

MINUTES OF SELECTMEN'S MEETING
TOWN OF GORHAM
MONDAY, August 27, 2012, 6:30 pm
GORHAM TOWN HALL

Selectmen present: Chairman David Graham, Paul Robitaille, Bill Jackson.

Also present: Robin L Frost, Town Manager, Jeff Stewart, Director of Parks and Recreation, Assessing Clerk Michelle Lutz

Paul Bousquet, Brian Schutt, Jim Marshall and Mike Servetas of NH DOT, Val Fauteux, Don Provencher, Jeff Schall, Dan Marcou, Melissa Grima, *Berlin Daily Sun*.

1. Call to Order: The meeting was called to order at 6:34 by Chairman Graham.

2. Appointments:

a) NH DOT – Route 2 Paving: Brian Schutt, Jim Marshall, and Mike Servetas of NH DOT were in attendance to explain the proposed Route 2 paving. This project is scheduled to go out for bids in a couple of weeks with the majority of the work being done in 2013. It is being funded through the Federal Resurfacing Program. The project encompasses 14 miles in three sections of road. The first section begins at Randolph Hill Road in Randolph and goes to the eastern intersection of Morin Drive in Gorham; shim and overlay. The next segment begins just south of the westerly junction with Route 16 and continues to the Shelburne town line; 15 feet of pavement either side of the center line will be ground and overlaid 1 1/2 “ deep. The third segment begins approximately 1000 feet west of the rest area and on to the Maine border; shim and overlay. The plan is to start the project in April and complete by September 20th. The total project cost is estimated to be \$3.6 to \$3.7M with 80% of that covered by the Federal government and 20% covered by the State.

Selectman Robitaille asked when this would be paved again; the pavement should last ten years or so. Selectman Jackson hopes DOT understands that this is a tourist area and will be sensitive to the businesses as the project evolves. In answer to his question about what happens if there is a really poor section of the breakdown/parking lanes, they will make the repairs as best they can within the budget. DOT believes the Moose River bridge will take about eight weeks to repair and the Peabody River bridge will take around twelve weeks. Traffic over the Peabody River bridge will be signal controlled. The pavement overlay on Gorham Hill will be the full width of pavement including the breakdown lane.

Selectman Robitaille asked why only a 15 foot inlay was being done along Main Street. It is a funding issue. Selectman Jackson suggested that we offer the use of the Fire Department parking lot for the construction trailer when the time comes.

Chairman Graham suggested we find a good way to keep the businesses informed of the schedule. He then opened up the floor to the public. Jeff Schall asked about a cost for the water and sewer manholes, which cost will be borne by the water and sewer department. DOT thought they would have a ballpark estimate within one to two weeks.

b) Jeff Stewart/Paul Bousquet – Town Common Dugouts: RD Stewart first wanted to inform the Board that Luke Kenney has suggested fixing up the bandstand/gazebo on the common as his Eagle

Scout project. He has provided a diagram that shows the bandstand opening up a bit more with an expanded stage area and plexi-glass sides. It was suggested that maybe there could be a way to be able to open up the sides, if desirable. The Board agrees that this is a good project and RD Stewart will supervise the efforts.

Regarding the dugouts, as RD Stewart sees it, there were two issues still outstanding; 1. Visibility and 2. School involvement. Superintendent Paul Bousquet was on hand to address the Board regarding their concerns with school involvement. He distributed a memo that explains that the school wants to work cooperatively with the Town on any issues. He also stated that the school would help if there was a cost to the Town, but he understands that the funding for the project is from Booster Club monies. He reiterated that the school is very interested in working cooperatively with the Town. Chairman Graham thanked Superintendent Bousquet for attending the meeting and for his comments. There were no questions for Superintendent Bousquet. Selectman Robitaille stated that he is much more comfortable with the latest plan and he is ready to approve. Selectman Jackson stated that RD Stewart has done everything the Board has asked of him, but he is not yet ready to vote. He suggested placing the item on the next agenda for a vote. Chairman Graham still does not want to see the structure remain in place throughout the year. The Board agreed to place this on the next agenda for a final vote.

