

TOWN OF JAFFREY
Jaffrey, New Hampshire

BOARD OF SELECTMEN
Meeting Minutes
June 8, 2009

Present: Chairman Sterling, Selectman MacIsaac, Selectman Batchelder

Absent: None

Staff: Town Manager Hartman, Administrative Assistant Richard

NON-PUBLIC – 6:00 p.m.

CALL TO ORDER

Selectman Sterling called the meeting to order at 7:00 p.m.

MEETING MINUTES APPROVAL

The public meeting minutes for May 18, 2009 were approved (3-0).

PUBLIC HEARING

7:00 p.m. – Discretionary Preservation Easement Applications

Chairman Sterling read the Notice of Public Hearing: A Public Hearing will be held at the Jaffrey Town Offices on Monday, June 8, 2009, at 7:00 p.m. by the Jaffrey Board of Selectmen to receive input regarding Discretionary Preservation Easement Applications. Jaffrey residents are invited to attend and encouraged to participate.

Chairman Sterling opened the Public Hearing @ 7:00 p.m. and asked Town Manager Hartman to speak.

Hartman stated that the Board had received two applications for preservation easements for agricultural structures that have historical significance. Under RSA 79-D, the Board is to utilize criteria developed by the Historical Agricultural Structures Advisory Committee of the NH Division of Historical Resources and if warranted, can set the value of the discretionary easement within a range of 75% to 25% of full assessed value of the structure including the land underneath.

The Board of Selectmen made field visits on the two applications for preservation easements. The Board applied the criteria that was developed by the Historical Agricultural Structure Advisory Committee. There are eighteen different criteria and the Board determined that they would establish a 5 point total for each of the criteria, leading to a potential total of 90. The Board rated each structure individually based on the eighteen criteria between 0 to 5 points. The Board then ratioed the number of points vs. the 90 point maximum total to determine the percentage discretionary easement.

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Under the RSA 79-D which is known as a discretionary easement, the Board has the choice to grant this or not. This can be applied from a 25% reduction in assessed value to 75%.

Following the Board's site visits, the criteria was applied. Mr. Hartman summarized the results of the site visits.

The first applicant is Justine Jacoby Cook at 295 Town Farm Road. Based upon that review the Board determined that the barn qualifies for an easement percentage of 57.5%. Given the assessed value of the structure and associated land of \$29,702, the easement would reduce the assessed value by a total of \$17,079. The Board granted the easement contingent upon Ms. Cook providing a preservation plan for the structure as required by the statute.

The second applicant is Richard P. Sawyer at 365 Turnpike Road. Based upon that review the Board determined the main barn qualifies for an easement percentage of 45.75%. The assessed value of the structure and associated land of \$29,780, the easement would reduce the assessed value by a total of \$13,624. The Board determined that the horse barn qualifies for an easement percentage of 37.5%. Given its assessed value of \$10,463, the easement would reduce the assessed value by \$3,991. In addition, the Board determined that the equipment shed and corn crib did not qualify for preservation easements. The Board granted the easements contingent upon Mr. Sawyer providing a preservation plan for the structures as required by the statute.

Chairman Sterling summarized that they took all eighteen criteria with the maximum 5 points and if you got 90 points, you received 75% of the abatement requested and whatever else was received was pro-rated as the percentage of the total and that was the percentage that was taken off of the assessment.

Chairman Sterling asked for any public comment.

Rob Stephenson asked for explanation on the corn crib and the equipment shed which did not qualify for preservation easements.

Chairman Sterling said that the equipment shed is an open structure and the Board did not see that it had any historical or significant value. The corn crib did not appear on the town's tax roles so we can not give an abatement on something we did not tax.

Sterling asked how everyone felt about giving preservation easements for historic structures.

Rob Stephenson said that he certainly supports this.

Sterling also said that part of the justification for giving an abatement on the assessed value of structure is that the land owners will use the money for the preservation of the structure. The statute also requires that the landowner have a preservation plan and present it to us. The

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abatement is granted for a ten year period and then they would have to come back and reapply. Sterling also stated that these are the first two preservation easements that have ever come before the Board.

