

**TOWN OF DEERFIELD  
BOARD OF SELECTMEN  
December 10, 2018  
MINUTES**

**Call to Order**

5:30 pm – Chairman Pitman called the meeting to order

**Present:** Richard Pitman, Chairman; Andrew Robertson, Vice Chairman. Fred McGarry, Jeff Shute and Cindy McHugh, Selectpersons.

**Pledge of Allegiance to the Flag**

Chairman Pitman asks all to rise and pledge allegiance to the Flag

Chairman Pitman stated that they had a guest tonight which was Ted Gatsas, the Councilor-elect for the Executive Council which takes effect in January.

Mr. Gatsas thanked everyone and stated that he is the newly elected councilor for this district and was at the meeting to give the Board his card with his phone number in case the town needs it for anything. He stated that he would certainly call them back and see what he could help with whatever the town needs.

He stated that if anyone had any questions, he would certainly like to address them now.

Chairman Pitman thanked Mr. Gatsas for taking the time out to see the Board.

**Avis Rosenfield – Nottingham Road Yield Sign**

Ms. Rosenfield thanked the Board for allowing her to be there. She was addressing the subject of the intersection of Parade Road, specially the yield sign. She has complained about a number of incidents that have occurred. On a number of occasions, she has had near misses at this intersection from people that have driven through the yield sign that apparently do not understand that they are on the secondary road, that they are coming from Parade Road, flying across and through two lanes to get onto Nottingham Road. They either ignore the control device, which is the yield sign or they simply didn't see it.

She has had three occasions of speaking with people, the offenders, who apologized and then excuse themselves by stating that they thought that she was suppose to yield her signal to the left.

When she tried to educate them, that they were the ones in the wrong and that she was on the primary road, and they were on the secondary road and had a yield sign, they got a little bit indigent.

So what she would like to ask respectfully is that the Board consider, since Nottingham Road has the right-of-way, and that that sign is neither lighted or illuminated and with the technology, there is the opportunity to put a LED, solar yield sign which would certainly get people's attention, that the sign gets replaced with one that is compliant and that the road gets painted with the word "yield" or that the yield sign gets replaced completely with a stop sign and paint the word "stop". They do seem to stop when they come around the little island where they see the stop sign to get onto Parade Road but they do not stop when they are trying to leave Parade Road and get onto Nottingham Road.

So, before there is an accident there, where, herself, her livestock are seriously injured, her vehicles are disabled because of an accident, she would respectfully ask that this gets addressed immediately, again, before anyone gets injured, or the town gets sued.

Chairman Pitman asked if any Board members would like to comment while Ms. Rosenfield was in the audience.

Selectman McGarry stated that he thought it was a valid concern. He stated that he has gone through that intersection to get onto Nottingham Road and is always concerned that somebody is going to be coming from the west, heading east, and not wanting to stop and having a collision.

He thought one of the considerations that he thought about is whether that whole intersection needs to be reconfigured and whether they need the Parade Road traffic actually come to a stop where the "T" is now, and eliminate the direct access onto Nottingham Road through the yield.

Ms. Rosenfield stated that that would take an engineering activity to do and the town would probably have to hire an engineer to come in and do because that is a town road, not a state road to which Selectman McGarry agreed.

Vice Chairman Robertson stated that the intersection has been laid out like that since about 1758 he thought.

Selectwoman McHugh asked if there is only one yield sign there and Ms. Rosenfield stated that there were one yield sign and two stop signs to which it was agreed yes. She wondered if two new signs were placed on both sides of Parade Road that were reflected and there would be two of them on Parade which show people on Parade that it is for them.

Ms. Rosenfield stated that yes, and that people don't seem to know that it is for them.

Selectwoman McHugh continued that there is only one yield sign in the middle and Ms. Rosenfield added that there is one yield sign on the island in the middle. She stated that she just drove it tonight and it is not very illuminated when your headlights hit it.

Ms. Rosenfield continued that most of the instances that she has had have been during the daytime so there is no excuse in her mind unless you are blind or illiterate and you don't know what a yield sign is.

