

SELECT BOARD PUBLIC HEARING & MEETING AGENDA

DATE: Monday, January 23, 2017 at 6:30 pm
HELD: Public Safety Complex (2nd Floor Meeting Room) 20 George Bennett Rd, Lee

The Select Board reserves the right to make changes as deemed necessary during the meeting. Public Comment limited to 3 minutes.

1. Call meeting to Order – 6:30 pm
2. Public Comment
3. **DISCRETIONARY PRESERVATION EASEMENT PUBLIC HEARING**
248 North River Road Map 25-03-0200 - Roop; 41 Little Hook Road 32-04-000 - Chisholm
4. **ACCEPTANCE OF CHESTNUT WAY PUBLIC HEARING**
5. Julie Glover, Town Administration
 - a. Finalize FY18 Budget
 - b. Finalize 2017 Warrant
 - c. Selectman's Office Hours in Town Hall
 - d. Lamprey Regional Co-op Unanticipated Funds
 - e. Miscellaneous

6. Motion to accept the Consent Agenda as presented:

<u>SIGNATURES REQUIRED</u>

<u>INFORMATION ONLY</u>

Individual items may be removed by any Select Board member for separate discussion and vote.

7. Motion to accept the Public Meeting Minutes from January 3, 2017.
8. Miscellaneous/Unfinished Business
9. Adjournment

Posted: Town Hall, Public Safety Complex, Public Library and on leenh.org on January 20, 2017

Individuals needing assistance or auxiliary communication equipment due to sensory impairment or other disabilities should contact the Town Office at 659-5414. Please notify the town six days prior to any meeting so we are able to meet your needs.



TOWN of LEE
7 MAST RD, LEE, NH 03861
(603) 659-5414

Office Use Only

Meeting Date: January 23, 2017

Agenda Item No. 3(1)

**BOARD OF SELECTMEN
MEETING AGENDA REQUEST**

1/23/2017

Agenda Item Title: Application for a Discretionary Preservation Easement for Roop

Requested By: Lawrence and Patricia Roop 1/19/2017

Contact Information: pattykondra12@gmail.com

Presented By: Town Administrator Julie Glover

Description: Application for Discretionary Preservation Easement for barn located at 248 North River Road (Map 25 Lot 3-02.)

Financial Details: The 2016 full assessed value of the barn is \$16,000.00 which equates to tax revenues of \$468.00. If the renewal application is granted at a 75% reduction, it would reduce the amount of taxes collected to \$117.00 (based on the 2016 rate). There will be legal costs associated with executing the easement.

Legal Authority NH RSA 79-D

Legal Opinion: As with a Conservation Easement, each party should have an attorney review the easement and be responsible for paying his own legal fees. The governing statute requires the property owner to pay the recording fees. The Town Administrator can prepare a document for review by the property owner.

REQUESTED ACTION OR RECOMMENDATIONS:

MOTION: Move to approve Mr. and Mrs. Roop's application for a Discretionary Preservation Easement on the barn for a ten year term and a 75% reduction in assessed value and to authorize the Town Administrator to work with Town Counsel and the property owner on drafting the easement document.



TOWN of LEE
7 MAST RD, LEE, NH 03861
(603) 659-5414

Office Use Only

Meeting Date: January 23, 2017

Agenda Item No. 3(2)

**BOARD OF SELECTMEN
MEETING AGENDA REQUEST**

1/23/2017

Agenda Item Title: Application for a Discretionary Preservation Easement for Chisholm

Requested By: Townley and Laura Chisholm 1/19/2017

Contact Information: lschisholm@gmail.com

Presented By: Town Administrator Julie Glover

Description: Application for Discretionary Preservation Easement for barn located at 41 Little Hook Road (Map 32 Lot 4.)

Financial Details: The 2016 full assessed value of the barn is \$13,100.00 which equates to tax revenues of \$383.18. If the renewal application is granted at a 75% reduction, it would reduce the amount of taxes collected to \$95.79 (based on the 2016 rate). There will be legal costs associated with executing the easement.

Legal Authority NH RSA 79-D

Legal Opinion: As with a Conservation Easement, each party should have an attorney review the easement and be responsible for paying his own legal fees. The governing statute requires the property owner to pay the recording fees. The Town Administrator can prepare a document for review by the property owner.

REQUESTED ACTION OR RECOMMENDATIONS:

MOTION: Move to approve Mr. and Mrs. Chisholm's application for a Discretionary Preservation Easement on the barn for a ten year term and a 75% reduction in assessed value and to authorize the Town Administrator to work with Town Counsel and the property owner on drafting the easement document.



A Guide to RSA 79-D/ Historic Barn Tax Incentive

This packet includes:

- Summary of the Program
- 10 Tips for Applicants
- Application and Guidelines
- A Guide to Implementing RSA 79-D

Tax Incentive Mechanism to Help Save Old New Hampshire Barns

A 2002 State law (RSA 79-D) creates a mechanism to encourage preservation of old New Hampshire barns and other historic agricultural buildings.

RSA 79-D authorizes towns and cities to grant property tax relief to barn owners who (a) can demonstrate the public benefit of preserving their barns or other old farm buildings, and (b) agree to maintain their structures throughout a minimum 10-year preservation easement.

The Purpose

The 2002 law is based on widespread recognition that many of New Hampshire's old barns and other agricultural buildings are important local scenic landmarks and help tell the story of farming in the state's history. Yet many of these historic structures are being demolished or not repaired because of the adverse impact of property taxes. RSA 79-D is intended to encourage barn owners to maintain and repair their buildings by granting them specific tax relief and assuring them that assessments will not be increased as a result of new repair and maintenance work.

