

**MINUTES OF SELECTMAN'S MEETING
TOWN OF GORHAM
MONDAY, NOVEMBER 28, 2016 6:00 PM
TOWN HALL CONFERENCE ROOM**

Gorham Selectman present: Grace LaPierre, Terry Oliver, Patrick Lefebvre

Also present: Robin Frost, Town Manager; Denise Vallee, Finance Director; Michelle Lutz; Jeff Schall; Michael Waddell; Adam and Mary White

1. Call to Order: The meeting was called to order by Chairman LaPierre at 6:00 pm.

BUDGET REVIEW: TM Frost reviewed the budget for Capital Reserve Funds.

2. Appointments:

a) EMT Introduction – TM Frost introduced Paul Ingersoll, Jr, who was hired as the new EMT for the Ambulance Department. Ingersoll was welcomed by all.

3. New Business:

a) Air BnB Assessments – Michelle Lutz advised that she has been in discussion with the Planning Board about Accessory Dwelling Units and how they will be assessed. Selectman Lefebvre advised that it is an issue that will have to involve several different departments, including Code Enforcement, Assessing, the Planning Board, and the Zoning Board. TM Frost asked if there was a Zoning Ordinance that would cover it, and Lutz advised that there was not. She stated that if the law is silent, they have to allow them if they are attached, wherever single family dwellings are allowed. Detached units are not allowed. Some places in town have changed their properties to tourist accommodations and charge a room and meals tax. If a unit is rented more than a certain number of days each year, it would fall under this category. Mike Waddell suggested that many of the units could be considered a home occupation, and would not be assessed as commercial. Jeff Schall stated that he feels properties being rented on AirBnB are not a problem, and the Board is making it a problem. Selectman Lefebvre advised that he is mostly concerned with the safety aspect of the issue, as if the property is being rented it should meet the codes for a rental property, such as egress and fire safety. It was asked if all rental properties in Gorham are currently inspected and TM Frost advised they were not. TM Frost advised that other towns, such as Conway, have decided not to address the issue. Mike Waddell stated that there are two sides to the problem, one a zoning issue, which the law change on July 1 will cover any attached dwelling units, the other being code enforcement, which if the town begins inspecting AirBnB units it would also have to do the same for any duplex or multi-unit buildings in town. Waddell also mentioned that commercial properties are assessed differently because they are income bearing properties, and that residential properties should only be assessed for what they could be sold for. Chairman LaPierre said that more research would need to be done before a decision is made. **On a motion by Selectman Oliver, seconded by Selectman Lefebvre, the board voted unanimously to table the discussion.**

b) Pay as You Throw Discussion – TM Frost gave a copy to the Board of the cost comparison for the pay as you throw proposal. With the bag cost at \$1, the revenue for the town would be approximately \$110,000, saving about .40 on the tax rate. The net cost for the bags for an average homeowner would be \$64 per year, but would only reduce the tax by \$40, so it would not reduce cost for taxpayers. Adam White also mentioned that the recycling cost for the town would increase as residents recycle more, which would have to be figured in to the town's cost. TM Frost recommended not moving forward with

the proposal. **On a motion by Selectman Lefebvre, seconded by Selectman Oliver, the board voted unanimously to not pursue the pay as you throw proposal.**

c) Trails Forum Recap – TM Frost advised that a public forum was held at the school last Wednesday to discuss local recreation trail resources and their uses. It was well attended, by more than 100 people. Most groups had similar ideas about how to make it work for everybody, and it was a good way to get input from the residents. The major issues with the OHRV trail are the parking and the noise. Jeff Schall suggested that the trailhead be relocated and Selectman Lefebvre said that the state is looking into it. Noise is not just from the OHRV's at the trailhead, but also from dogsleds.

d) School Board Meeting Recap – TM Frost, Chairman LaPierre, and Selectman Oliver met with the school board about the budget and the tax rate. The Board expressed their concerns and the school board agreed that they would try to keep costs down, however they have several expenses, including special education costs, that they have no control over. Mike Waddell asked about the allocation of the state funding and if there was a loss to the town, and TM Frost advised that the school board did not say.