Vice Chairman Robertson stated that he thought the Board's standpoint on protocol on matters like this has been to get ahold of the chief of police and the highway agent and discuss possible options regarding it.

He continued that Ms. Rosenfield had made a strong case for what she would like and that he thought the Board needed to talk to the police chief and the highway agent and decide what they wanted to make for a recommendation.

Ms. Rosenfield also stated that she also has, and she would leave a copy for the Board, an excerpt out of the MUTCD, of which she was sure that they were familiar with that manual. That manual floated down from the federal level to the local level for all of the recommendations for what the signs need to be in compliance. The sign design is not the issue but there are other options on how to best, and best practices on how to apply that particular control device so that it would not be an excuse to someone driving through it.

Chairman Pitman stated that the Board meets next Monday night so maybe they could have an answer after talking with the chief and the road agent this coming week. He stated that they are not allowed to discuss things as a group unless it is at a meeting so the Board would get their input.

Chairman Pitman asked if anyone else on the Board would like to comment to which is was generally acknowledged that it was a good idea.

### **Courtney Torre with Tricia Lynn – The Lazy Lion – Keno**

She stated that they were the family that own "The Lazy Lion". They were there today to discuss the option of the NH Lottery Game "Keno" being brought into the community.

Governor Sununu signed the state law into effect last year to establish Keno to help fund all day kindergarten in New Hampshire and they have had a considerable amount of people, including the NH State Lottery, approaching them in hopes that they could launch Keno here in Deerfield.

They have begun the preliminary application process to allow the Lazy Lion to be a host for this game as well as attending the informational seminar that gave them a full view of the benefits that Keno could bring to the town.

She stated that they had a small packet of information for the Board which will highlight some of the benefits as well as regarding the funding of full day kindergarten.

They also stated that they have also obtained 57 signatures from members of the community in support of Keno being established here which is part of the application process for the NH State Lottery.

She continued that she also had a highlighted copy of the NH State RSA that explains the process of adding a warrant article onto the ballot for the people to vote on in March and with the Board's permission and the signatures collected, they would like to have a town meeting in which they could have any concerns or questions answered. They would hope they could address any and all the concerns from the people of Deerfield at that time. They were

hoping that this could be added to the ballot for March for the people to decide whether or not Keno would be welcomed into the community.

Chairman Pitman asked the Board members if they had any comments.

Vice Chairman Robertson stated that he would note that he would support adding the warrant article but he was going to reclude himself from decision making because he is the Lazy Lion's insurance agent.

Chairman Pitman asked the representatives about the other meeting that they attended.

Ms. Torres stated that they had been reading about the laws and found that there was a chance for the town to come to a meeting and to decide whether or not they would want this to be added. The public might have questions or concerns but with the petition with the signatures, it would be enough to have the question put on as a warrant article but that if they wanted to come and find out more information about what Keno is and what it would do for the community or what they would support, they could come to a meeting and ask those questions. They could have a representative from the NH State Lottery come to answer any of those questions.

Chairman Pitman asked if they would want that before to which Ms. Torres stated yes.

Ms. Torres continued if that was something that the Board would find necessary.

Chairman Pitman stated that the Board was there for the citizens and to tell them what they needed.

Ms. Torres stated that basically the application process is that they present to the Board as this is something that they would like to bring into Deerfield and then the town would then actually have an opportunity at the next available town meeting, and that the town is a SB2 town, at the meeting they would be able to express their concerns, ask any questions. They would be there as well as the Lottery Commission to answer any of those questions.

She continued that because they already have the signatures from the citizens of Deerfield to bring it as a warrant article, she would want to do that so it could be established that the town's people wanted Keno in Deerfield.

She stated that she wasn't the only organization that wanted this. There are other organizations and businesses in town that could have Keno, once this has been brought to the town for approval, they are just the one that is starting the process. She felt that they have done most, if not all, the requirements requested in order to have Keno in their establishment.