3. New Business:

a) **2011 Abatement Follow-up:** Michelle Lutz was present to review the abatement paperwork received from Skip Sansoucy with the Board. Selectman Jackson recused himself from the discussion and vote, sitting in the audience.

Don King

Mr. Sansoucy states that the assessment is \$155,200; the equalized value is \$135,902 and the abatement request is to \$130,200 without a detailed explanation why. He recommends denial. Upon review, Mrs. Lutz noticed that the comparable property presented by the applicant supports his request. **On a motion by Selectman Robitaille, seconded by Chairman Graham, the Board voted 2-0 to approve an abatement to a value of \$135,902.**

Patrick/Collins

Mr. Sansoucy suggested de-listing U24-L3. This is Lesard Lane that somehow was assigned to Collins and Patrick. There is no way to prove this ownership is correct, and it is a road, not a lot. TM Frost agrees that it should not be taxed to Collins and Patrick, but cautioned the Board against delisting this until further research can be completed, instead suggesting labeling the piece "Owner Unknown." **On a motion by Selectman Robitaille, seconded by Chairman Graham, the Board voted 2-0 to implement TM Frost's suggestion and label U24-L3 "Owner Unknown."**

Secondly, Mr. Sansoucy recommends reducing U24/L3R 50% to \$11,050 and reducing U24/L3K to \$10,450. Both of these lots are buildable, are in excess of 1 acre, but would require a variance. They are worth more than most lots in this subdivision, but with the variance requirement, need to be reduced. **On a motion by Selectman Robitaille, seconded by Chairman Graham, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on U24/L3R(assessment of \$11,050) and U24/L3K(assessment of \$10,450.)**

Erwin & Shirley Klungler

This is the old Baptist church property on Main Street. Mr. Sansoucy reported that based on a complete review inside and outside with Mr. Klungler, there are substantial exterior repairs necessary including the roof and some water getting into the basement. He recommends a reduction of an additional 10% physical depreciation reducing the value from \$178,900 to \$161,000. **On a motion by Selectman Robitaille, seconded by Chairman Graham, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on the Klungler property to reduce the assessment to \$161,000.**

William & Germaine Jackson

Mr. Sansoucy performed a complete review of the house, which indicates that the deck has been removed. It needs a new roof, bedrooms in the basement have been abandoned (finished to unfinished) due to mold and moisture, there are rotted sills in the rear and the windows need to be replaced due to sill and sash rotting. He recommends an additional 20% physical depreciation be placed on the property and the value be abated from \$234,700 to \$187,760 (20% depreciation, then equalized back up). **On a motion by Chairman Graham, seconded by Selectman Robitaille, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on the Jackson property to reduce the assessment to \$187,760.**

John Tyler

Mr. Sansoucy reported that the equalized value of this lot is \$57,706. He reviewed the lot and the comps and determined that the assessment is fair as is. He recommends denying the abatement. **On a motion by Chairman Graham, seconded by Selectman Robitaille, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on the Tyler property and deny the abatement request.**

Gordon W. & Jo Ann C. Lambertson

Mr Sansoucy reviewed this house in detail. There is a small listing error on a crawl space under the sun porch as opposed to a basement. The septic system is bad, and the garage is indicated on the tax card as finished, but it is really unfinished, just sheet rocked walls. Therefore, correcting these listing items, he recommends the value should be reduced from \$263,000 currently to \$248,000 and an abatement be issued accordingly. (This is a fair market value of \$217,000 equalized.) **On a motion by Chairman Graham, seconded by Selectman Robitaille, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on the Lambertson property to reduce the assessment to \$248,000.**

Michael D. Mooney

Mr. Mooney did not provide a response to Mr. Sansoucy's data request regarding the abatement. Mr. Sansoucy did review the property, but was not able to enter the building since Mr. Mooney would not schedule a meeting in August. Obviously we can enter the Subway portion of the building, but he wanted to see the basement. Based on a full build out of the rental space in the building including the basement, the value ranges from \$339,000 to

\$424,000. The current fair market value is \$384,851; the current assessment is \$439,500. The request is to reduce the value to \$280,000 Mr. Sansoucy recommends denial of this abatement. **On a motion by Selectman Robitaille, seconded by Chairman Graham, the Board voted 2-0 to follow Mr. Sansoucy's recommendation on the Mooney property and deny the abatement request.**