The Mechanism

The program represents a uniquely New Hampshire approach, which is strictly voluntary on the part of the property owner, and combines statewide eligibility criteria and guidelines with decision-making and implementation at the local level. It is closely modeled after New Hampshire's discretionary easement program (RSA 79-C), which authorizes local governments to grant property tax relief to encourage preservation of open land.

On or before April 15 of the new tax year, any owner of an historic barn or other farm building may seek relief by applying to their local governing body (Board of Selectmen or city government) to grant a discretionary preservation easement to the municipality and agreeing to maintain the structure in keeping with its historic integrity and character during the term of the easement. The application, executed on a form provided by the N.H. Department of Revenue Administration, is to include a map showing the location of the structure(s) and a description of how the property meets the prescribed test of public benefit.

The town selectboard or appropriate city government department will then have 60 days in which to act on the application. A public hearing is required, which may provide an opportunity for local historical societies or other advisory groups to express support for barn preservation efforts. If the municipality determines, in exercising its discretion, that the proposed preservation of the structure is consistent with the purpose of the law, it may acquire an easement on the structure for a minimum of ten years and grant tax relief within a range of a 25 to 75% reduction of the structure's full assessed value. Maintaining and repairing the building will not result in an increase in its assessed value for property tax purposes.

Effective Date

The law (RSA 79-D) went into effect on July 2, 2002. Property tax reductions for barns and other buildings, and the land under them, first became effective in tax year 2003. Applications for new easements, to go into effect in the coming tax year, must be submitted on or before April 15.

Eligibility

For this program, "historic agricultural structure" is defined as a barn or other structure, including the land on which it is built, which currently or formerly was used for agricultural purposes, and is at least 75 years old. The test of demonstrated public benefit shall be considered to have been met if the structure complies with one or more of the following: (1) provides scenic enjoyment to the general public from a public road or waterway; (2) is historically important on a local, regional, state or national level; (3) contributes to the historic or cultural integrity of a property listed on or eligible for the New Hampshire State or National Registers of Historic Places, or is in a locally designated historic district.

In determining eligibility, the Selectboard or appropriate city department shall refer to statewide guidelines adopted by the New Hampshire Historic Agricultural Structures Advisory Committee, and may weigh the public benefit to be gained by the preservation of the structure versus the tax revenue to be lost if the easement is accepted. The statewide guidelines include consideration of whether there is local interest and support for the structure's preservation, its historic and agricultural significance, and the degree to which tax relief will encourage its preservation.

Whom do I contact?

The N.H. Department of Revenue Administration has provided application form PA-36-A to all town and city governments. Application forms and eligibility guidelines should be available from your town clerk, Board of Selectmen, or appropriate city department. Applications are also available at http://www.nh.gov/revenue/munc_prop/documents/pa-36A.pdf. For more information, contact the N.H. Division of Revenue Administration's Community Services Division, (603) 271-2191.

For additional background information, including a copy of the statute, a sample discretionary preservation easement, a guide to assist applicants and selectmen work through the application and approval process, and an application itself, go to www.nhpreservation.org/pdf/barn_tax_incentive.pdf or contact the New Hampshire Preservation Alliance at (603)224-2281 or admin@nhpreservation.org.

The full text of the statute is also available on the state website, <http://www.gencourt.state.nh.us/rfa/html/v/79-d/79-d-mrg.htm>.

The Preservation Alliance is the statewide, non-profit membership organization committed to preserving historic buildings, communities and landscapes through leadership, education and advocacy.

February 2008

NEW HAMPSHIRE PRESERVATION ALLIANCE
P.O. BOX 268 • CONCORD, N.H. 03302-0268
TELEPHONE (603) 224-2281 • FAX (603) 226-9368 • www.nhpreservation.org

THE NH BARN TAX INCENTIVE: **TEN TIPS** FOR APPLICANTS

Here are some ideas from successful applicants for
the NH Tax Incentive to Preserve Historic Agricultural Structures

- 1. Carefully study the law (RSA 79-D)**, the accompanying definitions and eligibility guidelines, and the instructions on the back of the application form. In addition to barns, the application may apply to other historic agricultural structures including those in-town.
- 2. Talk informally with your Selectmen:** Explain that you intend to apply, how preservation of an historic structure meets the community's interest, and how the public benefit will outweigh any loss of tax revenue.
- 3. Get support from neighbors**, other townspeople, your local historical society and Heritage or Historic District Commission. They may also be able to help you with researching the history of your barn (see Tip 4).
- 4. Do your homework:** Do all the research you can about the building(s), including their age, how they were used and about the families who lived and worked there. Is the building historically important in the community because of the type of structure, the owners and history of the site, or because only a few of its kind remain? In addition, review any RSA 79-D easements that have already been accepted by your town or city.
- 5. Work out your proposal:** In addition to the main barn(s), should your application also include outbuildings? Which one (or more) of the three tests of public benefit do your structures meet? What is the current assessment and tax bill on the building(s) and the land under them?
- 6. Photographs:** A picture is worth a thousand words, if not dollars. Don't assume the Selectmen are familiar with the building, even if your building is a prominent landmark in town. Include with your application a good set of photos, including close-ups and views of what can be seen from public roads and bodies of water. Old photos can be very helpful in telling the story; check with local historic organizations and/or publications to help locate old photos.
- 7. More is better:** Include with your application as much historical and context information as possible; if you have a lot of supporting documentation, submit it with a clear one-page summary. Attach letters of support and similar materials. At the same time, don't overwhelm the decision-makers with more material than they will have time to read.
- 8. Repair and Maintenance: Have a plan!** Describe, with cost figures, any recent or planned repair work. Particularly if the structure is in bad repair, be prepared to present a repair plan for the 10-year easement period, and possibly to include it as part of the easement agreement. Describe how an easement would help make the repairs financially possible. If a structure is in good repair, underscore your intent to keep it that way. You want to show your commitment to maintaining the structure in keeping with its historic character and integrity for at least the next ten years and how this will benefit the public.
- 9. Public Hearing:** This is required as part of the application process, so use it to your advantage by taking part and encourage supporters to attend and speak, as well. Encourage Selectmen to visit the structure before making their decision.
- 10. The Easement:** Keep in mind that the discretionary easement agreement you are to enter into with your town is a legal contract between two parties. Work with the Selectmen or their representative on its content and make sure you are comfortable with the outcome.