Tuesday Wright asked how long the residents have to get their plan together. Sterling said that they have to submit the plan as soon as possible.

Janet Grant said that she totally supports these historic structures for preservation easements. Janet said that as Chair of the Historic District Commission that she feels strongly that we should support this due process for these structures as they are important to the Town of Jaffrey.

Chairman Sterling closed the Public Hearing at 7:14 p.m.

APPOINTMENTS

Harry Young – Street Light Committee

Selectmen Batchelder called the SAU Office at the school district and talked with the Administrative Assistant and also Wendy who works for Community Transportation. Batchelder asked them what if any impact street lights had on where they chose bus routes and Wendy informed Batchelder that they do not. They do look at safety first and said that the bus routes change from year to year and she did not know what lights would be shut off. Once the lights were shut off Wendy would be able to see if there was an impact.

Selectmen MacIsaac said that his interest in the study is safety and security issue. The fact that in doing the study, there is no science involved. MacIsaac also said that if we turn out the lights, what kind of message does it send for Jaffrey as a friendly town. On the safety and security MacIsaac said that he went down the list and saw that one out of five lights on Goodnow Street remains. This is where the Library is and after school activities are. On Gilmore Court there is an elderly apartment complex and that light is on the list to remove it. There are three out of four lights on Oak Street which are the intersection of Oak and Pine and the intersection of Oak, Spruce and Linden Street which are on the list to be removed. This is cause for concern. There are also lights that are going to be proposed to be taken out by some businesses. MacIsaac said that he has had some concerns voiced to him from some citizens about the safety aspect of it.

MacIsaac said that his second concern is that there is no science in this. He went on Google and typed in street lights safety. Iowa State University did a study and the results of the study found that rural intersection lighting reduces nighttime crashes and is a cost effective crash mitigation strategy. The Transportation Research Board did a study in Illinois which revealed that there is a lighting standard with accordance with the American National Standard Practice for Roadway Lighting. University of Virginia did a study for the Virginia Department of Transportation. The results were that lighting can reduce nighttime crashes in a range of 20 to 36%. It also said that 85% of the prior studies show that lighting is beneficial. The study also revealed that for curves

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and grades that lighting can play a key role in identifying to the driver the presence of an upcoming curve or grade and that roadway lighting increases the ability of the eyes of the driver to adjust to the direct light by creating less of a difference in the illumination on the road.

MacIsaac did say that what went on in the committee's study was very thoroughly done and that the study presents both a savings in energy with the new fixtures and lights and also a decrease in the cost.

Selectmen Batchelder asked when the committee got together to come with a plan to decide which lights were going to be removed, what was the criteria for the removal.

Harry Young said that the committee had spent many hours on determining which lights were needed and which would be removed. He also said that Police Chief Oswald had reviewed the plan and looked at all the lights on the list and said that there were 10 on list that he wanted to keep on for safety reasons.

Chairman Sterling went through the list of the proposed streetlights to be shut off and the Board agreed to shut off 72 of the 87 lights. Sterling suggested that we should keep the lighting at the intersections for traffic safety reasons. He also said that we should turn out the rest of the lights on a trial basis.

Chairman Sterling said that the biggest savings is just in changing the fixtures. The savings is about \$22,000 even without turning out and lights. Sterling also said that after this trial period PSNH would turn back on any lights they decided to reinstate.

Bonnie Mitchell said that it that the only way we are going to know if this will work is to try it.

Resident Bill Johnson of Turnpike Road said that a streetlight at the end of his driveway that he pays for was on the list of lights to be shut off. He told the Board and the Street light Committee that this light is necessary because it is the last place that you can pull over before the Sharon swamp and the light is also on a curve.

Selectmen Batchelder said that she was in favor of the trial run to delete the seventy-two lights and also suggested that we revisit the issue on February 1, 2010.

After much discussion the Board voted unanimously for the trial run.

