

**Enfield Board of Selectmen  
Whitney Hall  
Enfield, New Hampshire**

**MINUTES of April 16, 2012**

**Board of Selectmen:** Donald J. Crate, Sr., Chairman; John W. Kluge; Fred Cummings

**Administrative Staff:** Steven Schneider, Town Manager; Alisa D. Bonnette, Executive Assistant;  
Jim Taylor, Director of Public Works

**Others:** Casey Cantlin, Charles Gusha, Dan Kiley, Roger Demment, Athletics Directory and Spencer Simonds, Real Estate Office of Dartmouth College

**BUSINESS MEETING**

**I. CALL TO ORDER**

Mr. Crate called the meeting to order at 6:10 PM.

**II. APPROVAL OF MINUTES**

Mr. Cummings moved to accept the minutes of April 2, 2012 as presented, Mr. Kluge seconded, vote unanimous in favor of the motion.

**III. COMMUNICATIONS**

**Notice of 2011 Final Tax Bill Mailing**

**IV. BOARD REPORTS**

**Planning Board:**

Mr. Kluge reported that the Planning Board held the last meeting of Phase II of the Maple Street Development Project, formerly known as the Ironman Development and Laramie Farms Development. They now will move to Phase III. The project has been scaled down: 80% of the project will now be 1-bedroom apartments with a few efficiency apartments and the remainder being 2-bedroom apartments; 140 units in total. The developers have to go to the Zoning Board of Adjustment regarding a setback on one wetland crossing. There are no State permits yet for a Route 4 sidewalk or turning lane. The developers are happy to make a place at the bottom of the driveway to turn around. They are taking the Town's concerns to heart.

## V. TOWN MANAGER'S REPORT

### **Employment Interviews:**

Interviews for Police Officers are scheduled for next week for three individuals. Mr. Schneider and Detective Sergeant Ken May will perform the interviews. One of the applicants is certified, one was certified and the other has not been certified.

Mr. Schneider will also sit in on interviews of seasonal grounds personnel.

### **Piano Donation:**

Mr. Schneider informed the Board that Joan Fishman is leaving the area and has a piano she would like to give the Town, perhaps for use at the Community Building. She is leaving Thursday and has not been able to sell it. It's an upright piano with a relatively small footprint. The Town already has two pianos, one in the Whitney Hall Auditorium and one, which belongs to the Grange, in the Enfield Center Town House. The piano Ms. Fishman wishes to donate needs tuning but is supposedly in good working order. Is this something the Town would like to have?

The Board considered the donation. The Community Building gets a lot of use. Mr. Kluge asked how small the footprint will really be. Mr. Cummings had no opinion. Mr. Kluge added that if they will move it he would be OK with accepting it. Mr. Crate agreed. The piano will be accepted if Ms. Fishman moves it to the Community Building.

## VI. PUBLIC COMMENTS

### **Dan Kiley – Planning Board Meeting:**

Mr. Kiley informed the Board that the Planning Board would like to see a letter from the Board of Selectmen to Advance Transit in favor of an Advance Transit bus stop within the new Maple Street Development rather than on Route 4. Maple Street wants the stop inside the development rather than on the road. The Planning Board and developer think this is a better spot, inside the development where they can stop and turn around. They also don't want pedestrians crossing Route 4 during the busiest times.

The Selectmen agreed. Mr. Schneider will draft a letter to Advance Transit.

Casey Cantlin asked if Route 4 was there only access. A previous developer had switched the entrance to Maple Street when the entrance was so narrow coming down to Route 4.

Mr. Kluge responded that there would be an emergency access off Maple Street. The plans with the main access on Route 4 have been reviewed and there are no problems. There was discussion with the Planning Board about a turning lane or sidewalk, but it's not clear the State will approve either of those things.

The Board briefly discussed sight distances, which are OK at the proposed drive location.

## VII. BUSINESS

### **Dartmouth College Trustees – Tax Exemption:**

Spencer Simonds of the Dartmouth Real Estate Office and Roger Demments of the Dartmouth Athletic Office came before the Board to appeal the Board's decision to reduce the College's

property tax exemption on their lakefront parcel to 25%. In previous years the College received a 75% educational exemption. Mr. Simonds explained that the property is used primarily for the College sailing program. The standing issue is the summer program when the property is opened up to the public on a fee basis, yet their belief is that the primary use is for the needs of the College. They feel the 75% exemption in place in previous years is appropriate. The College also owns property on Follensbee Road, which is not for athletic purposes, on which property taxes are paid by the College.

Comments from the Board and public were invited.

Mr. Gusha expressed concern that there are a lot of boats coming out of there and he doesn't understand why there would be a big tax break when they're charging for use of the property.