If you have questions, or need more information, contact: New Hampshire Preservation Alliance
(603) 224-2281 admin@nhpreservation.org www.nhpreservation.org



These tips were compiled by the Historic Agricultural Structures Advisory Committee.

CHAPTER 79-D DISCRETIONARY PRESERVATION EASEMENTS

79-D:1 Declaration of Public Interest. – It is hereby declared to be in the public interest to encourage the preservation of historic agricultural structures which are potentially subject to decay or demolition, thus maintaining the historic rural character of the state's landscape, sustaining agricultural traditions, and providing an attractive scenic environment for work and recreation of the state's citizens and visitors. It is further declared to be in the public interest to prevent the loss of historic agricultural structures due to property taxation at values incompatible with their preservation. The means for encouraging preservation of historic agricultural structures authorized by this chapter is the acquisition of discretionary preservation easements by town or city governments to assure preservation of such structures which provide a demonstrated public benefit.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:2 Definitions. – In this chapter:

I. "Discretionary preservation easement" means a preservation easement of an historic agricultural structure, including the land necessary for the function of the building, granted to a city or town for a term of 10 or more years.

II. "Public benefit" shall have the meaning described in RSA 79-D:3, II.

III. "Historic agricultural structure" means a barn or other structure, including the land necessary for the function of the building, currently or formerly used for agricultural purposes and as further defined by the advisory committee established under RSA 227-C:29.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:3 Qualifying Structures. –

I. Any owner of an historic agricultural structure who wishes to maintain the structure in a use consistent with the purposes of this chapter may apply to the governing body of the municipality in which the property is located to convey a discretionary preservation easement to the municipality.

II. A discretionary preservation easement shall be considered to provide a demonstrated public benefit if it provides at least one of the following public benefits:

(a) There is scenic enjoyment of the structure by the general public from a public way or from public waters.

(b) The structure is historically important on a local, regional, state, or national level, either independently or within an historic district.

(c) The structure's physical or aesthetic features contribute to the historic or cultural integrity of a property listed on or determined eligible for listing on the National Register of Historic Places, state register of historic places, or locally designated historic district.

III. In determining whether an historic agricultural structure demonstrates the necessary public benefit to qualify for a discretionary preservation easement, the governing body shall have reference to guidelines adopted by the advisory committee established under RSA 227-C:29.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:4 Application Procedure. –

I. Any owner of an historic agricultural structure which meets the tests of public benefit in RSA 79-D:3, II may apply to the governing body to grant a discretionary preservation easement to the municipality, agreeing to maintain the structure in keeping with its historic integrity and character during the term of the easement.

II. No owner of an historic agricultural structure shall be entitled to have a particular structure classified for any tax year under the provisions of this chapter unless the owner has applied to the governing body on or before April 15 of the tax year on a form provided by the commissioner of the department of revenue administration. Such application shall include a map showing the location of the structure to be subject to the discretionary preservation easement, and a description of how the property meets the tests of public benefit in RSA 79-D:3.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:5 Approval, Denial. –

I. If, after a duly noticed public hearing, the governing body finds that the proposed preservation of such historic agricultural structure is consistent with the purposes of this chapter, it may take steps to acquire a discretionary preservation easement as provided in this chapter. In exercising its discretion, the local governing body may weigh the public benefit to be obtained versus the tax revenue to be lost if such an easement is granted. The governing body shall have no more than 60 days to act upon the application.

II. If the governing body denies the application to grant a discretionary preservation easement to the municipality, such denial shall be accompanied by a written explanation. The local governing body's decision may be appealed by using the procedures of either RSA 79-A:9 or 79-A:11 provided, however, that such denial shall be deemed discretionary and shall not be set aside by the board of tax and land appeals or the superior court except for bad faith, discrimination, or the application of criteria other than those set forth in RSA 79-D:3 and paragraph I of this section.

III. The easement shall be a burden upon the property and shall bind all transferees and assignees of such property. An easement granted pursuant to this subdivision shall not be assigned, transferred, or released by the municipality without the consent of the owner, except as provided in RSA 79-D:8.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:6 Terms; Recording. – Any preservation easement acquired by the municipality pursuant to this chapter shall be for a minimum of 10 years. The easement terms shall include the method of assessment pursuant to RSA 79-D:7 and the terms of renewal pursuant to RSA 79-D:8, III. The local governing body shall provide for the recording of such easements with the register of deeds. Any costs of recording shall be the responsibility of the applicant.

Source. 2002, 86:1. 2007, 27:2, eff. Jan. 1, 2008.

79-D:7 Assessment of Property Subject to Discretionary Preservation Easement. –

I. The method of assessment of discretionary preservation easement structures shall be included as a term of the agreement in any discretionary preservation easement acquired by a

municipality. Assessment shall fall within a range, one end of which shall be 75 percent of the full value assessment; the other end of the range shall be 25 percent of said full value assessment.