Carol Fish

Mr Sansoucy reported that the Fish property is a complex multi-level house with a number of screened-in and open porches, with unfinished and finished rooms both up and down. The original measurement was 6,582 gross sq. ft. including all outside porches. A site tour and complete review of the measured listing indicates that the more likely livable and usable sq. ft. is 5,697. He recommends lowering the value \$32,000 which reflects the depreciated value of the reduced square footage of 885 feet. Therefore Mr. Sansoucy's recommendation is to lower the \$284,000 to \$252,000 and issue an abatement. TM Frost and Mrs. Lutz have both reviewed this matter and since the Town was relisted this year, had further information available to them, namely another measurement. The new measurement matches very closely with the original measurement on this property. Additionally, the property was purchased in 2010 for \$394,000. With these facts in mind, the Board was asked to deny the abatement. **On a motion by Chairman Graham, seconded by Selectman Robitaille, the Board voted 2-0 to deny the abatement request on the Fish property.**

Selectman Jackson returned to the Board at this time.

b) Fur, Feather & Fin Update: TM Frost reported that the asbestos will be abated from this building during the week of Labor Day. The Fire Department will then schedule a controlled burn of the property as a training exercise. Selectman Jackson mentioned that when the building was donated to the Town by Edward Reichert, Mr. Reichert asked that an old wheel that moved meat around be preserved and returned to him if the building was ever destroyed. TM Frost will address this matter with RD Stewart.

4. Old Business

a) NRCS Projects Update: These projects are still moving along, albeit very slowly. The wetlands permit applications have been submitted for two of the projects with the third to be submitted soon. Couture Construction is ready to move on the first two projects as soon as the permits are approved. The third project quotes are due this Friday, August 31st.

b) TRC Process: TM Frost updated the Board on the first meeting of the Technical Review Committee. It went very well with all attendees (Dave Patry, Buddy Holmes, John Scarinza, Chad Miller, Rick Eichler) pleased that this process has been implemented. Chief Cyr is also on the committee, but he was unable to attend. The result of the meeting was a report that went to the Planning Board for their use when hearing the applications. The Planning Board found the information useful. The committee will continue to meet as applications come forward.

5. Public Comment:

Dan Marcou spoke to the Board about Bangor Street. He would like to have a dead end sign placed on the road to, hopefully, cut down on traffic from people who think the road is a through way. He also spoke about brush cutting on the pipeline side of Bangor Street. He would like to see this done. The walkway to the swinging bridge needs to be repaved. It is all cracked and there is grass growing through the pavement. The snowmobiles are also damaging that walkway. The parking for the trailhead further down the road blocks traffic. He counted 25 cars last weekend and there may have been more at other times. If an emergency vehicle needed to get through, they could not. He had left messages for the Town Manager and has spoken with PWD Buddy Holmes, but has not gotten any results. He does not feel the Town cares about the people on Bangor Street.

Henry Sanschagrín spoke about the minutes of July 16th, at which meeting complaints from Crestwood Drive residents about the new OHRV trail use were brought forward by Selectman Robitaille. He never heard about that issue even though the minutes said that TM Frost would contact him. He cannot fix the problems if he doesn't know about them. He was also disappointed that only one person responded to his email about a Selectmen's trail ride. Further, he stated that if there is to be discussion about ATV use on Main Street, Chris Gamache from the Bureau of Trails suggested that the Board invite him to come to a meeting. Paul Robitaille stated that he saw a couple of ATV's driving up Route 2 this weekend.

Jeff Schall asked if the Selectmen's email addresses could be placed on the website. He also mentioned that he saw an excavator in the Peabody River near the Water and Sewer plant. TM Frost said that it was for work on the PSNH property. He also mentioned that he is still trying to get Time Warner to come into his area of Town. He wondered if the \$150 invoice from Time Warner had been paid when submitted.

Henry Sanschagrín asked if the Board had considered putting a removable structure on the Common to be used for dugouts. He also wondered if the Board had considered bringing the issue to Town Meeting.

Jeff Schall stated that he would definitely not like to see the connection from the kiosk to the pole be anything but underground.