Mr. Cummings informed the College representatives the Selectboard the 75% exemption didn't look good and they got public comments. It's not something the Town benefits directly from. We can't use the facility without charge, though it's wonderful the College opens it up for membership. Mr. Cummings went on to explain that the Shaker Bridge Theatre gets a reduced rental rate because they provide reduced price tickets to Enfield residents. The question is, why should the Board grant the College a 75% exemption?

Mr. Kiley looked at the College schedule and there's a 6-week schedule in the spring; then again in the fall. For 12 weeks of the year the property is being used for educational purposes. For the other 40 weeks it's not being used for educational purposes. May – October it's primarily a profit center.

Mr. Demments explained that from ice out, usually mid to late April, practices are held 5 to 6 times per week until the beginning of June, so that's two months in the spring with College teams practicing; then again after Labor Day to the beginning of November. In the summer the property is open on Fathers' Day to Labor Day it's open to the public, including residents of Enfield. Fees are quite reasonable.

Mr. Cummings said lakefront property has increased in value significantly. During the last revaluation the Board got push back from waterfront owners. They pay a premium for lakefront property. Dartmouth uses the best months of the year for subscription services. Why should the College get a 75% exemption?

The Board was informed that 5 PE classes are out there every day from June 24<sup>th</sup> or 25<sup>th</sup> until Labor Day and physical education is a course requirement, so there is still some educational use.

Mr. Gusha asked what the qualifier is for the exemption. He was informed by Mr. Cummings that it's the Board's decision. Mr. Gusha asked for clarification, "What are the criteria?"

Mr. Schneider explained that if the property is used to support their mission, the Board of Selectmen can grant an exemption. There's no scale.

Ms. Cantlin stated that she has helped 6 people do abatements for waterfront properties. Without abatements they can't afford their taxes.

Mr. Kluge does not think the value of waterfront parcels is relevant. In his view the Dartmouth property is used to a larger extent than the Board thought. He was originally supportive of a 75% exemption.

Mr. Simonds acknowledged that lakefront property is prime real estate. In Hanover the College has fields and facilities that are seasonal. On the hockey rink and tennis courts the public can use these facilities for a fee. Those properties are tax exempt and are valuable pieces of property in Hanover. He can understand the desire to decrease taxes.

Mr. Demments said fees to use the Enfield facility during the summer don't cover the cost of staff to run the facility. Rates are kept at reasonable levels. The cost for a family for the season is \$250. They can use the boats to sail, the beach to swim and barbecue in the evening.

Mr. Crate stated that he would like to think this over and discuss it at another meeting.

Mr. Cummings said Mr. Kluge wanted a 75% exemption, while he initially wanted a 50% exemption. The Board went with a 25% exemption. Mr. Cummings doesn't expect the Board will grant a 75% exemption, but if the Board raises the exemption percentage would there be any consideration of a reduced rate for Enfield residents? He'd like to see a counter proposal from the College for a percentage less than 75%.

Mr. Simonds responded that he could understand where the Board is coming from if they were charging \$1,000 for the summer, but with a fee of \$250 for the entire summer it's something they would have to think about.

Mr. Cummings said he'd like to see something from the College as an alternative. It's not his desire to put anyone out of their property.

Mr. Simonds stressed that they are not appealing the value of the property, but the exemption percentage.

Mr. Cummings pointed out that the Selectmen represent not just the three-member Board and they've received a lot of push back from residents.

**Public Hearing ~ Acceptance of Donation:**

In accordance with RSA 31:95-e the Board of Selectmen will conduct a public hearing to discuss the acceptance of the donation to the Town of a Kioti UTV, valued in excess of \$5,000.

Mr. Cummings moved to open the hearing at 6:40 PM, Mr. Crate seconded, vote unanimous in favor of the motion.

Mr. Cummings explained that the Firefighters Association sought grants funds to acquire a UTV (utility transport vehicle). They negotiated a reduced price from \$14,000 to \$10,000. They acquired \$8,900 in funding and the Firefighters Association provided the remaining funds. They also got a trailer for the UTV for \$1,500. The UTV is like an ATV with a dump body. The Selectmen must accept the UTV and trailer in order to get them registered and covered by Town insurance.

Mr. Kiley had no comment on the acceptance of the UTV, but expressed the need for a policy regarding obtaining grants. If you're getting grants for the Town of Enfield it needs the Town's

approval. He was informed by Mr. Cummings that they didn't go for a Town grant. The Firefighters Association went for the grant.