II. The local governing body shall have the discretion to set the value of the discretionary preservation easement at a level within this range which it believes reflects the public benefit conferred by the property under the criteria set forth in RSA 79-D:3, II. The assessment shall not be increased because the owner undertakes maintenance and repairs designed to preserve the structure.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:8 Release of Easement, Expiration, Renewal, Consideration. –

I. Any property owner who has granted a discretionary preservation easement to a municipality pursuant to the terms of this chapter, after the effective date of this chapter, may apply to the local governing body of the municipality in which the property subject to a discretionary preservation easement is located for a release from such easement upon a demonstration of extreme personal hardship. Upon release from such easement, a property owner shall pay the following consideration to the tax collector of the municipality:

(a) For a release within the first half of the duration of the easement, 20 percent of the full value assessment of such structure and land under RSA 75:1.

(b) For a release within the second half of the duration of the easement, 15 percent of the full value assessment of such structure and land under RSA 75:1.

II. [Repealed.]

III. Upon the expiration of the terms of the discretionary easement, the owner may apply for a renewal, and the owner and local governing body shall have the same rights and duties with respect to the renewal application as they did with respect to the original application; provided, however, that at the time of the original granting of the discretionary preservation easement, the parties may include, as a term of the agreement, a provision for automatic renewal for the same term as the original. Such a provision may include the specification of the manner in which the tax assessment on the property for the next term is to be determined at the time of renewal.

IV. The tax collector shall issue a receipt to the owner of such property and a copy to the local governing body for the sums paid. The local governing body shall, upon receiving a copy of the above-mentioned consideration, execute a release or renewal of the easement to the owner who shall record such a release or renewal. A copy of such release or renewal shall also be sent to the local assessing officials if they are not the same parties executing the release or renewal.

V. In the event that the structure is destroyed by fire, storm, or other unforeseen circumstance not within the control of the property owner, the preservation easement shall be released without penalty.

VI. If, during the term of the preservation easement, the owner shall fail to maintain the structure in conformity with the agreement, or shall cause the structure(s) to significantly deteriorate or be demolished or removed, the preservation easement shall be terminated and a penalty assessed in accordance with RSA 79-D:8, I(a) and (b).

Source. 2002, 86:1. 2007, 27:1, eff. Jan. 1, 2008.

79-D:9 Payment; Collection. –

I. If a consideration is due under RSA 79-D:8, I, the assessed value shall be determined as of the actual date of the release or expiration. Any consideration is in addition to the annual real estate tax imposed upon the property, and shall be due and payable upon the release or expiration.

II. Any consideration shall be due and payable by the owner at the time of release or expiration to the municipality in which the property is located. If the property is located in an unincorporated town or unorganized place, the tax shall be due and payable by the owner at the time of release or expiration to the county in which the property is located. Moneys paid to a county under this chapter shall be used to pay for the cost of services provided in RSA 28:7-a and RSA 28:7-b. Any consideration shall be due and payable according to the following procedure:

(a) The commissioner shall prescribe and issue forms to the local assessing officials for the consideration due, which shall provide a description of the property, the discretionary preservation easement, the full value assessment under RSA 75:1, and the amount payable.

(b) The prescribed form shall be prepared in quadruplicate. The original, duplicate, and triplicate copy of the form shall be given to the collector of taxes for collection of the consideration along with a special tax warrant authorizing the collector to collect the consideration under the warrant. The quadruplicate copy of the form shall be retained by the local assessing officials for their records.

(c) Upon receipt of the special tax warrant and prescribed forms, the tax collector shall mail the duplicate copy of the tax bill to the owner responsible for the tax as the notice of tax. Such bill shall be mailed within 12 months of the release or expiration.

(d) Payment of the consideration shall be due not later than 30 days after the mailing of the bill. Interest at the rate of 18 percent per annum shall be due thereafter on any consideration not paid within the 30-day period.

Source. 2002, 86:1. 2007, 27:3, eff. Jan. 1, 2008.

79-D:10 Exemption for Eminent Domain. – If any of the property which is subject to a discretionary preservation easement is condemned by any governmental agency or is acquired through eminent domain proceedings, the local governing body shall execute a release of the easement to the owner. None of the liquidated consideration provisions of RSA 79-D:8, I shall be applicable to releases granted pursuant to this section.

Source. 2002, 86:1. 2007, 27:4, eff. Jan. 1, 2008.

79-D:11 Local Preservation Easement Programs. – This chapter shall not be construed to limit the development of any other state, county, town, or city easement program for preservation, conservation, or other purposes.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:12 Lien for Unpaid Taxes. – The real estate of every person shall be held for the taxes levied pursuant to RSA 79-D:8.

Source. 2002, 86:1, eff. July 2, 2002.

79-D:13 Enforcement. – All taxes levied pursuant to RSA 79-D:8 which are not paid when due shall be collected in the same manner as provided in RSA 80.

Source. 2002, 86:1. 2004, 203:14, eff. June 11, 2004.

79-D:14 Rulemaking. –

I. The commissioner of the department of revenue administration shall adopt rules, pursuant to RSA 541-A, relative to:

(a) The application procedures under RSA 79-D:4.

(b) The payment and collection procedures under RSA 79-D:9.

II. The commissioner of the department of cultural resources shall adopt such rules as may be applicable under the authority of RSA 227-C:5.

Source. 2002, 86:1, eff. July 2, 2002.