REGULAR BUSINESS

1) Payroll and Vendor Manifests

On a motion by MacIsaac, seconded by Batchelder, the payroll and vendor manifests were

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approved (3-0).

2) Selectmen's Reports

Sterling

None

MacIsaac

None

Batchelder

None

3) Town Manager's Report

None

4) Timber Tax Levy

a) Operation # 08-233-04 – Stowell Realty L.P. – Map201/Lot2 - \$544.00

On a motion by MacIsaac, seconded by Batchelder, Operation # 08-233-04 – Stowell Realty L.P. – Map201/Lot2 – in the amount of \$544.00 was approved (3-0).

b) Operation # 08-233-10 – Vladimir Kozhemiakov – Map221/Lot17 - \$87.61

On a motion by MacIsaac, seconded by Batchelder, Operation # 08-233-10 – Vladimir Kozhemiakov – Map221/Lot17 – in the amount of \$87.61 was approved (3-0).

c) Operation # 08-233-11 – Michael Guitard – Map238/Lot115.1, 115.2, 115.3 - \$229.03

On a motion by MacIsaac, seconded by Batchelder, Operation # 08-233-11 – Michael Guitard – Map238/Lot115.1, 115.2, 115.3 – in the amount of \$229.03 was approved (3-0).

d) Operation # 08-233-12 – Richard & Edith Grodin – Map257/Lot23.1 - \$529.06

On a motion by MacIsaac, seconded by Batchelder, Operation # 08-233-12 – Richard & Edith Grodin – Map257/Lot23.1 – in the amount of \$529.06 was approved (3-0).

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5) Notice of Intent to Cut Wood or Timber

- a) #09-233-06 – Clark W. Miller – Map206/Lot3 – Cobleigh Hill Road – signed

6) Boat Tax Warrant

- a) Seventy-four (74) Boat Registrations \$742.10 – received May 22, 2009

On a motion by MacIsaac, seconded by Batchelder, seventy-four (74) Boat Registrations in the amount of \$742.10 – received May 22, 2009 were approved (3-0).

- b) One hundred forty-nine (149) Boat Registrations \$1,508.10 – received June 4, 2009

On a motion by MacIsaac, seconded by Batchelder, one hundred forty-nine (149) Boat Registrations in the amount of \$1,508.10 – received June 4, 2009 were approved (3-0).

- c) Seventy-five (75) Boat Registrations \$682.90 – received June 5, 2009

On a motion by MacIsaac, seconded by Batchelder, seventy-five (75) Boat Registrations in the amount of \$682.90 – received June 5, 2009 were approved (3-0).

7) Water & Sewer Abatements

- a) #09-20 – Mark & Beverly Peterson – 329 Woodbound Road – Water abatement in the amount of \$1,026.38

On a motion by MacIsaac, seconded by Batchelder, #09-20 – Mark & Beverly Peterson – 329 Woodbound Road – corrected water abatement in the amount of \$1,039.51 was approved (3-0).

- b) #09-21 – Ellen Clarke – 12 Sandy Shore Road – Water abatement in the amount of \$1,029.00

On a motion by MacIsaac, seconded by Batchelder, #09-21 – Ellen Clarke – 12 Sandy Shore Road – Water abatement in the amount of \$1,029.00 was approved (3-0).

- c) #09-22 – Robert & Michele Motuzas – 23 Squantum Road – Sewer abatement in the amount of \$29.71

On a motion by MacIsaac, seconded by Batchelder, #09-22 – Robert & Michele Motuzas – 23 Squantum Road – Sewer abatement in the amount of \$29.71 was approved (3-0).

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d) #09-23 – Eliot Leaf – 110 Loop Road – Water abatement in the amount of \$861.00

On a motion by MacIsaac, seconded by Batchelder, #09-23 – Eliot Leaf – 110 Loop Road – Water abatement in the amount of \$861.00 was approved (3-0).