They have to go through the entire process which involves criminal background checks, training, everything that goes with bringing Keno in for them to get approved. The worry from the state is whether or not the town wants Keno

Chairman Pitman stated that there is a deadline for when warrant articles have to be posted and he didn't have that date but Ms. Torres stated that it was she thought it was the first or second week of January.

Chairman Pitman stated that it was January 8<sup>th</sup>.

Ms. Torres stated that there would be time to have a town meeting and to address any concerns.

Chairman Pitman asked if she would want a meeting before they put it on as a warrant, that she wouldn't just put it on anyway?

Ms. Torres stated that actually she has left information for the Board to read through. She didn't make enough copies for everyone but that if everyone could read through the literature, that would be great.

Ms., Torres stated that because Deerfield is a SB2 town, it gives a choice between the selectmen and the town to do that, to have a town meeting. They were just suggesting it because it would be a good opportunity to answer any questions.

Vice Chairman Robertson stated that basically what Ms. Torres has done, is presented the Board, a petitioned warrant article. As long as the signatures check out with the Supervisors of the Checklist, that is fine.

Obviously, they would have deliberative session. He doubted that it would be reviewed at the budget committee public hearing which is part of the deliberative session.

Part of the deliberative session would be where Ms. Torres could present the argument to the town. She could certainly have people there from the Lottery Commission. The moderator would have to choose to recognize them unless they are citizens of Deerfield. That would certainly give Ms. Torres the opportunity to present her case and he could see no reason why they couldn't have an information hearing before that if they thought it would be to their benefit.

He continued that Ms. Torres has presented the Board a petition warrant article with the signatures and basically, she is good to go. They have to act on it.

Ms. Torres stated that she was amazed at how very simple the warrant article was. She thought that it would be a lot more complicated. It is just a simple question, Yes or No.

Chairman Pitman asked if anyone else had anything.

Selectman McGarry stated that they needed 25 or fewer (signatures) and Vice Chairman Robertson stated that he thought it was a percentage of Deerfield voters but that he didn't remember the exact percentage but that it was far under the 57 that they have. If they have 57 legitimate signatories and it looks like a boilerplate RSA warrant article language and should be good to go. The Board has to act on it.

Ms. Torres stated that it was 25 signatures that were needed.

Selectman McGarry stated that the reason he was asking was whether or not the language was following the recommendations from the Lottery Commission and Ms. Torres stated that the Lottery Commission gave them the verbiage.

Ms. Lynn stated that they thought that it would be an excellent idea because as they said, the Commission has come to them but ultimately their customers have also come to them as stated that they would really like to go to the Lazy Lion and not go outside town. This is something that they would like to have so that they could contribute to Deerfield as opposed to other towns. They thought that that was legitimate enough to investigate it more.

Selectman Shute asked if they could explain quickly how the town would benefit from this.

It was explained that Keno does a lot for local schools which is why Governor Sununu actually adopted everything. She stated that she might have to do a little more research as to how it would benefit DCS directly because they will still get the school funding but the more towns that participate, the more funding that comes in. It is not just necessarily just the restaurant that has people coming in to play. They are hoping to benefit the local school as well. She stated that they have Ms. Lynn's grandchildren as well as Ms. Torre's nieces and nephews all attend DCS and she is trying to start her own family.

Selectman Shute stated that he didn't know if there were any specific benefits.

Ms. Torres stated that the way that state funding is, is that there is \$1,011.00 per child going to full day kindergarten coming from the state. As more towns start participating and all the other NH Lottery things grow, the Lottery will be able to provide every town more and more money for full day kindergarten up to \$3,900.00 per child.

Ms. Torres continued that she thought that the Lottery is aggressively going through all the different towns and saying let's get everybody on board because the more money they have going towards full day kindergarten, the more the towns won't have to pay for kindergarten.

Selectman McGarry asked if there was any specific advantage to the host community to which it was answered, not specific financially but having more people being able to support their local community to be able to buy lunch, dinner or whatever and while they are waiting, they are playing.

Ms. Torres stated that it was a big thing for Governor Sununu that it would not discriminate against towns that did not participate, that everybody got at least the minimal amount of money for kindergarten and as the Keno game progresses, then every town would get an equal share of it.

