

**Enfield Board of Selectmen  
Public Works Facility  
Enfield, New Hampshire**

**MINUTES of May 16, 2016**

**Board of Selectmen:** John W. Kluge; Fred Cummings; Meredith C. Smith

**Administrative Staff:** Steven Schneider, Town Manager; Alisa Bonnette, Assistant Town Manager; Jim Taylor, Director of Public Works; Richard Crate, Jr., Chief of Police; Karol Hammer, Recording Secretary

**Others:** James Bonner (video); Dan Kiley, James Kelleher, Bob Cusick, Derek Corbin, and others.

**BUSINESS MEETING**

**I. CALL TO ORDER**

The Chairman called the meeting to order at 6:00 PM.

**II. APPROVAL OF MINUTES**

Mr. Kluge shared an e-mail from Doug Smith, offering two (2) corrections to the May 2 public session minutes, as follows:

- 1) In Section VIII, #2 on page 4, about halfway down the page, the draft minutes cite: "Mr. Cummings said his feeling was that if the organization was granted exempt status, the Town shouldn't give more. The building already was being put into the TIF district."

The last sentence should read, "The building already was being put into Community Development Tax Relief."

- 2) At the bottom of the same page, "Mr. Smith said that was a change..." should read, "Mr. Smith said that was a chance..."

Mrs. Smith added that, on page 3, in the Personal Assault discussion, "Mr. Steward" should be corrected to read, "Mr. Stewart."

Mrs. Smith made and Mr. Cummings seconded the motion to approve the May 2 Public and Non Public session minutes with the cited corrections. The motion passed unanimously.

### **III. COMMUNICATIONS**

Mr. Schneider reviewed a letter from the Mascoma Valley Regional School District, notifying the Town of its overdue tax assessment in the amount of \$1,177,106.32 for April and May.

Mr. Kluge asked if there was a problem.

Mr. Schneider said it was a cash flow issue and that the Town should be caught up within a month. The period from December to the end of June is tough for the Town because of the tax collection schedule. July to November is easier. He said the Town was looking at shifting its payments so that some payments were made in the summer months to compensate for the cash-slow mid to late winter.

Mr. Schneider then called the Board's attention to the Town's report of tax liens, dated May 10, 2016. He reminded them that, while the deeding decisions of the previous meeting took property, tax liens are a legal claim against the value of a property, should it be sold.

He expected the nine-page list to shrink considerably, saying that the Board doesn't typically see most of the folks at the deeding stage.

Mr. Kluge observed that some of the balances were getting high, and asked at what point the Town gets more aggressive in its collection efforts.

Mr. Schneider more can not be done until the deeding stage. The Town can't require people to pay their taxes. When taxes are included in someone's mortgage payment, the bank pays, so it's easier.

### **IV. BOARD REPORTS**

Mrs. Smith said a meeting regarding Mascoma Lakeside Park would happen the next day. Victoria Chase had gotten archeological drawings, and the grant application was progressing.

Mr. Schneider pointed out that the Budget Committee was scheduled to meet that Thursday, and probably would meet again in July to give the members an idea of expenses and revenues.

### **V. TOWN MANAGER'S REPORT**

Mr. Schneider said the Boat Launch and Parking lot project was complete, and that a walk through would happen the next day. Assuming all was fine, it then would open to the public.

The project yielded six (6) trailer spaces in the parking area, better drainage, and a better launch ramp. Once the grass had a chance to grow, it would all look very nice.

The Town had received five (5) bids for the summer paving projects. The low bidder, by about \$7,000, was BlackTop.

### **VI. PUBLIC COMMENTS**

None

**VII. BUSINESS****Jones Hill Road Traffic:**

Mr. Picard, a resident of Jones Hill Road said that truck traffic on that road had escalated over the past couple of years, since it was redone. He had witnessed the Conkey trucking company operating on the road to cut across to the sand pit. On one Saturday last Fall, he had counted over 20 trucks between 6:30 a.m. and dusk.

He said the road seemed already to be showing wear and buckling on the edges.

The noise from the trucks was disturbing for a resident of a previously quiet street; the use of engine braking going down the hill was obnoxious.

On the Monday and Tuesday, he had counted over 30 trucks going back and forth by 2:00 p.m. each day. He believed that Conkey was leveling / de stumping his new depot on Route 4.

It had been an everyday thing – with no break on weekends.

