

TOWN OF JAFFREY
Jaffrey, New Hampshire
Select Board Meeting Minutes
June 26, 2017

Chairman: James Moore

Selectmen: Franklin W. Sterling, Jr., James Weimann

Town Manager: Jon Frederick

Administrative Assistant: Judith Zola

Staff: Mary Drew, Jo Anne Carr, David Chamberlain, Renee Sangermano

Guests: Anne McBride, Keith Thibault

Residents: Owen Houghton, Pete Davis

A. Call to Order: 6:01pm

B. Public Hearings 6:01pm

1. Acceptance of Fire Prevention Trailer from Southwestern NH Fire Mutual Aid- Chief Chamberlain explained this is the fire safety trailer that JFD has been using since 2006. It looks like a camper trailer, but is set up to mimic a living room and a bedroom and has fire safety features that are used when teaching fire prevention to the youth. Fire Mutual aid doesn't have room to store the trailer, so with Jaffrey being the highest user of the trailer, they came to Jaffrey first with the option of taking over the trailer. Storage is presently at the Fire Station, Chief Chamberlain is looking for some off-site storage for it, so it can be stored out of the weather in the winter. Is in good condition and is a good asset for the department. The JFD will be writing up a policy and procedure, which will be approved by TM and Primex, which will allow other towns to continue to use it, but they will be responsible for moving it and any damage caused, an insurance liability certificate will be required for use. It can be used as a mobile command post also, in case of an emergency/disaster event.

Public Comment- Is there a charge for using the trailer? Chief Chamberlain stated no, just the insurance certificate to cover damage.

Public Hearing Closed at 6:06pm

On a motion by Sterling, seconded by Weimann, acceptance of the Fire Prevention Trailer from SWNH Mutual Aid was approved (3-0).

C. Approval of Meeting Minutes

On a motion by Sterling, seconded by Weimann, with the following corrections: Page 3 - Moore Selectmen Report- Monadnock Conservancy is trying to purchase a conservation easement instead of purchasing the property. Page 4 after the name of the Daughters of the Revolution, add Fredonia, NY. Public meeting Minutes from 6-12-17 were approved (3-0).

D. Appointments

1. Mary Drew - 2017-2018 Welfare Allowable Levels to Determine Assistance – Selectman Sterling wanted to know why there was a \$50 phone allowance. Ms. Drew explained it a maximum allowance of \$50 for a landline or a cell phone. Sterling suggested if clients have a landline to get measured units from Fairpoint, which costs about \$ 8.95. Ms. Drew explained most clients have cell phones and she does refer people to Consumer Cellular who has packages as low as \$20/month. Sterling questioned why clients need a telephone allowance. Ms. Drew explained that phones are needed for medical purposes and if clients are looking for jobs, they need contact numbers. He also questioned the Cable TV allowance. Ms. Drew explained that a case was brought up to the Supreme Court about cable being a basic need. Ms. Drew did call the Local Government Center to get a copy of the case sent to her. The case was about a home-bound elderly couple who had no contact with the outside world. Ms. Drew showed the BOS her book regarding welfare guidelines. Car payment allowance is the lowest allowed amount. There are cap limits that are paid out to residents. Selectman Weimann asked about the burial allowance of \$ 1,000. Ms. Drew explained that she asks the resident to not get any services that are not necessary and to start a “Go Fund Me” page to help pay. She suggests the resident ask churches for help, ask the Funeral home to forgive part of the balance and to explore cremation as that is a lot more affordable. The Town allowance has been \$1,000 for the last 6 years. Veteran’s allowance is \$ 2,000. Sterling would like to see the telephone reduced to \$30. Ms. Drew also passed out a form given to clients asking them to reduce as much debt as they can, and she has job logs that clients fill out weekly. They will not receive benefits unless they have job search forms are completed and verified.

On a motion by Sterling, seconded by Weimann, the Allowable levels of assistant for 2017-2018 were approved with the telephone allowance decreased to \$ 30.00 (3-0)

2. Anne McBride – Monadnock Conservancy – Ms. McBride is before the BOS for an endorsement for this project. She was contacted by the Royce Family who owns land along Mountain Brook Reservoir about a year ago and they are interested in selling a conservation easement on their property. Billy Royce had died in May 2016 and they all knew that he always meant to protect his land before he died, but he passed away so quickly that he didn’t get the paperwork done. The family is trying to honor what they know is what he would’ve wanted. The LCHIP Grant is now available and will require the BOS’ endorsement to apply for it. The land will remain privately owned by the Royce Family, but by selling a conservation easement, they are extinguishing some development rights in order to protect the conservation value of the property. Forestry and agriculture would be allowed, but it will prevent any future residential development. The job of the Monadnock Conservancy is to ensure the terms of the easement are upheld and the uses on the property are consistent with the intent of the land being left for conservation. The Royce property has over a mile of frontage along the reservoir and is predominately forested, has 3 fields, 2 streams, good soil for forestry and agriculture, has 5 acres designated by the State as supporting landscape in their wildlife action plan. This is a type of property that meets all the criteria in land that’s worth conserving. 82 acres

are what she is looking to conserve, they own additional land that is submerged, that will be excluded from this request.

Mountain Brook Reservoir was considered to be a possible surface drinking water source, in a previous Jaffrey Master Plan. Selectman Sterling mentioned that the Town of Jaffrey does have water rights to the reservoir, but due to the unpredictability of the water quality, it hasn't been used as drinking water. The land is in current use, so there should not be a big change in taxation status. It should be made known that this is a non-financial endorsement by the selectmen.