The biggest thing for them is that people stay in Deerfield and play, they don't go to Manchester or Auburn and that helps them stay there also.

Chairman Pitman stated that everything is in place to do the warrant article and that they would just have to decide if they wanted a meeting.

Ms. Torres stated that if the Board wanted a town meeting to answer questions, they were more than happy to set that up and get that going.

Selectman McGarry stated that the question is that they would have the deliberative session and that they could have the representative there from the Lottery Commission to answer any questions or the other possibility would be an additional meeting preceding the deliberative session to answer any questions that might occur.

That would be a question that the Board would have if they needed to set that up.

Chairman Pitman stated that the room would be available for them to have the meeting.

Selectman Shute stated that it could also be in their benefit if they had a public hearing but it would be something to think about.

Ms. Torres stated that is why they came to the Board and also to make sure that the town understands what Keno is and what Keno will do for their town.

Chairman Pitman asked Ms. Torres to pick a date and get back to the Board. He stated that they are meeting again Monday and then they could vote on it.

Ms. Torres stated that she will talk with the Lottery Commission to see what days they have available because they are meeting with all kinds of towns and to give them some options and they could get that back to the Board next Monday.

Chairman Pitman stated that then they could see when the room is available with a couple of dates.

Chairman Pitman thanked both for being that in.

#### **Regular Business:**

##### **Review of Outstanding Minutes of 11/26/2018 and the Public Hearing on 11/26/2018.**

**Motion:** Selectman McGarry moves to approve the minutes of the Public Hearing held on 11/26/2018

**Second:** Selectman Shute

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Motion:** Vice Chairman Robertson moves to approve the minutes of 11/26/2018 as presented

**Second:** Selectman McGarry

**Discussion:** Selectman Shute presented one change on Line 88 which stated that he didn't think that the refinance would take more than to the end of the year, should be changed to he thought that it would take longer than the end of the year.

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

##### **Accounts Payable Manifest - \$651,974.77**

**Motion:** Vice Chairman Robertson moves the Accounts Payable of \$651,974.77

**Second:** Selectman McGarry

**Discussion:** This does include the payment to the county which was over \$500,000.00 per Chairman Pitman

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

##### **Intent to Cut Wood/Timber – Pawtuckaway State Park, Map 418-51**

##### **Intent to Cut Wood/Timber – Anthony Platt, 36 Haynes Road, Map 414-117**

**Motion:** Vice Chairman Robertson moves to accept the agreement and authorize the Chairman to sign the License and Service agreement for the town website on behalf of the Board

**Second:** Selectman McGarry

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Motion:** Vice Chairman Robertson moves to accept the agreement regarding the NNETCDBA Consolidated Communications settlement agreement brought forth by Gary Roberge, senior assessor  
**Second:** Selectman McGarry  
**Discussion:** Vice Chairman Robertson noted that this agreement was approved by town counsel  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

#### **Preliminary DRA Assessment to Sales Ratio – Cherie Sanborn**

Ms. Sanborn, of the Assessor's Office has brought to the Board the Assessment to Sales Ratio which indicates a median assessment of sales ratio of 85.6% price related to a differential one point with a coefficient dispersion of 9.6.

With the Board's approval, she would be happy to forward this information electronically to the DRA for establishing the actual ratio.

**Motion:** Vice Chairman Robertson moves to accept the recommendation of the preliminary assessment of sales ratio and that it be forwarded to the state  
**Second:** Selectman Shute  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman Pitman stated that earlier this year, the Historical Society purchased the property at 5 North Road, also identified as Map 210, Lot 58.

They are asking for the Board to abate the 2018 property taxes in the amount of \$5,560.90, principal only.

Vice Chairman Robertson stated that it is essentially the first half of the tax bill he believed.

Chairman Pitman stated that it couldn't be 10,000.00 for that parcel and that it must be the balance due without interest.

Vice Chairman Robertson stated that he would have no problem with that as they are a civic organization.