Mr. Kiley discussed property that the Fire Department wants to dispose of. One of the vehicles is one that former Police Chief Peter Giese obtained for free, now ten years later we have to get a vehicle to replace the new vehicle. Mr. Kiley was told that the Blazer, which Peter Giese obtained, is being replaced with the Police Departments old SUV. The new pickup truck approved in this year's budget is going to the Enfield Center station.

Mr. Kluge agreed. Any time we accept anything it's potentially up for replacement, a burden for the Town to replace.

Mr. Kiley has no problem with the UTV. We have a use for it, but would never have bought it.

Mr. Cummings said the Fire Department's boat was donated to the Town and he wants to replace it with a boat purchased with grant funds. It is not their goal to get a vehicle the Town has to replace.

There were no further comments from the public.

Mr. Cummings moved to adjourn the public hearing, Mr. Crate seconded, vote unanimous in favor of the motion.

Mr. Crate moved to accept the Kioti UTV and trailer, Mr. Cummings seconded, vote unanimous in favor of the motion.

#### **Disposition of Town Property:**

The Fire Department has two vehicles they would like to dispose of: 1985 Ford Econoline and 1985 Chevy Blazer. The Econoline is at Lakeview. The engine is good. The Blazer is not in great shape, though it is road worthy.

Mr. Cummings moved to declare the 1985 Ford Econoline and 1985 Chevy Blazer surplus and put them out to bid, Mr. Crate seconded, vote unanimous in favor of the motion.

#### **Property Tax Abatement – Charles & Teresa Gusha:**

Casey Cantlin, representing the Gushas, explained that last year they filed for an abatement of property taxes for their lakefront property (Map 19, Lot 14, land only). She's coming in for people who may be on fixed incomes, so she has a problem with Dartmouth College getting a 75% exemption.

The Board briefly discussed the College exemption. Mr. Kluge feels \$250 is "dirt cheap" for use of the property for a family for the season. Mr. Cummings pointed out this is the first time they've come to the Selectmen. Mr. Kluge added that this is the first time the Board has heard what the fees are.

Mr. Gusha informed the Board that he purchased two lots, the lakefront lot in question and the one on the other side of NH Route 4A, for \$82,000 in 2004. The lakefront property is .06 acres, a steep bank and only has a set of stairs leading to his dock. There is no parking, no power and no sewer. It's useless to anyone that doesn't own abutting property.

Mr. Cummings pointed out that there is value to having a dock there. He understands the value of being able to have a dock.

Ms. Cantlin said one reason that Norm Bernaiche, the Town's Assessor, has recommended a reduction to \$35,700 is because it was being taxed as if it had power, an added value of \$18,000.

Mr. Cummings noted that Mr. Bernaiche did not want to come down on the assessment below his recommended \$35,700.

Mr. Gusha asked how he got to that point.

Mr. Cummings replied that he uses sales of other waterfront properties to determine the value.

Mr. Gusha pointed out there's a similar .07 acre property that's assessed at \$4,500.

Ms. Cantlin explained that Julie Huntley told her the reason is that Mr. Gusha is taxed as two separate lots and can sell each separately. Ms. Cantlin asked if they can now ask for an assessed value of less than \$29,500 as requested in the abatement application paperwork.

Mr. Gusha added that he's been taxed for electric for years.

Ms. Cantlin and Mr. Gusha were informed by Mr. Schneider they have one year to appeal the value.

Mr. Gusha complained about separating vs. combining lots on other sides of the street. (One lot that lays on both sides of a road can be separated into two separate lots, but two separate lots that lay on opposite sides of a road cannot be combined.)

Due to State law, the Gusha's can only appeal the 2011 value of their property. The deadline for the application for abatement of 2011 taxes was March 1, 2012. Next year they can apply for a lower value, but this year they are limited to the amount they requested in their abatement application.

Mr. Gusha inquired about the taxes in the past that were paid on electric that he did not have. He was informed that he is limited to correcting the value for the 2011 tax year for which a refund check would be provided.

Mr. Cummings noted that he would not be opposed to reducing the value of the property to \$29,500.

Mr. Schneider explained they would be provided a refund of the taxes on the difference between the new value of \$29,500 and the current assessment.

Mr. Cummings asked Mr. Schneider to look into why the other waterfront property was valued so low.

Mr. Kluge suggested that perhaps the property on the other side of the road carries the value.

Mr. Cummings moved to reduce the assessed value of the Gusha property (Map 19, Lot 14) to \$29,500, Mr. Crate seconded, vote unanimous in favor of the motion.

**Truck Bids:**

The Board received results of the Public Works truck bids. Jim Taylor, Director of Public Works, recommends purchasing the truck offered by SG Reed. It's the same truck offered by Liberty International but at a lower price. The truck from Freightliner, while the lowest in bid price is a large frame truck with light axles to meet the bid specifications.