Determining Eligibility for RSA 79-D Discretionary Preservation Easements
For Preserving Historic Agricultural Structures

**Guidelines to Assist in Determining “Necessary Public Benefit”
To Qualify for a Discretionary Preservation Easement**

Public Interest and Benefit

Consider questions such as:

- Is it a familiar local landmark?
- Is it visible from a public road or from public waters? To what extent does it contribute to the scenic qualities of the community and region, thus benefiting local residents, visitors, and tourism?
- Is there interest or support for the structure’s preservation?
Examples: owner/family maintenance efforts or commitment to preservation; structure surveyed by historical society; included in town preservation plan or historic district; offers of volunteer help with physical repairs, letter of support from local heritage commission or historical society?

Historic and Agricultural Significance

Consider the age of the structure and such questions as:

- Does it help tell the story of agriculture in the community or region?
- Is it a good representative of a type of barn?
- Is it now an unusual or rare surviving type of barn or outbuilding?
- Is it a good example of historic construction methods or materials?
- Does it retain its historic character?
- Is it part of a landscape or setting that retains its historic character?

Degree to Which Tax Relief will Help Preserve the Structure

Consider questions such as:

- Use and condition of structure; owner’s investment over time.
- Plans for repair or renovation.
- Owner’s use of, plans for, preservation tools such as conservation easements, investment tax credits, or local, state or national historic register listing.

Use of the Structure

Consider questions such as:

- Is the barn or other structure on a working farm or otherwise being used for agricultural purposes?
- If the structure has been adapted for other use, has the historic character of the structure been maintained?

Degree to which Building’s Preservation reinforces other Local and State Goals and Policies, such as:

- Agricultural designations, e.g., Bicentennial, Farm of Distinction, Tree Farm, New England Green Pastures.
- Current Use (e.g., goals of maintaining the character of the state’s landscape and conserving its resources).
- Scenic and Cultural Byways; Country Roads.
- Regional Plans and local Master Plans.

Determining Eligibility for RSA 79-D Discretionary Preservation Easements
For Preserving Historic Agricultural Structures

Illustrative List of Agricultural Structures

The following are examples of buildings and structures that might qualify for a discretionary preservation easement. It is not intended to be a complete list. Local governing bodies may decide to include other related agricultural structures in accordance with local circumstances.

barn, separate or attached
 silo
 milk house
 sugar house
carriage house
wagon shed
 ice house
 stable
 corn crib
poultry barn or coop
well or spring house
blacksmith shop
 piggery
 granary
 saw mill
 cider mill
 creamery
farrier or harness shop
 hop house
equipment or machine shed
 Delco house
 grist mill
 woodshed
 farm stand
 greenhouse
 tool shed
windmill house

IMPLEMENTING RSA 79-D: Discretionary preservation easement for historic agricultural structures.

This summary was prepared by Carolyn W. Baldwin, Esq., of counsel to the law firm of Baldwin, Callen & Hogan of Concord, in collaboration with the chair of the NH Historic Agricultural Structures Advisory Committee, Carl Schmidt. It is a guide only, designed to assist applicants and selectmen to work through the process established by the legislature in RSA 79-D.

SELECTMEN

The Board of Selectmen in a Town (or the appropriate decision-making body in a City or Town with town council form of government) has the ultimate discretion to grant tax relief to the owner of an historic agricultural structure under the Statute. But the decision is not to be made in an arbitrary manner.

The Statute includes standards for determining eligibility, which have been elaborated by the guidelines adopted by the Advisory Committee under the guidance of the New Hampshire Division of Historical Resources.

Assume you, as a board of selectmen, have received an inquiry from a taxpayer about the possibility of accepting a discretionary preservation easement under RSA 79-D. Where do you begin?

1. First you provide the applicant with a copy of the application (Department of Revenue Administration Form A-36-A) and guidelines. Then assuming that the property owner completes the application:

2. Study §1 of the statute: the declaration of public purpose. You have no authority to grant any special tax consideration through a discretionary preservation easement if the structure concerned does not meet this general purpose. Refer to the guidelines adopted by the NH Historic Agricultural Structures Advisory Committee to assist you in this initial review decision.

3. Schedule a public hearing. Notify the applicant and post and publish the notice of hearing. The general rule is 10 days notice published in a paper of general distribution and posting in two or three public places. Notify the Historic District Commission, Historical Society or Heritage Commission if one exists in your community.

4. Decide whether the structure is a "qualifying structure." Does it provide one or more of the "public benefits" contemplated in §3. Refer to the guidelines adopted by the NH Historic Agricultural Structures Advisory Committee.

- (a) Is it visible from a road or lake or river? Or
- (b) Is it historically important either independently or in an historic district? Or
- (c) Do the structure's physical or aesthetic features contribute to the historical or cultural integrity of a property listed on or determined eligible for listing on the National Register of Historic Places, State Register of Historic Places, or locally designated district?

5. Consider the applicant's proposal. Does the proposal preserve the structural and aesthetic integrity and character of the structure including the required commitment to maintain the structure in keeping with its historic integrity and character during

the term of the easement? Input from the Historic District Commission, Heritage Commission or Historical Society, together with the State guidelines, should be considered.

The issue of a change of use may arise. The purpose of the statute is to encourage an owner to maintain and preserve the structure. The cost of converting a barn to another use is NOT repair and maintenance. I.e. the costs of conversion for use as a dwelling, restaurant, theater, or other non-agricultural use is NOT "maintenance and repair." A structure that is converted to a non-agricultural use MAY be eligible if the adaptation retains the historic integrity of the building, but only for the level of maintenance and repair, not for the value added by the conversion.

6. Decision. Within 60 days after the Board accepts a completed application it must grant or deny it. Document the factual bases for your decision.