Selectman McGarry stated that he thought that they were officially a non-profit in which Vice Chairman Robertson stated that they are a 501c3 and he thought that they closed on this property, maybe in August.

Chairman Pitman stated that he wasn't seeing a day and Vice Chairman Robertson stated that it was just a date that he thought was the date of closing.

Chairman Pitman stated that it says it is for the 2018 property taxes so must be for the year and other members of the Board agreed with that.

**Motion:** Selectman McGarry moves to abate the 2018 property taxes for the Historical Society building  
**Second:** Vice Chairman Robertson  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Vice Chairman Robertson stated that it would be a benefit to the community if it were cleaned up and put back in order.

Chairman Pitman stated that there were a number of land use change taxes and will do them individually.

LUCT – BMT Construction, LLC, Londonderry, NH – Church Street, Map 414, Lot 106-9 for \$9,000.00

**Motion:** Vice Chairman Robertson moves to collect the LUCT fees  
**Second:** Selectman McGarry  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

LUCT – Robert and Jeannette Wolfgramm, 38 Church Street - \$9,000.00

**Motion:** Vice Chairman Robertson moves to collect the LUCT fees due

**Second:** Selectman McGarry  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

LUCT – BMT Construction, LLC, Londonderry, NH – Lang Road, Map 414, Lot 106-11 for \$7,500.00

**Motion:** Vice Chairman Robertson moves to collect the LUCT fees as outlined  
**Second:** Selectman McGarry  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Property Tax Credit Exemption – Veteran's Exemption – Morris Simard, 98 Mountain View Road, Map 409, Lot 27 in the amount of \$500.00

**Motion:** Vice Chairman Robertson moves to grant Mr. Simard the Veteran's Tax Credit he's due  
**Second:** Selectman McGarry  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Chairman Pitman stated that there is a new transcriptionist – Kaitlyn Nadeau for the MBC at the rate of \$18.00 per hour.

**Motion:** Vice Chairman Robertson moves to approve the hiring of Kaitlyn Nadeau and authorize the chair to sign the Personnel Action Request  
**Second:** Selectman Shute  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Two Personnel Action Requests from Parks and Rec – Cody Shimer and (couldn't understand who the first one was)**

**Motion:** Vice Chairman Robertson moves to approve the two new hires for Parks and Rec and authorize the Chairman to sign on behalf of the Board  
**Second:** Selectman Shute  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Certified Operator Agreement with Granite State Analytical Services for water testing for the town with a yearly cost of \$2,022.50

**Motion:** Vice Chairman Robertson moves to sign the contract with Granite State Analytical Services for the requested water testing for the town buildings  
**Second:** Selectman McGarry  
**Discussion:**  
**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

Selectman McGarry asked if that service was for the landfill and Mr. Harrington stated that it was for the annual state water testing for the G.B. White Building.

Chairman Pitman stated that they needed to approve a donation to the Town of Deerfield Fire/Rescue from D-Town Garage, 1 Brown Road. Bob Heon

Chairman Pitman read the following:

"Please keep this letter for your records on the donation of repair services to our Forestry 2 piece of apparatus. Your repair service donation was gracious and greatly appreciated. Donated repair services estimated value of \$450.00. Thank you again for your efforts and gracious donation to the community."

**Motion:** Vice Chairman Robertson moves to accept the donation from D-Town Garage  
**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Town Administrator's Report:**

Mr. Harrington stated that he had a few items for tonight.

The first is regarding the agreement that the Board signed this evening for the town webpage update.'

He will submit that for Accounts Payable and make the recommendation to the MBC to remove that amount of \$3,000.00 from the 2019 proposed budget since the town is paying for it this year.

Secondly, an update on the roof drain and some drain issue that has been ongoing in this building.

There was preliminary work today and found that the drainage pipe was completely broken. It was excavated around it, repaired it, put in a new section and tomorrow they are going to be testing it with the help of the fire department again to see if they can have good water flow out to the discharge end.

If that is the fix for it then he will also be recommending to the MBC to remove the \$2,800.00 that was put in the 2019 budget to work on that next year.