SG Reed offered two body and plow packages that will both fit on the same trucks. The Public Works Department would like to investigate the two packages and compare the quality of the two vendors, Osgood and Fairfield, before recommending one.

The Fairfield quality has not been good, but we've been assured they're back on track.

Freightliner doesn't have the size truck the Town is looking for so they used a large body and scaled down the axles and springs.

Mr. Cummings asked if the trucks we're getting rid of, the white one and blue one, are in the repair shop.

Mr. Taylor explained that they were so they can be drive to be traded in.

Mr. Cummings doesn't want to spend money to repair trucks we're trading in; it seems a waste of money. We're out of plow season and should be able to operate without them. Why repair them?

Mr. Taylor explained that when we went out to bid for the new trucks and indicated trade-ins we represented them as vehicles they can drive.

Mr. Cummings questioned the amount of money we're spending on the trucks to get the trade-in value. He doesn't think they'll be missed for a couple of months. What's the cost benefit to repair?

Mr. Taylor said that if the trucks had broken down before the bid went out they could have done that. They aren't planning on putting big money into them.

Mr. Crate asked if the new trucks will have built in sander bodies.

Mr. Taylor replied that they requested built-ins.

Mr. Crate noted that he hasn't been happy with the service provided by SG Reed, though Liberty is further for service.

The Selectmen indicated their approval of the Public Works recommendation to purchase the trucks from SG Reed and to look into the plow packages of the two different vendors.

**Ambulance – Comstar Agreement:**

Mr. Schneider met with the FAST Squad to talk about billing, on-call and signing up for on-call shifts. Overall the Squad seemed supportive of billing. Comstar will come up to talk to Mr. Schneider and Richard Martin, EMS Chief.

Mr. Cummings asked if there were questions after the meeting regarding on-call service. He was informed by Mr. Schneider that he invites questions and comments, but they often talk more after he leaves.

Mr. Cummings stated the direction of the Town is to go to billing with voluntary on-call. Those that sign up for on-call shifts will be paid for on-call time. They are not required to sign up for on-call. He hopes in 6 months it will be running smoothly.

There is a certain expectation that members of the Squad are going to participate. It doesn't seem unreasonable for people to take one shift per week. Right now, however, it's voluntary.

Mr. Schneider said there was good attendance at the meeting, with about ten members present. One member was opposed to billing. Mr. Schneider tried to help her understand the Town's intent is not to dispossess anyone.

**Enfield Listserv:**

The Enfield Listserv has been taken over from Kim Furlong by Bob Cavalieri and Ron Carr. They want more people signed up. There's currently about 328 members. Mr. Cavalieri wanted to know if the Town would help make copies. Mr. Schneider said it would be a few hundred copies or an ad or two. Mr. Kluge thought copies are appropriate; the Listserv is useful to us. Mr. Cummings is OK with it.

**Board & Committee Appointments:**

The Board received a memo from the Planning Board in support of reappointment of David Saladino and Suzanne Laliberte. Mr. Kluge also noted there is a gentleman who wants to be an alternate; a resident who lives on Algonquin Road.

Mr. Cummings moved to reappoint David Saladino and Suzanne Laliberte to the Planning Board, Mr. Kluge seconded, vote unanimous in favor of the motion.

When the Capital Improvement Program (CIP) Committee first started Suzanne Laliberte was a member. The Committee needs one Planning Board representative. Mr. Cummings would like Dan Kiley to serve as the Planning Board representative on the CIP Committee.

Mr. Cummings moved to appoint Dan Kiley to the CIP Committee, Mr. Crate seconded, vote unanimous in favor of the motion.

Mr. Crate moved to reappoint Doug Pettibone to the CIP Committee, Mr. Cummings seconded, vote unanimous in favor of the motion.

Mr. Cummings suggested Suzanne Laliberte to fill Rebecca Stewart's now available slot if she's interested.

Mr. Crate moved to reappoint Alan Strickland and Anne Steele to the Conservation Commission, Mr. Kluge seconded, vote unanimous in favor of the motion.

Mr. Cummings moved to reappoint Wendell Smith to the Energy Committee, Mr. Crate seconded.

The Board discussed the Energy Committee, an advisory committee, appointed to look at energy savings opportunities for the Town. The Board suggested that more important than dark sky compliance would be the back door of the ambulance building you which you could “throw a cat through.” The Energy Committee should be looking at that.

The Board was informed of Mr. Smith’s continued concerns about the Shaker Bridge lights.

