

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

**MINUTES of August 18, 2003**

**Board of Selectmen:** Ilene P. Reed, Chairman; Dominic Albanese

**Absent:** Keith Oppenneer, due to vacation

**Administrative Staff:** April Whittaker, Town Manager; Alisa D. Bonnette, Secretary

**Others:** Norm Bernaiche, Appraiser; Julie Huntley, Assessing Assistant; Steve Stancek; Dan Kiley; Henry Cross; Don Roberts; Peter H. Giese, Chief of Police; reporters from the Valley News and Connecticut Valley Spectator

**CALL TO ORDER**

Mrs. Reed called the meeting to order at 5:30 pm.

**APPROVAL OF MINUTES**

A typographical error will be corrected and Mr. Albanese asked that page 7 be changed to indicate that the town hopes to install the light at the same time that the sign is installed at the public works facility.

Mr. Albanese moved to accept the minutes of August 4, 2003 as amended; Mrs. Reed seconded, vote unanimous.

**PUBLIC APPOINTMENTS**

**Norm Bernaiche ~ Appraiser Update as to Certification Practice:**

Mr. Bernaiche explained how towns perform revaluations. He briefly explained his role in the process. Mr. Bernaiche has been involved with the town for 13 years. Changes are taking place now due to legislative changes and court rulings regarding education funding. Not only does the town have to have fair and proportional assessments among its own taxpayers, but assessments must now be fair and proportional from town to town. Practices are required that other towns can rely on. The NH Department of Revenue Administration has developed guidelines that towns must now follow.

Mr. Bernaiche explained the plan to review 25% of the town each year, in addition to picking up new construction or other property changes from building permits, subdivisions, etc. Condos

and mobile homes have already been completed. Lakefront property is being done during the summer months since that is the best time to meet with seasonal property owners.

Mr. Albanese thought a random selection of properties might be the best and fairest way to reassess properties. Mr. Bernaiche explained assessment ratios, coefficient of dispersion and the importance of addressing those classes of property with the greatest disparity in order to establish equity. Random selection would increase disparity of assessments.

Next year, Mr. Bernaiche recommends concentrating on older homes.

Mr. Albanese expressed concern that the process takes 5 years, and reiterated that it seems to him that it would be fairer if the reassessment were random. Mrs. Huntley replied that a random reassessment would not be taking care of the problem the State has told them to address.

Mrs. Huntley will share reports with Mr. Albanese so he can better understand the process.

Changes in assessment will not take effect until 2004.

Mr. Albanese feels it would be a good idea to include an explanation of this process in the next newsletter.

#### **Main Street Sidewalk:**

Mrs. Whittaker spoke to David McIntire, the architect that proposed the concrete sidewalk on Main Street, and explained the alternative sidewalk material. He is happy with the proposed change.

Mr. Stancek spoke with Nancy Smith, Enfield Village Association (EVA) president, and Hildegard Ojibway, program coordinator. According to Mr. Stancek, both women were neutral on the material used for the sidewalk. Concrete was portrayed as the superior material, which it is in some ways, so they went along with it. After looking at the cost comparison, Mrs. Ojibway hopes that the savings can be used to install additional streetlights.

Mrs. Whittaker replied that 100' of guardrail was needed on Baltic Street, which probably would amortize and cost savings. Another look at the budget is needed to determine if any funds remain available for additional streetlights.

Mr. Kiley stated that streetlights were voted down at Town Meeting. Mr. Kiley was informed that underground utilities, not streetlights were voted down at Town Meeting. And the streetlights being referred to are more accurately described as sidewalk lamps. The Town has already paid for the street lamps, with the exception of those that will have only wiring and bases installed and capped.

#### **ADMINISTRATIVE**

##### **Housing Standards Ordinance:**

The Board signed the Housing Standards Ordinance that was approved on August 4, 2003.

Mr. Stancek generated a letter to Phil Neily, Building Inspector/Health Officer regarding his concerns about the new policy. Mr. Stancek suggested some language change.

Mr. Albanese thinks the issues that Mr. Stancek is concerned about are covered in the policy and that Mr. Neily's recommendations should be followed since he'll be enforcing the policy. Mr. Albanese is glad that Mr. Stancek took a look at the policy and appreciates his input.