If it doesn't resolve the issue, he will probably recommend that it be left in there because they will need to do further work on it.

Selectman McGarry asked if that was the problem that happened in the other room to which Mr. Harrington stated it was and that is the problem with flooding in the meeting room.

Vice Chairman Robertson stated that it will essentially eliminate pumping water out the front steps to which Mr. Harrington agreed.

Mr. Harrington noted that the town clerk/ta office will be closing at 12:00 Thursday for a staff event. There will be signage up and wanting to make sure that it was part of the record.

Chairman Pitman asked the Board if they had any questions for the town administrator.

Chairman Pitman asked Vice Chairman Robertson if he would read the warrant articles to which he agreed.

He started off by saying the before they got into the warrant articles, he was going to do this under other business or new business but he would like one that he didn't have the specific language but it's in regard to the police department building committee and he wanted to give just a quick update.

The group has reached a consensus that there would be no particular user satisfaction in trying got put a building warrant article on the warrant for this coming election cycle and instead would like to propose some money for engineering and architectural work to get a solid plan in place for the following year.

He stated that he would address that after they go through the budget articles.

Chairman Pitman asked if Vice Chairman Robertson would get that language so that the Board could okay it to which he stated yes as long as the Board thinks that it's a good idea going forward.

Selectman McGarry asked if the committee had a ballpark figure to which Vice Chairman Robertson stated that they did and what they had talked about initially after talking with Steve Keach and talking with an architect from Concord who had designed several, similar sized police departments that wording up to \$50,000.00 for preliminary engineering and architectural studies.

They were hoping that they could do it for less but that would also involve some work that would be readily available, publishing costs, basically an electronic media costs for making information available to the towns people so that they could get a good look at it as it progressed and is finished.

Chairman Pitman asked when that would be available and Vice Chairman Robertson stated that he would have it for the next meeting.

**Warrant Articles:**



Vice Chairman Robertson stated that the first warrant article they got is their working budget - \$4,269,211.07.

Mr. Harrington stated that to make a note that these are just placeholders. These aren't actual numbers on any of the warrant articles.

Chairman Pitman stated that they really didn't have anything then as this is what was last year's potential numbers.

Vice Chairman Robertson stated that Article 2 is the elevator article. He didn't know how the Board felt about leaving it on to which they all agreed that is should be.

It's a non-lapsing article as it notes and wouldn't lapse until December 31<sup>st</sup> of 2022.

Article 3 is the Fire Emergency Water Supply Expendable Trust Fund. The RSA number is there. This warrant article has been there for the last couple of years. He couldn't recollect whether Chief Fisher addressed this when he was here for his budget or not.

Vice Chairman Robertson asked the Board if they wanted to have Chief Fisher back to discuss the details further or if Mr. Harrington is good.

Mr. Harrington stated that this warrant article was initially put in last year. The language was not correct and it was rejected by DRA so it never showed up on the ballot.

They did discuss it at Town Meeting and if memory serves him, Chief Fisher reduced the amount that was originally in the warrant article. He thought that it was originally \$65,000.00 and his intent with this warrant article is to have funding available to maintain the current waterholes the town has, to make sure that those are usable and in the best condition they can be. Some of the fencing around a lot of the waterholes needs to be fixed or maintained. Any cistern maintenance, painting and repair for that and whatever monies would be left in this fund would accumulate for a future, new cistern when that location is determined.

Vice Chairman Robertson stated that he would note that as it is indicated in the warrant, this is to come from fund balance if there any, not to come taxes.

Selectman Shute stated that means that there shouldn't be any tax impact.

Chairman Pitman stated that it says that it would be eleven cents to which Mr. Harrington stated that those were old numbers and just placeholders.

Mr. Harrington continued that in discussion with the Chief, he thought that he was trying to make a decision as to whether he wanted this coming out from unassigned fund balance or recommended that it does have a tax impact. He would have to get confirmation from Chief Fisher.