A. If the Board decides to deny the application, you should make findings: that it does not meet the qualifying criteria and or the loss of tax revenue outweighs the public benefit. BE SPECIFIC.

B. If you decide to approve the application, that is to acquire a discretionary preservation easement on the structure, you should find that the application is consistent with the purposes of the statute and that the public benefit to be gained by preservation of the structure outweighs any loss of revenue.

7. Determine the details.

- Percentage (between 25% and 75% of assessment value) that will apply.
- Length of time of the easement--minimum of 10 years.
- Amount of land to be included as "necessary for the function of the building."

8. Finalize and record the easement document. We can provide a sample easement document. Use it as a guide to help finalize the agreement. The applicant pays the costs of recording, but the Town should take responsibility for seeing that the document is recorded.

9. Follow up. Be sure your building inspector/code enforcement officer/assessor are aware of the easement and its terms. File a copy with the assessment card, along with a summary of your findings. (Remember, future boards, administrators etc. will not have first-hand knowledge, so leave a clear paper trail.) Any application for building permit should be checked for compliance with the easement. Monitor compliance from time to time. A Heritage Commission might be tasked to provide an annual report on compliance.

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THE APPLICANT

1. Before you apply, study the statute and guidelines. Does your structure fit the criteria? How exactly? Refer to the procedural suggestions for Selectmen so you will know how the process may proceed.

2. What is your proposal? The purpose is to preserve the integrity of an historic agricultural structure. It is NOT the purpose to subsidize grandiose improvements or conversions of the structure to a new use such as a dwelling, restaurant, theater or whatever.

3. Talk to the selectmen informally, and explain what you intend to do. They may not be familiar with discretionary easements so help them to understand what you have in mind and how it meets the interest of the community to encourage the preservation of an historic agricultural structure, and how the public benefit outweighs any loss of tax revenue. (Selectmen have to be very sensitive to this issue. They will not be comfortable granting any kind of property tax break to a landowner if they perceive an unwarranted or unjustified burden on other taxpayers from doing so.)

If your structure is in an historic district, you may want to consult with the Historic District Commission for input. (The selectmen may also consult the HDC in such a case.) If your Town has a Heritage Commission or a Historical Society, their input may be helpful. For further assistance consult the State Division of Historic Resources and/or the New Hampshire Preservation Alliance.

4. Complete the application. Attach a map showing the location of the structure and any supporting land to be included in the easement. Photographs of the building and its environs and a sketch of any planned renovations may be helpful. Tell the Board how your application meets the statutory purposes and guidelines.

5. Attend the public hearing scheduled by the Selectmen. Bring along neighbors, representatives of the local historical society, historic district commission or heritage commission, or others who may offer useful input to the selectmen.

6. If the Board decides to grant your application, work with them or their representative to complete the easement document. You are accepting an obligation to maintain the structure consistent with the purposes of the chapter. Remember this is a legal and enforceable interest in property that you are granting to the Town. It will be recorded and is a lien on the property. If you should market the property, it may affect the title. So be sure you are comfortable with that outcome.

- How long a term (10 years is the minimum)?
- What are the provisions for renewal?
- What is a fair level of taxation (25%-75% of assessed value) that will compensate you for granting the Town an interest in your property?¹

Revised, November 2003

¹Note that should the municipality undergo a general reevaluation, your assessed value may rise in accordance with the general rise in values throughout the community. The percentage of assessed value agreed upon in the easement will NOT change during the term of the easement.



FORM
PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME ROOP	FIRST NAME LAWRENCE W
	LAST NAME ROOP	FIRST NAME PATRICIA
	STREET ADDRESS 248 NORTH RIVER ROAD	
	STREET (continued) 555	
	TOWN/CITY LSE	STATE NH

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET 248 NORTH RIVER RD				
	TOWN/CITY LSE			COUNTY STRAFFORD	
	NUMBER OF ACRES 5.59	MAP # 25	LOT # 03-0200	BOOK # 3207	PAGE # 541
	CHECK ONE: Original Application <input type="checkbox"/> Renewal <input checked="" type="checkbox"/>			Tax Year 2016-2017	

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.

SEE ORIGINAL DOCUMENTATION ATTACHED AS RENEWAL - KEY POINTS ATTACHED TO CURRENT APP

How many square feet will be subject to the easement?
28x40 POST & BEAM AM BARN

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink) LAWRENCE W ROOP	SIGNATURE (in black ink) 	DATE 11/27/16
TYPE OR PRINT NAME (in black ink) PATRICIA ROOP	SIGNATURE (in black ink) 	DATE 11/27/16
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION
 (CONTINUED)

STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

<input type="checkbox"/> APPROVED	Pending approval of Discretionary Preservation Easement Agreement by landowner and assessing officials.
<input type="checkbox"/> DENIED	
Comments:	

STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (ink black ink)	SIGNATURE (in black ink)	DATE

STEP 7 DOCUMENTATION

Is a map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested submitted?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
--	------------------------------	-----------------------------