The Board voted unanimously in favor of the motion to reappoint Wendell Smith to the Energy Committee.

Mr. Cummings moved to reappoint Meredith Smith and Suzanne Hinman to the Heritage Commission, Mr. Crate seconded, vote unanimous in favor of the motion.

The Tax Increment Finance Advisory (TIF) Committee needs a new member. The Board considered several individuals, Richard Holmquist, Charles Hale, Jonathan Putnam, Bill Warren and Judy Crate, and will begin by approaching one or two of the suggested members.

Mr. Cummings moved to reappoint Lori Bliss Hill to the TIF Committee, Mr. Kluge seconded, vote unanimous in favor of the motion.

Mr. Cummings moved to reappoint Dolores Struckhoff to the Recreation Commission, Mr. Crate seconded, vote unanimous in favor of the motion.

**Whitney Hall Generator Update:**

The generator is in place and connected. Propane to run the generator will be delivered Wednesday or Thursday.

**TIF Water/Sewer Extension Update:**

Mr. Schneider has issued a notice of award to RD Edmunds. There was some significant negativity with the State and RD Edmunds regarding traffic control and how to manage traffic when they are deep; close to 25’ down. The State would not allow RD Edmunds’s approach. The solution: a temporary traffic signal will be put in weekdays and only at night. The area will be well lit and there will be a nighttime flagger.

Mr. Schneider hopes to have a preconstruction meeting next week.

The land on which the pump station will be located will be subdivided and the Town will then own it.

**FastRoads Update:**

Mr. Schneider attended a conference in Portsmouth on innovation and technology. Enfield FastRoads project is something that will draw people here. They’ll be able to have the lifestyle they’re looking for with the connection they need.

**Administrative Items:**

The Board reviewed and approved the following documents: Gravel Tax Levies, Intents to Excavate, Land Use Change Tax, Property Tax Refunds, Applications for Current Use, Letters of Commendation.

**VIII. OTHER ITEMS****Paving at Huse Park:**

Mr. Cummings asked about the status of paving at Huse Park. He was informed by Mr. Schneider that the TIF Committee meets tomorrow.

**Fire Department Pickup:**

Mr. Cummings reported that David Crate, Fire Chief, has started looking at trucks to purchase. His approved budget is \$20,000 and it was the Budget Committee's intent that he purchase a used vehicle. The initial request was \$40,000 for two trucks. Chief Crate has a dilemma. He found a 2007 truck with 67,000 miles on it for \$17,000. Add \$3,000 to paint it red and you've spent the full amount of funding for a 2007 truck with \$67,000 miles. Chief Crate would like to take the \$20,000 appropriated from capital reserve funds, then find an additional \$5,000 from his new equipment line to provide himself with an increased budget for the truck of \$25,000 and perhaps allow him to buy a new truck.

Mr. Cummings' fear is that when Chief Crate goes to the Budget Committee next year there may be issues with this approach. In the past the Budget Committee has told department heads they have a certain budget and if they have the funds in their budgets they can purchase what they want.

Mr. Kluge asked if Chief Crate is taking \$5,000 out of new equipment, what crucial new equipment will he not be buying?

Mr. Cummings pointed out that you can get great municipal discounts on new vehicles, but no old ones.

Mr. Taylor asked what the State bid on trucks is like.

Mr. Schneider mentioned that Lee Carrier is OK with it. He wants to be sure it's allowable with the wording of the warrant article.

Mr. Kluge is OK if it's \$25,000, but it sounds like it may be greater than that.

Mr. Cummings replied that Ford has a lesser cost vehicle. He wants the least expensive vehicle that's comparable.

Mr. Crate asked if the purchase will come back to the Selectmen before Chief Crate buys it.

Mr. Schneider said he'll be sure it does.

The Board discussed having Chief Crate attend the next Selectmen's meeting to discuss the truck purchase as well as to provide information on the new equipment he would not be buying with the funds spent from his budget.

**Next Meeting:**

May 7, 2012, 6:00 PM. Whitney Hall Conference Room.

**CONFERENCE**

**I. NON-PUBLIC SESSION**

Mr. Kluge moved to enter non-public session at 8:02 PM to discuss a personnel issue, RSA 91-A:3 II (a), Mr. Cummings seconded. Roll call vote: Mr. Kluge – aye, Mr. Cummings – aye, Mr. Crate – aye.

Mr. Crate moved to come out of non-public session at 8:15 PM, Mr. Cummings seconded, vote unanimous in favor of the motion.

**II. ADJOURNMENT**

Mr. Crate moved to adjourn at 8:15 PM, Mr. Cummings seconded, vote unanimous in favor of the motion, meeting adjourned.