Discussion followed regarding the mixed use of commercial and residential in the same building. While the Enfield Village Association and at least one state grant program are encouraging mixed uses, codes do not look favorably on such a mix unless you put a number of life safety measures in place. Mr. Stancek thinks the only realistic and cost efficient way is to do buildings of a single type of use, e.g. all business or all residential. Mr. Albanese questioned whether a zoning change should be put in place. Mrs. Reed will bring it up at a Planning Board meeting.

#### **Veterans Exemption:**

Mr. Albanese moved to approve Doug Smith's application for a veteran's exemption; Mrs. Reed seconded, vote unanimous.

### **CITIZENS FORUM**

#### **Don Roberts ~ 18 High Street:**

Mr. Roberts came before the Board to discuss his plans for 18 High Street and to pose questions regarding the wording of the quitclaim deed.

Mr. Roberts provided a sketch of the property and proposed improvements to the building, including the addition of a porch that wraps around the back of the house and would include a main entrance on the side of the building off of the parking area.

The definitions in the deed are vague. The deed states the building will not be demolished; doesn't it make sense to add a time frame? Mr. Roberts also asked why not demolish the building? Mrs. Whittaker replied that the reason for prohibiting demolition of the building is its possible historic value.

Mr. Roberts also questioned the renovation of the building to "architectural purity of its 18<sup>th</sup> century origins." Mr. Roberts intends to restore the building as close as possible, but there will be modern wiring and plumbing fixtures. He will use some old flooring and fixtures, and will expose and use whatever old beams he can. Mr. Albanese asked if he'd be happy to add the work "external" to that portion of the deed? Mrs. Whittaker suggested changing the wording to restoration of the building in the "spirit and intent of its historic origins".

The Board approved the new wording as recommended by Mrs. Whittaker and voiced their confidence in Mr. Robert's judgments.

Mr. Roberts discussed the annexed properties that make up the 18 High Street property. One portion has frontage on Main Street. Mr. Roberts explained that he'd like to fence the area on Main Street to prevent use as public parking. He has plans to use that area.

Mr. Roberts asked to discuss the deed restriction calling for substantial completion within 12 months of the sale of the property. If he gets the outside painted, the grounds cleaned up, the interior ripped out to the studs, the floor pulled up, sheet rock put in, wiring and plumbing roughed in, would that qualify as substantial completion? Mrs. Whittaker explained that the town doesn't want the building in the same state it is now. Mr. Roberts replied that the sooner he gets the outside cleaned up the happier the neighbors will be.

**Heidi Hauri-Gill ~ Horse Manure Clean-up:**

Ms. Hauri-Gill received a letter from the town regarding complaints of horse droppings on residential streets near her riding stable. Ms. Hauri-Gill has posted the letter on the bulletin board at the stable and has asked all riders to notify her if there are any droppings that need to be cleaned up after their ride. Mr. Albanese feels the situation is being handled correctly and noted that clean up is only required on the road, not on the rail trail. Chief Giese did a check during the past weekend and found no problems. The town has received no additional complaints. Ms. Hauri-Gill stated that if the town receives any more calls, there is a breakdown in communication at her barn and she will need to address it.

Mrs. Whittaker reported that a woman came into the office looking for better access to the rail trail from Wescott Road. Mrs. Whittaker regrettably had to inform her that the cost for engineering alone would be quite high.

**OLD BUSINESS**

**Sale of Town Property:**

Further discussion will take place pending comments by the Conservation Commission on existing town inventory.

The Board signed a new deed for 23 May Street to Habitat for Humanity. This new deed includes a deed description as requested the their attorney.

**Streetlight Placement Policy:**

The Selectmen postponed discussion pending submission of a draft policy by Mrs. Whittaker.

**Grafton Pond Draw Down:**

The Board received a copy of correspondence from April Whittaker to James Gallagher, Chief Water Resources Water Division, requesting reconsideration of the fall draw down of Grafton Pond as discussed with Mr. Gallagher in November of 2002.