99 Water Street, Exeter, New Hampshire

Phone: (603) 778-0885

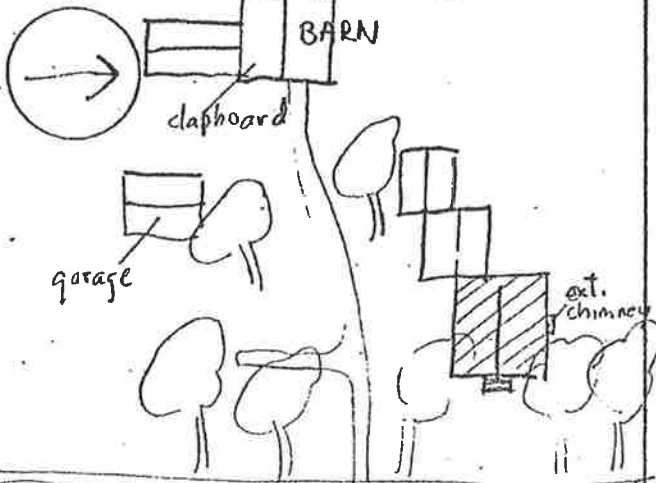
TOWN: Lee	COUNTY: Strafford
SURVEY NUMBER: 24	
COMMON NAME: Zirkle House	
HISTORIC NAME: --	
LOCATION: W side of Rte 155 (N. River) 1/2 mi. S of Wadleigh Falls Road	
OWNER: Patricia Zirkle	
ADDRESS: North River Road (Rte 155) Lee, New Hampshire	
MAP & PARCEL #:	
DATE: 1860-1870	
SOURCE: Estimate: B.H., G.L.	
STYLE: Late Greek Revival	

UTM: Z 19 / E 334995 / N 4772465
USGS QUAD: Pawtuckaway Quad 15 min Series
FUNCTIONAL TYPE: Barnhouse
PRESENT USE: Residential
ARCHITECT/BUILDER: Unknown
CONDITION: Exc. Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> Ruins <input type="checkbox"/>
INTEGRITY: Original Site <input checked="" type="checkbox"/> Moved <input type="checkbox"/> (When:)
Major alterations & date:
LEVEL/SIGNIFICANCE: Natl <input type="checkbox"/> State <input type="checkbox"/> Local <input checked="" type="checkbox"/>

GENERAL DESCRIPTION: Structural System

- FOUNDATION: Stone Brick Concrete Concrete Block
- WALL STRUCTURE: Wood Frame Post & Beam Ballon Frame Other
Load Bearing Masonry Stone Brick Concrete Block Other
Metal Iron Steel Other
- WALL COVERING: Clapboard Wood Shingle Board & Batten Shiplap Aluminum
Novelty Stucco Stone Brick Sheet Metal Asphalt Shingles Vinyl
Asphalt Sheeting Composite Board Other
- ROOF SHEATHING: Wood Shingle Asphalt Shingle Standing Seam Tin Slate
Pressed Metal Sheet Metal Rolled Asphalt Other
- ENGINEERING STRUCTURE:
- OTHER:
of Stories 2 1/2 # of Bays 5 x 4 Approx. Dimensions 25' x 30' M.B.
Roof Style: Gable Hip Gambrel Flat Shed Mansard Jerkinhead
Monitor Sawtooth Other
Appendages: Porches Towers Dormers Bay Windows Ells Chimneys
Wings Cupolas Sheds Garage Other
Entry Location: Center Sidehall Other

MAP (Indicate North in circle):



PHOTO



Description of View: N

Photographer: G. Langheld
Negative with: S.R.R.C.

2-R-T/15A-16

LEE, N.H. NORTH RIVER ROAD

61

GRAVE YARD ON NOBLE FARM.

NORLE

John Noble--Born--1798--Died--1883
Eliza Kelsey--wife of John Noble--Born--1806--Died--1885

John J. Noble--Born--1834--Died--1911
Lizzie M. Hodgdon--Born--1839--Died--1928

Lulu L. Noble--Born--1866--Died--1896

John M. Noble-----Died--1934

Thomas Noble who owned this farm signed the test and is said to be buried here, there are many unmarked graves.

Repair Plan*

Remove and /or replace rotted cupola on top of barn	(A)	\$1500.00
Paint exterior of barn	(B)	\$500.00
Replace window panes throughout barn	(C)	\$500.00
Replace rotted or damaged boards throughout barn and repaint where necessary	(D)	\$2000.00
Have electrical work in barn inspected	(E)	\$500.00
Remove vegetation from sides of barn	(F)	\$0.00

* This repair plan is based on the cost of materials only. Labor will be of our own hands whenever possible.

- A. COMPLETED BY WILLIAM COLIMAN - OLD BARN SPECIALIST
PLAISTOW, NH - REFERRED BY NH PRESERVATION ALLIANCE
& BRIAN DOMAIS
- B NOT DONE
- C. LARGE WINDOWS IN STABLE AREA COMPLETED BY WILLIAM
COLIMAN (AS ABOVE)
- D FLOOR BOARDS IN BARN ENTRANCE REPLACED BY WILLIAM
COLIMAN & AN ASSOCIATE
- E. DONE BY PAUL BERRY ELECTRIC & GIBBS ELECTRIC
- F. DONE PERIODICALLY BY OWNERS

FORM
PA-36-A

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME	Chisholm	FIRST NAME	Townley	
	LAST NAME	Chisholm	FIRST NAME	Laura	
	STREET ADDRESS				
	41 Little Hook Road				
	STREET (continued)				
TOWN/CITY	Lee	STATE	NN	ZIP CODE	03861

STEP 2 PROPERTY LOCATION OF LAND AND HISTORIC AGRICULTURAL STRUCTURE BEING CLASSIFIED

PLEASE TYPE OR PRINT	STREET				
	41 Little Hook Road				
	TOWN/CITY			COUNTY	
	Lee			Strafford	
	NUMBER OF ACRES	MAP#	LOT#	BOOK#	PAGE#
60	32	4	1381	0657	
CHECK ONE:			Tax Year		
Original Application <input type="checkbox"/>			Renewal <input checked="" type="checkbox"/>		

STEP 3 REASON FOR DISCRETIONARY PRESERVATION EASEMENT APPLICATION

Describe how the Historic Agricultural Structure meets one of the tests of public benefit per RSA 79-D:3. Submit additional sheets, if necessary.