On a motion by Sterling, seconded by Weimann, the endorsement of the Select Board to proceed with the Royce Conservation Easement was approved (3-0).

E. Consent Agenda

1. Payroll and Vendor Manifests
2. Yield Tax Levy
 - a) David Jefferies – Map 212/39 Lot205/14 - \$ 3,268.66
3. 2016/2017 Assessed Stumpage Tax Summary
4. Cemetery Deeds
 - a) William & Dawn Oswalt – Cutter Hill Extension - \$ 350.00
5. Tax Collector's Sixth Cycle 2017 Septic Haulers Commitment Warrant
 - a) \$ 21,015.00
6. Tax Collector's Sixth Cycle 2017 Water & Sewer Commitment Warrant
 - a) \$ 141,296.27 Water
 - b) \$ 123,960.62 Sewer
7. EDC Appointment
 - a) Sam Hackler – Member – Term Expires March 2020

On a motion by Weimann, seconded by Sterling, the Consent Agenda was approved (3-0).

F. Old Business

1. Thomas Desteph – Elderly Exemption- TM Frederick has spoken to the Department of Revenue and they advised the BOS to abide by their original decision to deny the elderly exemption. Mr. Desteph may seek appeals with the BTLA or Supreme Court.
2. Keith Thibault – SWCS – Senior Housing Project- Mr. Thibault is before the Board to clarify what SWCS needs from the BOS to re-start the funding end of the Senior Housing project that was previously approved. NH State funding is now available and he would like the BOS to begin the procedure of applying for the grant. Mr. Thibault stressed the

fact that this would be elderly housing for ages 62 & older, not low income, subsidized or public housing. The tax income to the town from the property would be approximately 10% of the rental income, which would be between \$20,000 to \$25,000 per year.

Jaffrey Resident, Owen Houghton stated this project has the potential for sparking other development in the rest of the St. Patrick's property, such as Head Start. Having the Seniors would increase interest in other town events, such as community suppers, the Parke Theatre, and the Jaffrey Civic Center...all within walking distance.

Chairman Moore stated he is a proponent to senior housing. His issue is that this plan severely limits the use of the other acreage of the property because of the placement of the building. Mr. Thibault stated that it was the church that wanted the building at the front of the lot, they wanted to leave the school and back property intact. Selectman Weimann stated he is also concerned about the building placement.

On a motion by Sterling, to proceed with contacting the SWCPC to start the grant application, no seconding of the motion. Motion died for lack of a second.

On a motion by Weimann, seconded by Moore, to deny the request for the application for funding, was passed (2 yay- Moore/Weimann – 1 nay-Sterling)

Jo Anne Carr, Director of Planning and Economic Development, asked Moore and Weimann if they had reviewed the site plan as there is another driveway that provides access to the back acreage, they both said yes. She also stated that this shows the Board is reluctant to invest in the community. She felt the BOS should go ahead with the application.

Resident Pete Davis stated that there has been no interest shown in the property and the town shouldn't let the property sit vacant any longer.

G. New Business

1. Resolution# 2017-14 – Special Event Permit – Jaffrey Civic Center – The Farmer and the Flea Saturdays 9am to 1pm June-October. On a motion by Sterling, seconded by Weimann, Resolution #2017-14 was approved (3-0).
2. Resolution# 2017-15 – RSA 31:95b – Acceptance of Donation from Monadnock Monthly Meeting. On a motion by Sterling, seconded by Weimann, Resolution #2017-15 was approved (3-0).
3. Resolution# 2017-16 – Special Event Permit – Harvest Christian Fellowship- Jaff Jam August 12, 2017. On a motion by Sterling, seconded by Weimann, Resolution #2017-16 was approved (3-0) with the request of the church to follow up with the building inspector regarding signage.

H. Reports to the Select Board

Selectmen's Reports

Moore: None

Sterling: 1. There hasn't been any HDC meetings.
2. The State Budget passed. There should be some money coming from the meals/room tax before the tax rates are set in October.
3. There is a Route 202 Advisory Committee meeting tomorrow (6/27) @ the Jaffrey Fire Station.

Weimann: 1. EDC meeting was held. They are working with the school district creating a tourist map. More involvement with the High School would be ideal.
2. The Cemetery Committee met. They had a tour of one of the cemeteries yesterday and they fixed some broken gravestones and up righted others. They will be cleaning gravestones over the summer.

Town Manager's Report:

1. Police hired a new employee.
2. Toilet was bought from Home Depot because Belletete's didn't carry the type needed.
3. ZBA statute will be passed shortly and the ZBA will have to abide by the new procedure of approval criteria. Belletete's expansion will be discussed at their July 5th meeting.
4. Town Office Roofing and HVAC- TM Frederick requested BOS direction with regard to building repairs. The Board consented to proceed with interior repairs and to patch the roof as necessary. They felt the Town Office would be in this building for at least another 10 years.
5. The Library is giving \$2,000 toward an updated website.

I. Other Business

J. Non-public Session

On a motion by Weimann, seconded by Moore to enter Non-Public Session pursuant to RSA 91-A:3 (II) (e) at 7:30pm (3-0)

On a motion by Sterling, second by Weimann, per RSA 91-A:3(II) e to exit non-public session at 7:50pm (3-0)

C. Adjournment

Meeting adjourned at 7:51 pm, on a motion by Sterling, seconded by Weimann (3-0).

Submitted:

Judith A. Zola
Administrative Assistant

Attest:

James C. Moore
Chairman

The Town of Jaffrey prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status.

The Town of Jaffrey is an equal opportunity employer.