Ray Burton will intercede on the town's behalf.

**Release of Information Policy:**

Review of this policy is postponed until Keith Oppenneer is available.

**Petitions for the Removal of Junk:**

The Board received two petitions regarding the removal of junk from Hawley Drive. These petitions will be referred to Jim Taylor and Phil Neily for appropriate action, and investigation.

**Avallone Property:**

Mr. Albanese stated that some of the plywood has been removed from the windows of the Avallone property. Mrs. Whittaker will refer this issue to Phil Neily.

**Fire Truck Roll Over:**

Mrs. Whittaker has received a verbal appraisal of the damage at an estimated \$50,000. The vehicle was not totaled. Mr. Albanese requested copies of the estimate and police report when they become available.

**Enfield Conservation Commission (ECC) Meeting:**

Mr. Albanese reported on the ECC meeting of August 11, 2003. Ms. Aufiero expressed concern regarding the process for finding and dealing with violations. Mr. Albanese told her that Mrs. Whittaker would be addressing violations. Mrs. Whittaker explained that for public relations reasons she would rather the ECC members weren't seen as the enforcers. The need for a joint meeting of the ECC and Board of Selectmen was discussed.

Mr. Albanese expressed the need to determine how to deal with violations. Mrs. Whittaker replied that the ECC receives a copy of wetlands applications at which point the ECC has full authority to add comment.

The ECC discussed trail inspection reports. Is a textual paragraph enough? Mrs. Whittaker replied that would be sufficient.

Mr. Albanese reported that the ECC is looking for new piping for the beaver dam at Suki's Marsh. The town will not pay for this. Installation of the pipe was discussed. The ECC wants the pipe installed by hand. The town will install gravel to allow equipment to be brought in rather than have the work done by hand to prevent exposure of town employees to Giardia.

Fred Paradis asked if the town could have the railroad ties removed from the bank of the lake, because these chemically preserved ties are rolling into the water. Mrs. Whittaker will investigate to determine what happened to grant money that was received, if any funds remain, and who can remove the ties. Mr. Albanese will call Jim Gerding since he has been involved in the trail project.

**Valley News Inquiry:**

A report from the Valley News noticed the review of the Release of Information Policy was on the agenda and questioned why if it was not going to be discussed. The Selectmen replied they wanted to wait to discuss the policy when Keith Oppenneer was present.

Mrs. Reed stated that she does not think the policy is a big deal. It's a guide for the town, including all boards and the Selectmen.

Mr. Albanese stated that people he spoke with didn't understand the Board of Selectmen would still be available. Mr. Albanese feels it was a misunderstanding due to the focus by the local newspaper.

Upon inquiry from the reporter if the Selectmen will be fine-tuning the policy, Mr. Albanese responded that he wants to think about it. By that comment, Mr. Albanese does not want the

reporter to think that because he wants to think about it that he wants to do away with it. Mrs. Reed does not see anything wrong with the existing policy and believes it has been blown out of proportion. Mr. Albanese does not think there will be any dramatic changes.

Mrs. Whittaker asked the reporter to pass on to his superior what a great job Emma, the previous Valley News reported, did. The Selectmen and Mrs. Whittaker enjoyed having her at the meetings. She was a nice, young lady to deal with.

## **NEW BUSINESS**

### **Non-Public Session:**

Mrs. Reed moved to enter non-public session at 6:20 PM under RSA 91-A:3 II (c); Mr. Albanese seconded. Roll call vote: Mrs. Reed – aye, Mr. Albanese – aye.

Mr. Albanese moved to come out of non-public session at 8:38 PM; Mrs. Reed seconded, vote unanimous.

Mr. Albanese moved to seal the minutes of the non-public session; Mrs. Reed seconded, vote unanimous.

## **INFORMATIONAL ITEMS**

EVA Board of Directors, Wednesday, August 20, 2003 Agenda

EVA Upcoming Events in August/September

Meeting Notice for all Fire Officers, August 28, 2003 at 7:00 PM at the Public Works Facility

## **ADJOURNMENT**

Mr. Albanese moved to adjourn at 8:39 PM; Mrs. Reed seconded, vote unanimous.