

TOWN OF FRANCESTOWN
OFFICE OF SELECTMEN
27 MAIN STREET • P.O. BOX 5
FRANCESTOWN, NEW HAMPSHIRE 03043-0005
BOARD OF SELECTMEN MEETING MINUTES

October 27, 2014

Selectmen Present: Chair Abigail Arnold, Betsy Hardwick, and Scott Carbee

Staff Present: Town Administrator Michael Branley, Administrative Assistant Marti Callahan, Chief Bell

Also present: Ben & Robyn Haubrich, Tom Anderson, Jan Hicks, Polly Freese

CALL TO ORDER: Abigail called the meeting to order at 6:30 p.m.

Appointments

1. Chief Bell – Chief Bell stated he is preparing for Halloween coming up this week. Chief Bell asked about the police presence at election day next week and Abigail stated she understood that the moderator wanted more of a presence in the parking lot keeping people speaking to voters only in the front area of the building. Abigail stated the Board had hired Alan Gould, a retired police chief, to give advice on what kind of communications to have and to evaluate the police department. Tom asked about the forfeiture issue and Chief Bell stated, as he discussed with the Board, the past item is a dead issue and he is working on getting the Town qualified to be eligible going forward.

Items to Sign

1. Payroll manifest for 10/27/14
2. Payables manifest for 10/27/14
3. Property Tax Warrant, second billing, to be due December 2
4. Building Permit for Map 5 Lots 4 - 1 & 2
5. Agreement with Municipal Resources Inc. for Police Department consulting services

New Business

1. 2014 tax rate calculation from the Department of Revenue Administration. Abigail stated the 2014 rate is \$25.06, compared to \$22.77 in 2013. The increase is solely based on the revaluation of property, which reduced values. If there had not been a revaluation, the tax rate would have gone down by \$.33. In general, most taxpayers should see a relatively similar tax payment to last year.

Correspondence

1. Chief Bell's weekly report for 10/17 through 10/23 indicating there are no major incidents to report.
2. Email from Primex regarding small contractors. Primex would prefer the Town hire someone with insurance because a small job could still bring a large claim and they do not recommend hiring a person as an employee as this would expose the Town to a potential workers compensation claim if the person is injured. Primex further states that the Town should weigh the risks and suggests the Town could save all the small jobs and hire one person with insurance to complete all jobs at once.
3. Email inquiry from Karen St. Cyr regarding signage for the Crotched Mountain Ski Area job fair on November 9, 2014. They would like permission to put up 5-6 signs, including one or two on the Town Common. The Board approved the two signs to be posted on the Commons and the rest of the signs fall under the sign ordinance. Abigail indicated that there is currently no information in the sign policy regarding the time in advance of the event that the signs can be posted and the amount of time they can remain posted after the event. The Board agreed the signs can be posted up to ten days in advance of the event and should be removed immediately after the event.

Liaison Reports

1. Scott stated on Thursday there was a SAC meeting and he is pleased with how the budget process is going this year from the grassroots up. He indicated that they discussed changing the curriculum to entice families and students back to Conval. School Board Representative Stephen Morrissey stated a major budget meeting is coming up and he is looking for a flat budget if possible. Stephen discussed some of the factors in the negotiations with the teachers' union. Scott stated that on Friday Francestown Elementary has an open lunch for the public.
2. Betsy commented that the Joan Hanchett Nature Series Programs is being renewed and the first one is November 4th at Francestown Elementary with Ben Kilham on black bear behavior.
3. Abigail stated the next CIP Meeting is scheduled on October 28th. Michael asked if the Board wanted to create a committee to review the options for the Annex and/or Police Station down the road. A discussion regarding who was most knowledgeable and well suited to be on the committee ensued. The Board agreed they would like to start the process of creating a committee to explore the options.

Old Business

Abigail mentioned Scott's question at a prior meeting about the assumption on the useful life of trucks. She presented a copy of the 2004 report which contained a list of all the assumptions. Assumption number 3 indicates the useful life of trucks is 15 years.

Administrative Update

3rd Quarter Budget Report - Scott indicated, per the Report, Solid Waste had unexpected expenses for new padlocks because the vendor who provided the keys was out of business. He suggested that, in the future, the locks be purchased from a local hardware store rather than calling a locksmith.

Approval of Minutes

1. The Board approved the October 15th minutes as written
2. The Board approved the October 20th minutes as amended

MOTION: Betsy made a motion to enter nonpublic session, seconded by Abigail pursuant to RSA 91-A:3, II (d)

Roll Call vote to enter nonpublic session:	Betsy Hardwick	Aye
	Scott Carbee	Aye
	Abigail Arnold	Aye

The meeting room was cleared and the Board entered nonpublic session at 7:05 p.m.

Mike stated he asked Building Inspector Ed Hunter to look at the tax deeded lot on East Road that the Town is marketing for sale to determine its ability to be built on. Ed's opinion is "The lot in question on East road is considered a legally non-conforming lot. It does not have the required 300' of road frontage. However, it does need to satisfy most other zoning requirements. It appears to me that the only zoning obstacle is the steep slope on portions of the lot. The slopes do restrict or control what can be built upon this lot. Slopes greater than 25% could not be built on and those 15 to 24% would require an Erosion Control Plan approved by the Planning Board. I would require anyone asking for a building permit for this lot, to provide a site plan showing the elevations and a specific building location. Just from a preliminary overview this lot may have potential to build but not everywhere on the lot. In a similar case last year, I suggested to a potential buyer of a small non-conforming lot to have a surveyor do a site plan and septic plan to assure compliance before the purchase. The house had to be located just right to meet setbacks, but it worked." The Board agreed to have Mike share this information with the Town's realtor Judi Miller and have it be publicly disclosed.

The Board came out of nonpublic at 7:15 p.m. having voted to not seal the minutes.

NEXT BOARD OF SELECTMEN MEETING: November 10 at 6:30 p.m.

ADJOURNMENT: Abigail adjourned the meeting at 7:15 p.m.

Respectfully Submitted by Michael Branley

Approved on November 3, 2014

Board of Selectmen Chair Abigail Arnold

Selectman Scott S. Carbee

Selectperson Betsy Hardwick