Selectman McGarry stated that the Planning Board has had a policy of requiring any developer which is proposing five or more lots to put in a cistern or that specific development. This seems to have worked out fairly well with regards to some of the new development but what ends up happening is that some developers, to avoid putting in a cistern, only propose four lots and to go from four lots and no cistern and five lots with a cistern, seems to be some inequality occurring there and he guessed that probably what his thought would end up being would be to bring the chief in and to discuss whether or not they should be looking at a flat fee for any development based on the number of lots being proposed and that way that money could conceivably go into this type of fund and be used for the construction of cisterns throughout the town.

That would probably end up being tied into the Capital Improvement Plan that Southern New Hampshire is working on now.

Chairman Pitman asked that other than the milfoil, should the Board wait and get these figures from the chiefs.

Vice Chairman Robertson stated that the next five have been done every year with an eye towards, with the exception of the buildings, with an eye towards fire apparatus and rescue apparatus.

Selectman McGarry stated that he and Selectwoman McHugh were talking about what the difference between four and six. Maybe it could be explained as it seems like they are almost the same thing.

Vice Chairman Robertson stated that the Capital Reserve Fund is specifically earmarked for capital projects and the expendable trust, to his understanding, could be used for any number of other things.

Typically, the Capital Reserve Fund has been in anticipation of a fire truck and the other has been in anticipation of just needed equipment.

Mr. Harrington added that they actually used the expendable trust fund for repairs to a vehicle.

Chairman Pitman stated also that it says that there would be no tax impact, at least on number 6.

Vice Chairman Robertson stated that there is no tax impact immediately but next November it will be really taxing because they won't have the money to offset the tax rate.

Selectman McGarry stated that it satisfies him in that with Article 4 with the Capital Reserve is specifically for a piece of equipment, a piece of apparatus, he should have said which otherwise would basically require a bond.

Vice Chairman Robertson stated that to that question that he didn't have a clear recollection as to what they had for a schedule right now for equipment replacement and that might be worth having Chief Fisher come in to tell the Board exactly what the Capital Reserve Fund is earmarked for.

He continued that he knew in years past, the Fire Chief has had a very definite schedule of "we're going to need to replace this in 2017, this in 2019".

Selectwoman McHugh stated that she knew that the rescue van was supposed to be replaced in 2016, she believed when they started the capital reserve for this rescue van.

Chairman Pitman asked if Selectwoman McHugh could get that information and she stated that that information would come from Chief Fisher now.

Selectwoman McHugh asked if the sheet that she was holding was the balances and Mr. Harrington stated that yes, he had included those. Those are the current balances as of the last quarter ending which was 9/30 of 2018. He asked the Trustees of the Trust Fund to supply those so that the Board would see what they were working with for balances on all these funds.

Chairman Pitman stated that the Board could take that sheet and look at to which Mr. Harrington stated that they could.

Vice Chairman Robertson asked the Board members if they wanted to hold off on the approval of items 4, 5, 6 and 7 until they talk with the fire chief to get a little more detail to which it was stated yes.

Vice Chairman Robertson stated moving on to 8 and 9, the milfoil issue in Northwood Lake, he stated that there's been general support for this. Typically, the argument that he has made to the budget committee is that this is in support of property tax values even if you didn't happen to live on the lake. When the lake is controlled and overrun by aquatic exotics, the property values dive.

He stated that he had the numbers from last year. They could be updated a little bit but there is a substantial number of properties on Northwood Lake and substantial tax impact also.

Chairman Pitman stated that Article 10 wasn't needed because it was done last year.

Chairman Pitman asked if anyone else had anything.

Selectman McGarry stated that they had an inquiry today with regard to the wood-burning boiler which is located on what used to be the "Dewey" property across from Millstone Lane.

He continued that he did a little checking on it. It does require state citing approval and Chairman Pitman asked if it was because it was so close to Route 107.

Selectman McGarry stated that no, just because it is there, it needs state citing approval and plus under the state regulations, it is supposed to be 50-foot setback from any property line which he assumed that one of those property lines is a state right-of-way.