6. Other Business:

a) Town Manager's Update: TM Frost requested that the Board sign the commitment letter for the reissued bond for the sewer department.

TM Frost had included an announcement in the meeting packets for a golf tournament to benefit the Town's beautification funding. This is a project by Kyle Lachance who is organizing the fundraiser as a Senior project. The tournament will take place on September 16th. The Board wishes to recognize Mr. Lachance for his efforts.

On September 5th, there is an outreach meeting at the Berlin City Hall at 6 pm for the new FEMA Floodplain Maps. FEMA representatives and the State liaison, Jennifer Gilbert, will be there.

The Town is looking for a more user friendly way to synchronize calendars, computers and smartphones. Through our IT company, Northledge Technologies, we are hoping to implement Google Plus soon.

TM Frost will be taking two days of vacation this week, unless there is an objection from the Board. No objection.

TM Frost reported that she will make sure the Facilities Use report will show up in the meeting packets again.

b) Selectmen's Update: Selectman Robitaille mentioned that the Art Show last Friday evening was a success. There was great participation and people enjoyed themselves. He also wanted to express his thanks to those emergency responders who answered the call on Saturday afternoon on Glen Road. It was a head on collision, in which, thankfully, no one was hurt, but the members of the Fire Department and EMS did a fine job. Finally, he reported that Ron Vachon passed away. Mr. Vachon was a former member of the Gorham Police Department. The wake is scheduled for Friday, August 31st from 6 to 8 pm at Fleury-Patry Funeral Home.

Selectman Jackson asked about the neighborhood list promised to him some time ago by KRT Appraisal. TM Frost will see that the report gets to the Board. He also mentioned that the gold signs at the intersections and Wal-Mart need to be taken down. This was always done in the past. They have no right to place those signs there.

About two meetings ago, Ron Donato came to the Board regarding an animal complaint. Has his neighbor applied for the appropriate permits? TM Frost stated that she was not at that meeting and she would research this with John Scarinza. Mr. Donato also complained of the truck idling by the son of his neighbor. This will also be addressed.

Selectman Jackson asked if TM Frost had met with John Scarinza about the building permit fee matter. Not yet, though Mr. Scarinza has the information to review.

Selectman Jackson asked if we had heard from the attorney about private roads. We have not as yet, but they are working on two cases which tie into these concerns. TM Frost expects to have something to review by next meeting. Regarding the next meeting, Selectman Jackson stated that the positions on the legislative policy proposals will have to be done at that meeting since the conference is on September 21st.

Selectman Jackson attended the TAC meeting at North Country Council on August 15th. Regarding upcoming federal funding sources, there is good news and bad news. The sources have been pooled and there is a new formula for qualifying. However, while there was \$6 – 6.5M in funding before, there is now only \$3.7M. Only 50% of this money will be available on a competitive basis, the other 50% is population based, which probably means it will not be going to the North Country. He asked TM Frost to stamp the document he was referring to and place it in the BoS mail folder. The committee is working on a transportation update for the North Country and he has suggested they look at the Towns' Master Plans to meet the needs as voted by the individual municipalities. .

Chairman Graham mentioned that the Municipal Law Lecture Series is coming right up. He has attended these seminars in the past and has found them to be very interesting and informative. He also mentioned the wires in the conference room that hang from the ceiling. Can we tie those up somehow or push them up into the ceiling more? TM Frost will ask Fred Corrigan to look at them.

Selectman Jackson asked TM Frost to get back to him on the Donato issues so he can contact him.

c) Approval of Minutes (August 13, 2012): Selectman Jackson said that he had many corrections to the minutes and asked for the Board to pass over the approval of them. He will then email

his suggested amendments to TM Frost and the other Board members. **On a motion by Selectman Jackson, seconded by Selectman Robitaille, the Board voted unanimously to pass over the approval of the minutes of August 13, 2012.**

c) Sign Manifest: The Board signed the manifest as prepared.

d) Sign Abatements (if necessary): The abatements were addressed previously in the meeting.

7. Non-Public Session: RSA 91-A:3, II (e): There was no need for a non-public session.

8. Adjournment: The meeting was adjourned at 8:40 pm.

REVIEWED AND APPROVED:

David Graham

Paul Robitaille

William H. Jackson