e) Engineering Proposals – TM Frost shared a folder from CMA with the proposed idea to resurface the roads in Stony Brook, which included before and after pictures of a project they completed on a similar road in Somersworth. CMA believes that this method could save the town about 65% off the cost of construction. TM Frost will check with Somersworth to see if they were happy with the outcome of the project. TM Frost advised that HEB was contacted about the new recommendation, and they advised their proposal was the only recommendation they had. TM Frost stated the cost of the engineering is \$39,750 and recommended the Board move forward with this proposal. TM Frost advised that Buddy Holmes has reviewed CMA's proposal and is fine with trying it. TM Frost also advised that the project duration would be approximately 2 weeks, instead of the 6 weeks originally planned. **On a motion by Selectman Lefebvre, seconded by Selectman Oliver, the Board unanimously agreed to accept the engineering proposal from CMA.**

4. Old Business/Updates:

a) Cascade Railroad Crossing – TM Frost advised that the order has still not been signed by DOT.

b) Fairpoint Poles in Cascade – TM Frost advised that they are still waiting for a line crew to move the lines.

c) Public Works Building – TM Frost advised that the electrical inspection has been done and the completion date is still mid-December. TM Frost advised that the first payment requisition was received today.

d) Stony Brook Entrances – TM Frost advised that the work has been done to fill the holes and the sign has been replaced.

e) Trash Pickup on Private Roads – Ordinance – TM Frost read proposed Subsection D of Town Ordinance 156-8, Collection, which reads: all solid waste picked up in private developments, mobile home parks, and on private roads will continue as a grandfathered practice. Future new developments and expansions of said private developments with private roads, including mobile home parks, will not receive curbside pickup, but will be entitled to place a dumpster at or near the entrance to said development or mobile home park to be collected by the Town of Gorham on a day specified by the

Board of Selectman. **On a motion by Chairman LaPierre, seconded by Selectman Lefebvre, the Board unanimously voted to accept Subsection D of the Collection Ordinance.**

f) Eversource Dam/Dike Update – TM Frost advised that there has been no news from Eversource or the Dam Bureau. TM Frost will email them to check on progress.

g) Exposed Cellar Hole – TM Frost advised that John Scarinza did speak with Ron Dagesse, but nothing has been done. Scarinza will look to see if it falls under the dilapidated building statute. TM Frost will attempt to call Dan Dagesse and advise him of the problem.

5. Public Comment:

TM Frost advised that Adam and Mary White had attended the meeting to discuss the problem of the trash littering their neighbor's property. TM Frost shared photos that the Whites had taken of the piles in the neighbor's yard. TM Frost advised that it is not covered by the property code, as it is not a multi-family dwelling. It will be up to Jay Watkins to decide if it is a health hazard. Selectman Lefebvre asked if it would fall under the junkyard rules, and TM Frost advised it would not, as that law has to do with motor vehicles.

6. Other Business:

a) Town Manager's Update – TM Frost shared the EMS Contract spreadsheet with figures for 2017. The amount for Randolph will be \$14,662.00, Shelburne will be \$22,741.06, and Coos County will be \$23,788.35. Frost advised the numbers are based on call volume and they will be sent out this week.

On a motion by Terry Oliver, seconded by Chairman LaPierre, the board voted unanimously to accept the EMS Contract amounts for 2017.

b) Selectmen's Updates – Selectman Lefebvre asked if the mill might help with the cost of another sign by the South entrance to Cascade Flats advising of the truck route.

Selectman Lefebvre asked about the property in Cascade Flats, if the mill has said anything about deeding that to the town. TM Frost advised they have not, she will mention it to them.

Selectman Oliver asked about the dredging to be done for water treatment for the mill. TM Frost advised that they had to submit a plan to the state, and will check on the date.

Chairman LaPierre asked about the time frame for deeding the Munce properties to the town. TM Frost advised that it should be by the end of the year.

c) Approval of Minutes (November 10, 14, and 21, 2016) - On a motion by Chairman LaPierre, seconded by Selectman Oliver, the Board unanimously approved the minutes of November 10, 14 and 21, 2016 as prepared.

d) Sign Manifest; Abatements and Exemptions (if necessary) –

There were no abatements.

7. Non-public Session: RSA 91-A:3, IIa

There was no non-public session.

8. Adjournment: On a motion by Chairman LaPierre, seconded by Selectman Lefebvre, the Board voted unanimously to adjourn the meeting.

The meeting was adjourned at 7:51 pm.

REVIEWED AND APPROVED:

Grace LaPierre

Terry Oliver

Patrick Lefebvre