highway

Department so as to achieve economies of scale in some of the construction needs. Selectman Robertson stressed that the Departments will want to keep in mind public accessibility as they are marketing this proposal. Chief Greeley agreed and noted that they plan to put a video on the Town's public television channel and would also welcome anyone to schedule a walk-through to view the current location's shortfalls. Sound and sight separate and privacy concerns were again noted. Chief Tibbetts noted that they intend to start building a lot of public support for the undertaking.

D. Administration Department – 2013 Budget Presentation

Leslie Boswak presented the Board with the proposed bottom line funding for the 2013 Budget Year. The value was \$84,264 over the 2012 funding. Three primary pieces contributing to this uptick were the Fire Truck lease (\$59,146), Paving (\$44,000) and the Compactor replacement at the Transfer Station (\$19,500). Vice Chairman O'Neal asked if the budget did not pass as proposed, would a default budget put the Fire Truck Lease in jeopardy. L. Boswak responded no, that the only way the Fire Truck would be absolutely off the table would be if someone moved that line item at \$0 at the deliberative session and the motion is approved.

The budget review meetings have been scheduled a bit differently this year. L. Boswak proposed holding fewer meetings keeping with the normal bi-weekly schedule and having those meetings last later. The Board agreed to this proposal and Selectman Robertson suggested bringing snacks! Vice Chairman O'Neal pointed out that several departments may not need to appear before the Board if there are no items for discussion in their budget. All agreed.

Regular Business/Signatures

- Approval of Minutes from August 13, 2012

Motion – Selectman Pitman moves to approve the Minutes as written

Second – Selectman Robertson

All in Favor – Motion Carries

- Approval of Minutes from August 20, 2012

Motion – Vice Chairman O'Neal moves to approve the Minutes as written

Second – Selectman Robertson

All in Favor – Motion Carries

- Accounts Payable – \$56,795.01

Motion – Vice Chairman O'Neal moves to approve

Second – Selectman Robertson

All in Favor – Motions Carries

- Final Draft – Town of Deerfield Safety Policy

Motion – Vice Chairman O'Neal moves to adopt the Town Safety Policy

Second – Selectman Robertson

All in Favor – Motion Carries

- Land Use Change Tax, Lot Line Adjustment, Abatement and Warrant Clarification – Carrigan, 57 Griffin Rd

The Board has received clarification for the previously submitted materials for the Carrigan property. As a result of a lot line adjustment 0.35 acres of the lot were disqualified for current use, resulting in a Land Use Change, Abatement and Warrant all for \$0.

Motion – Vice Chairman O'Neal moves to approve the package as presented

Second – Selectman Robertson

All in Favor – Motion Carries

- Timber Tax Levy in the amount of \$134.08 to Ted & Renee Rouse

Motion – Selectman Robertson moves to approve

Second – Vice Chairman O'Neal

All in Favor – Motion Carries

- Timber Tax Levy in the amount of \$1,599.35 to David Sidmore

Motion – Selectman Pitman moves to approve

Second – Selectman Robertson

All in Favor – Motion Carries

- Extension Request for Form MS 1 – Extended to September 30

Motion – Vice Chairman O'Neal moves to approve the Extension Request for form MS 1

Second – Selectman Robertson
All in Favor – Motion Carries

- Financial Report – 2011 Form MS 5

Motion – Vice Chairman O’Neal moves to approve the MS 5

Second – Selectman Robertson

All in Favor – Motion Carries

- Intent to Cut Wood or Timber – Reservation Rd

No Discussion – Signatures Executed

Unfinished Business

Selectman Pitman noted that the job done on the Salt Shed looks great.

Town Administrator’s Report

- The AmeriCorps NCCC volunteers will be in Town September 12th through November 2nd. They will be staying at the Town Hall and may be spending time at the GBW Building to accommodate meeting schedules.
- Dustin’s Carpentry has finished work on the Salt Shed and it looks fantastic.
- The office has been looking into coverage for employees for prescription eye glasses. This would be a payroll deduction and have no financial cost to the Town. The Board had no issue with exploring this further.
- There is an old issue of ownership on a parcel of land in Town believed to belong to the late Mr. Sanborn. He has been paying taxes on the two lots in question (9.1 acres and 10.5 acres) since 1951. The issue will need to go before the voters to correct the error, but Leslie is of the opinion that this must have been a Town error.
- The Auditors will be making a full presentation of findings to the Board at the September 24th meeting.

Other Business None

New Business Selectman Robertson informed the Board that he is in receipt of correspondence from Serita Frey raising concern with the Planning Boards approval of the original PSNH Power Station. The issue relates to the Northern Pass Project and has been ongoing. Currently Ms. Frey is working with Fred McGarry and Kate Hartnet of the Planning Board and Andy will keep the Board apprised of any updates to the issue.

Citizens Comments

Mr. Walter Hooker would like to recognize Joe Manzi for his quick work in getting the Pickle Ball lines painted on the Tennis Court, his quick response was impressive. Regarding the Safety Complex proposal, Mr. Hooker feels that this is an item that has been revisited almost annually. He would be interested to know which other Towns in the State are in a similar situation as Deerfield with regards to not meeting Federal Requirements. Is there any penalty for failure to comply? It seems to him that without penalty it will be a hard item to move forward. Finally he shared that he has heard several grumblings regarding the Wood Chipper that is currently being rented under a rent-to-own arrangement when the Town clearly voted down purchase of that equipment.

Ms. Cathy Shigo feels it would be good for Fran Menard and the Heritage Commission to get an estimated value on the desk once fully restored. Regarding the Safety Complex proposal she is in favor of the project, but is opposed to the suggested location, she feels it is an ugly intersection and that the people living near the proposed site would experience the same disruptions as the current Church Street residents do.

Meeting Adjourned

7:00p

Motion – Vice Chairman O’Neal

Second – Selectman Robertson

All in Favor – Meeting is Adjourned

Next Meeting Tuesday, September 4th @ 8:00am

*The Minutes were Transcribed and Respectfully Submitted by Katherine A. Libby, Recording Secretary.
Pending Approval by the Board of Selectmen*