He asked the Board to consider implementing a ‘no thru-trucking’ ordinance for Jones Hill.

Mr. Schneider said it was a policy decision that the Board could weigh in on.

Mr. Kluge said that he could sympathize with the concerns and disturbance, but that he would be loath to say that trucks couldn’t go on a specific road.

Mr. Cummings said that, despite that, the Town had just spent significant money on Jones Hill, with the assurance that the road would last 20 years.

Mr. Picard said the traffic was not this bad before the road was redone. The trucks went a different route.

Another concerned resident said there was an enormous amount of noise. He said the trucks start jake braking near his house. He was concerned that the trucks were going to ruin the road.

Mr. Cummings said Kluge road was another that shouldn’t be a thru road; it wasn’t built for that.

Chief Crate said that Conkey had moved his operations to the Foster property off Goose Pond; that would account for the changed truck routes.

Mr. Cusick asked if the Town could impose a weight limit on Jones Hill, making it so that empty trucks could go over it with no problem. The Truck traffic could be an effort to get off state roads to get away from weight limits. He said they used to see trucks all the time on Shaker Hill, but not anymore.

Mr. Schneider said the traffic likely was project-driven and probably would continue while Conkey had a project on Route 4. Relocating his headquarters also certainly had some effect.

Chief Crate suggested that enforcing weight limits would be a burden, as the town then would need scales that it didn’t want. There also was the safety factor; the Town would need to implement a permitting process.

The same question was raised about traffic on Shaker Hill years ago. That was largely resolved with a simple discussion with the owner.

Mr. Kiley suggested that if the trucks were not allowed on Jones Hill, they would come down Shaker Hill and onto Main Street. He felt bad for the noise, but from a safety outlook, Jones Hill was the better choice.

Mr. Cummings said that was true, except in the morning.

Mr. Cusick said he remembered how bad (the condition of) Jones Hill was.

Mr. Cummings agreed, and was concerned about having the road deteriorate to the point where the Town had to go back to the taxpayers to redo it again, in much less than the promised 20 years.

Mr. Cusick asked Mr. Taylor if Mr. Picard was right about the deterioration at the edges. Mr. Taylor said that yes, there was some deterioration in spots.

Mr. Taylor continued that Shaker Hill would have more problem dealing with the traffic.

Mr. Cummings said that was true, but that the Town wouldn't have to pay for Shaker Hill.

Mr. Taylor said that the Town does maintain that road.

Mr. Kluge asked Mr. Taylor for his opinion on the situation.

Mr. Taylor said that if the Town managed a certain spot too tightly, the traffic would have to go somewhere else. Life comes to you on a truck; he would hate to restrict that too much.

He agreed that project locations played a big part in determining routes, and that once the Route 4 project was finished, the traffic likely would change.

Chief Crate said the Town may be able to talk with Mr. Conkey to see if he could minimize trips, perhaps by leaving some trucks at the pits each night. He felt the neighborly approach should be tried before formal action. It had worked before, with a similar situation with a Springfield lumber mill.

The second Jones Hill resident said that a lot of people treat the road like an interstate and 'fly by' his house.

Mr. Kluge said that he had observed when the Jones Hill project was finished that the complaints would start coming in.

Mr. Picard said he didn't want to put anybody out of business, but that Conkey was a Canaan business using a road in Enfield.

Mr. Taylor said that Conkey still owned a pit in Enfield.

Mr. Kluge asked for Mr. Taylor's assessment of the condition of Jones Hill Road.

Mr. Taylor said he was surprised at how good it was. The rebuild was very successful.

Mr. Cusick said the Town crews had been doing a great job, especially on culverts.

Mr. Kluge was not inclined to do more than having a conversation with Mr. Conkey at this point.

Mrs. Smith said it also would be good to have Mr. Taylor keep an eye on Jones Hill for signs of early deterioration.

Mr. Schneider said he and Chief Crate would make sure someone spoke with Mr. Conkey.

**Tax Exemption Applications:**

Mr. Schneider presented two applications for tax exemption, starting with Chosen Vale. He said their situation was similar to EVA in that part of their space was being rented out, and the Town Assessor had recommended against the exemption.

Mr. Kluge said he was inclined to continue with the full exemption.

Mrs. Smith agreed, saying that the rental income supported the museum, which was a very important asset to the Town.

Mrs. Smith made and Mr. Kluge seconded the motion to award the full tax exemption to Chosen Vale. The motion passed unanimously.