8) Request

a) Jaffrey Chamber of Commerce request to sponsor 50-50 raffle for Chamber's Santa's House during this year's Fireworks on August 15, 2009

On a motion by MacIsaac, seconded by Batchelder, Jaffrey Chamber of Commerce request to sponsor 50-50 raffle for Chamber's Santa's House during this year's Fireworks on August 15, 2009 was approved (3-0).

b) Agreement between Town of Jaffrey and Saint Patrick School for the use of the athletic field.

On a motion by MacIsaac, seconded by Batchelder, Agreement between Town of Jaffrey and Saint Patrick School for the use of the athletic field was approved (3-0).

9) Excavated Earth Tax Warrant 2008/2009

a) Operation #08-223-04 – Bonnie Cutter – Map235/Lot30 in the amount of \$40.32

On a motion by MacIsaac, seconded by Batchelder, Excavated Earth Tax Warrant 2008/2009 - Operation #08-223-04 – Bonnie Cutter – Map235/Lot30 in the amount of \$40.32 was approved (3-0).

10) Timber Tax Abatement

a) Mr. Bearce – Timber Tax Abatement

On a motion by MacIsaac, seconded by Batchelder, Timber Tax Abatement for Mr. Bearce was denied (3-0).

11) Temple Pond Property

a) Warranty Deed for the Temple Pond Property

MacIsaac made a motion to authorize Chairman Sterling to sign the Warranty Deed for the Temple Pond Property, seconded by Batchelder, and approved (2-0).

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12) Discretionary Preservation Easement Applications

- a) Richard P. Sawyer and Ann F. Sawyer – 365 Turnpike Road – Map256/Lot7/11

On a motion by MacIsaac, seconded by Batchelder, Discretionary Preservation Easement application for Richard P. Sawyer and Ann F. Sawyer – 365 Turnpike Road – Map256/Lot7/11 for the reduction in assessed value on the main barn in the amount of \$13,624 was approved (3-0).

Motion for reduction on the horse barn in the amount of \$3,991 was approved (3-0).

Motion for the equipment storage shed for a zero change was approved (3-0).

- b) Justine Jacoby Cook – 295 Town Farm Road – Map252/Lot6

On a motion by MacIsaac, seconded by Batchelder, Discretionary Preservation Easement application for Justine Jacoby Cook – 295 Town Farm Road – Map252/Lot6 for the reduction in assessed value in the amount of \$17,079 which includes the barn and the property that sits underneath it was approved (3-0).

13) Notice of Intent to Excavate

- a) #09-233-04 – Jeffrey Cutter – Map235/Lot30 – 60,000 cubic yards – signed

14) Town of Jaffrey's Assessed Stumpage Tax Summary 2008/2009

- a) Assessed Stumpage Tax Summary 2008/2009 total - \$19,052.04

On a motion by MacIsaac, seconded by Batchelder, assessed Stumpage Tax Summary 2008/2009 in the amount of \$19,052.04 was approved (3-0).

15) Abatement Request Response from Vision Appraisal

- a) Chris & Shannon Tremblay – Map245/Lot141

On a motion by MacIsaac, seconded by Batchelder, property abatement request for Chris & Shannon Tremblay – Map245/Lot141, the Board agreed with Vision Appraisal's recommendation to change the property assessed value to \$252,108, approved (3-0).

- b) SK Management – Map244/Lot31 & Map254/Lot5

On a motion by MacIsaac, seconded by Batchelder, property abatement request for SK

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Management – Map244/Lot31 & Map254/Lot5, the Board agreed with Vision Appraisal’s recommendation, abatement denied (3-0).

c) Fylex Housing Association – Map239/Lot64

On a motion by MacIsaac, seconded by Batchelder, property abatement request for Fylex Housing Association – Map239/Lot64, the Board agreed with Vision Appraisal’s recommendation, abatement denied (3-0).

OTHER BUSINESS

None

NON-PUBLIC SESSION

None

ADJOURNMENT

On a motion by MacIsaac, seconded by Batchelder, the meeting adjourned at 8:30 p.m. (3-0).

Submitted:

Attest:

Sue Richard
Administrative Assistant

Franklin W. Sterling, Jr.
Chairman
Board of Selectmen