It appears to be closer to the front or the state right-of-way than the 40-foot setback that is required by the zoning regulations and if the 50-foot setback was enforced from the state, then there wouldn't be any issues with regard to the town regulations.

Selectman McGarry stated that he asked the town administrator to ask the building inspector to investigate that to see whether or not they got state approval and also to comment on the fact that it appears to be closer than the town's zoning regulations.

Selectwoman McHugh stated that she drove past there the other day and the smoke was right across the road.

Mr. Harrington asked the Board if they wanted him to see if he had the proper authority to have the wood-burning furnace where it is located and Chairman Pitman stated to confirm the location from setbacks from the neighbor and the state.

Selectman McGarry stated that basically it requires a building permit from the town and he didn't know if they got that, because it is a structure. It's not something that you can pick up and move.

Chairman Pitman stated that when they were pouring the concrete it was going to be a dumpster pad being so close to the road.

Vice Chairman Robertson stated to follow up on the police department building committee, under new business, the committee agreed unanimously that the recommendation that they are going to make to the Board of Selectmen is to site a new building directly across the street from this building. He didn't have the map or lot number with the intent of placing the police station there and as part of that project, improving the general parking area for the ballfield or whatever Park and Ride situation that they end up with.

Both the architect and Steve Keach of Keach Engineering felt that it could easily be done and would be an added benefit to the project and the town. Both of them commented that having a two-level, downhill sloping, not delineated at all, sort of mass gravel parking area that comes onto a state highway with about 150 of access is not in the town's best interest.

That is the recommendation that is going to be coming from the committee with the request for a warrant article for engineering and architectural fees.

Chairman Pitman asked if there were any other business from the Board to which there was none.

Vice Chairman Robertson asked if they were going to review the fire security monitoring to which Chairman Pitman stated that they were not as they didn't have the numbers yet.

### **Citizen's Comments:**

#### **Ms. Cady – Old Centre Road**

She stated that she thought she heard the Board say that the taxes were \$5,800 and something to be abated on the Deerfield Historical Building to which Chairman Pitman stated that that number was close but that they could get that number to her.

Her question was, normally when you buy a property, the owner pays up through the months that they owned it and then you pay until April 1<sup>st</sup>. It's April 1<sup>st</sup> to March 30<sup>th</sup> of the year so April, May, June, July and August would be the owner's responsibility and the remainder would be the Historical Society.

Vice Chairman Robertson stated that that was his hesitation about whether they were abating the whole amount or half.

The amount of the abatement was \$5,560.90 to which Ms. Cady asked if that was the whole year to which Chairman Pitman stated that they weren't sure.

Selectman McGarry stated that it was the 2018 property taxes.

Ms. Cady stated in fact the town should only be paying from the date of closing. Every closing that she ever had, the bank figures it out so that they take the taxes from the owner for the part of the year they owned it and then put the taxes in the mortgage payment.

She realizes that they paid cash so there's not a mortgage payment but the town shouldn't be abating the whole \$5,800.00 is what she was saying.

Chairman Pitman stated that they would look into it and adjust it next meeting.

Vice Chairman Robertson stated that just for the sake of clarity, he is happy to withdraw his original motion on that and he thought that Selectman Shute was the second to which Selectman McGarry stated that he was the second and that he withdraws his as well. It can be reconsidered next meeting with a clearer idea as to what they would be abating.

Ms. Cady continued that along with that same thing, they should be applying for a 501c3 as to not to have to pay taxes as does the church and so on and so forth. Any 501c3 is entitled not to have to pay taxes but they have to apply to the town for the selectmen to vote that a tax-free property.

Chairman Pitman thanked Ms. Cady for bringing that up and she also thanked the Board for rescinding their vote as she only wanted to collect what is due.

**Motion: Vice Chairman Robertson moves to adjourn at 6:26 pm**

**Second:** Selectman Shute

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 – Motion Carries**

**Next Meeting: Monday, December 17, 2018 at 5:30 pm**

*The Minutes were transcribed and respectfully submitted by Dianne L. Kimball, Recording Secretary  
Pending approval by the Board of Selectmen*