The Historical Society exemption was next. Mrs. Smith said that it encompassed both the Lockehaven and Enfield Center schoolhouses.

Mr. Kluge made and Mr. Cummings seconded the motion to award the exemption. The motion passed unanimously.

**Property Tax Exemption Public Hearing  
Monday, May 16, 2016  
6:30 PM  
Enfield Public Works Facility**

Mr. Kluge read the Public Hearing notice:

The Board of Selectmen will conduct a public hearing to discuss an application for property tax exemption in accordance with RSA Chapter 79-E, Community Revitalization Tax Relief Incentive. Monday, May 16, 2016 at 6:30 PM in the Enfield Public Works Facility, 74 Lockehaven Road, Enfield, NH.

Mrs. Smith made and Mr. Cummings seconded the motion to open the public hearing at 6:34 PM. The motion passed unanimously.

Dan Kelleher, owner of the Copeland Block in Enfield, presented his letter, requesting tax relief. He said he had purchased the building in 2012 with the intent of putting a restaurant there. It had been difficult financing wise, but he came up with local people who felt it was a sound investment and would be good for the Town.

He took on a \$100,000 expense of updating the kitchen and making other improvements to the property.

The current restaurant, 56 Main Street Bar & Grill opened on April 7 with a staff of local employees. Based on the number of people coming to the restaurant, his vision was coming true. The residents were supporting the venue and were establishing it as a social center for the Town.

Mr. Schneider said that the Community Revitalization Tax Relief Incentive had a five (5)-year minimum, but that the Board could add four (4) more for any property that was eligible for the National Historic Registry. The Copeland Block would qualify for the additional years of relief. The criteria to determine public benefit were:

- I. It enhances the economic vitality of the downtown;
- II. It enhances and improves a structure that is culturally or historically important on a local, regional, state, or national level, either independently or within the context of an historic district, town center, or village center in which the building is located;
  - II-a. It promotes the preservation and reuse of existing building stock throughout a municipality by the rehabilitation of historic structures, thereby conserving the embodied energy in accordance with energy efficiency guidelines established by the U.S. Secretary of the Interior's Standards for Rehabilitation.
- III. It promoted development of municipal centers, providing for efficiency, safety, and a greater sense of community, consistent with RSA 9-B; or
- IV. It increases residential housing in urban or town centers.

Mr. Schneider said the Public Hearing needed to determine the public benefit. Does the building now enhance the viability and vitality of downtown?

Mr. Kluge said the traffic at the restaurant had been very good; people from all around were being drawn into downtown since it opened.

One resident commented that they served great pizza.

Mr. Kluge said that in every study of what Enfield residents wanted for their downtown, they wanted a nice pub.

Mr. Cusick said he had eaten at the restaurant several times and that the food was great and the people were doing a great job. He had run a dozen restaurants in the past, and he was pleasantly surprised at the nice finishes inside; the kitchen was extremely well thought-out. The previous two restaurants in that space went out of business because they were not well run. These people were off to a great start and doing a great job.

He felt the new restaurant was more advantageous to the development of the area; the Town now had a restaurant as an anchor business. The design was excellent and price points very good. The Board should be in favor of the exemption.

Mr. Cummings said he saw the Public Hearing as a formality; there would be no argument from him.

Mr. Kiley said that the money would go to community revitalization, not to the TIF.

Mr. Kluge asked if anyone had further comment.

Mr. Cummings made and Mrs. Smith seconded the motion to close the Public Hearing at 6:40 PM. The motion passed unanimously.

Mr. Cummings made and Mrs. Smith seconded the motion to approve the Community Revitalization Tax Relief for the Copeland Block. The motion passed unanimously.

**Expense Reports:**

Mr. Schneider reviewed the condensed version of the Town's budget through April with the Board. He said that, for the most part, the portion expended should hover around 75%. There remained 2/3 of the vehicle repair budget, thanks to a fairly easy first half of winter operations for 2016 [with the remaining half to come at the end of the year].

Mr. Cummings asked how the Personnel budget was fairing. Mr. Schneider said it was in good shape.

Mr. Cummings asked if there was anything to be nervous about. Mr. Schneider said everything, always. He went on to say that this report was updated every time there was a payable item. There had been a slight gain from having a police officer position remain vacant longer than anticipated.

Overall, the budget was in good shape.

Mr. Cummings asked how the ambulance was doing. Mr. Schneider said it was in decent shape.

Mr. Schneider said that the report would be easier to understand if it was side by side with the budget for comparison. He pointed out that all 620's were office supplies, and 810's were professional development.

The Budget Committee would spend most of its meeting reviewing and becoming familiar with the report.

**Summer Schedule:**

Mr. Schneider said there would be one meeting each in the months of June, July and August, with the June meeting being held the first Monday in June. The Board would have to find a different place for the Enfield Center August meeting.

Mr. Cummings asked about the date for the July meeting, since the first Monday was the 4<sup>th</sup>. Mr. Schneider said that meeting would be held on Tuesday, July 5.

**Parking Signs:**

The traffic at the new restaurant has posed new parking problems.

Mr. Schneider said that Copeland Block tenants had requested the blue "P" parking signs for Whitney Hall.

Mr. Cummings asked if the restaurant could post something about parking being available behind Whitney Hall.

Mr. Kelleher said they also have been encouraging people to park at the Lutheran Church down the street. People were beginning to get used to walking.

Mrs. Smith said it shouldn't be a big deal for people to have to walk a couple of blocks.

Mr. Kluge asked where a parking sign would go at Whitney Hall. He also asked where the restaurant employees had been parking.

Mr. Kelleher said they parked behind the building, next to the dumpster, and that they were condensing so that one employee's car would block in another, to maximize what remained for patrons.

**Town Dock:**

Mr. Schneider said that, as part of the boat launch project, the Town had obtained a permit for a dock; the fittings were in place for one.

Mr. Cummings said the Dartmouth Sailing Club had offered their old dock.

Mr. Taylor said a new dock would cost upwards of \$8,000. The Dartmouth dock was commercial grade and in good shape. Transporting and installing it would cost \$2,500.

Mr. Corbin said that it was a floating setup, stabilized by anchors; that way there would be no issue with rising or lowering water levels.

Mr. Schneider said the Town was permitted for a 40' dock.

Mr. Corbin said it would be helpful, particularly for older people. It's hard to get in and out of boats.

Mr. Cummings said there would need to be clear rules that people could not leave their boats at the dock overnight. He asked if the dock was created.

Mr. Schneider said the Town could get cleats if it wasn't.

Mr. Cusick said the Town had put in good money to make the area user friendly. There would be nothing more user friendly than having a dock. That way, two people with trailers could negotiate a launch. Having the dock in place could speed things up. It would be a small price to pay to really take advantage of the boat launch investment.

Mr. Cummings asked if the Town could find \$2,500 to do this. Mr. Schneider said it could.

Mr. Cummings made and Mrs. Smith seconded the motion to purchase and install the used dock. The motion passed unanimously.

**Lakeside Park:**

Mr. Schneider said the good news about the park continued to come. The shoreland permit was submitted and was approved the next day. Work was anticipated to start very soon. The Mascoma Lake Board had committed \$3,000 plus another source had committed \$3,000.

The project was already out for bids, and two (2) had been received.

**Lakeview:**

Mr. Schneider said the USDA award letter had arrived for the \$1.172 million loan and \$948,000 grant. The loan terms, as expected, were 2.25% over 30 years.

This was the middle of paperwork season; a busy time of getting two (2) levels of government everything they need.

The survey marks for the project already had been placed along the road.

**Upcoming Deedings:**

The Board signed the deed documents it had voted on at its previous meeting.

Mr. Cummings made and Mrs. Smith seconded the motion to adjourn to Non Public session to discuss a Hardship Abatement at 7:02 PM, RSA 91-A:3 II (c). Roll call vote: Mr. Cummings – aye, Mr. Kluge – aye, Mrs. Smith – aye, motion passed unanimously.

Mr. Cummings moved to come out of non-public session at 7:17 PM, Mr. Kluge seconded, vote unanimous in favor of the motion.

Mr. Cummings made and Mr. Kluge seconded the motion to approve the hardship abatement. The motion passed unanimously.

**Administrative Items:**

None

**Other Business:**

None

**Next Meeting: Monday, June 6, 2016, 6:00 PM Department of Public Works Conference Room**

**Adjournment:**

Mr. Cummings made and Mr. Kluge seconded the motion to adjourn at 7:18 PM.

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John W. Kluge, Chairman

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B. Fred Cummings

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Meredith C. Smith  
Enfield Board of Selectmen