How many square feet will be subject to the easement?

STEP 4 SIGNATURES OF ALL PROPERTY OWNERS OF RECORD

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
Townley Chisholm	Townley Chisholm	11/20/16
Laura Chisholm	Laura Chisholm	11/20/16
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
DISCRETIONARY PRESERVATION EASEMENT APPLICATION
 (CONTINUED)

STEP 5 TO BE COMPLETED BY THE LOCAL ASSESSORS

<input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED	Pending approval of Discretionary Preservation Easement Agreement by landowner and assessing officials.
Comments:	

STEP 6 APPROVAL OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

STEP 7 DOCUMENTATION

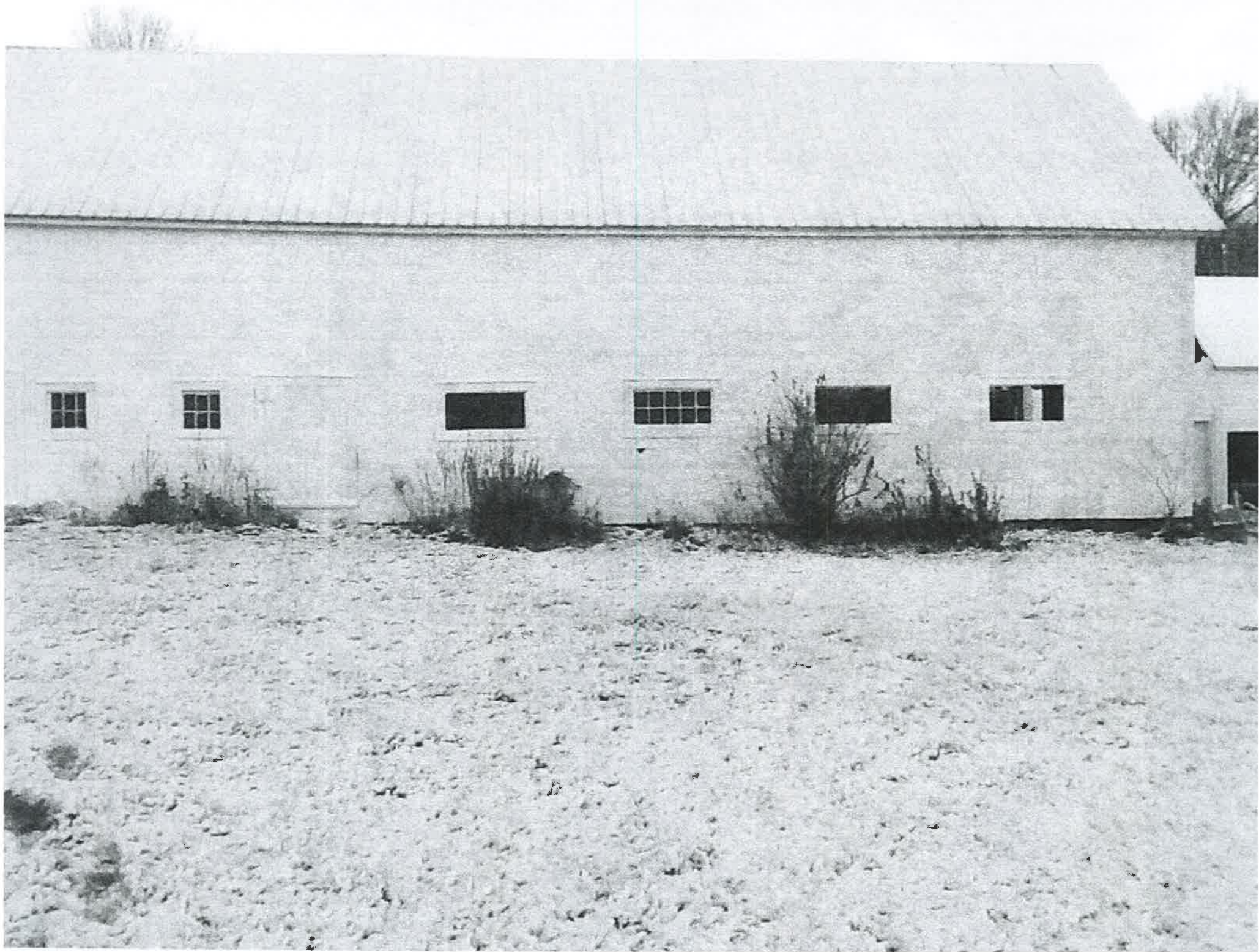
Is a map of the entire parcel showing the property location, orientation, overall boundaries and acreages clearly showing easement area requested submitted?	Yes <input type="checkbox"/> No <input type="checkbox"/>
--	--

Discretionary Preservation Easement Application for the Historic Barn at 41 Little Hook Road,
Lee, NH

I, Townley Chisholm, believe that this barn provides a demonstrated public benefit in accordance with the provisions of RSA 79-D.II. The barn has both historic and agricultural significance which contribute to its public benefit. The structure has been part of a working farm since the early 1800's, primarily marketing firewood, hay and vegetables. The structure is typical of New England barns built in this period and may be one of the oldest barns in Lee. It is framed in the old English style and started with its doors on the eve sides circa 1750. The roof is framed with heavy timber and perlons with vertical boarding. Some of the roofing may be original and have wooden shingles in place, although they are covered with metal roofing now. The barn has an attached woodshed/garage/toolshed building that also includes an old ice-house. The ice house is stick built framing and probably dates to the early 1900's. There is a refrigeration door which indicates that the icehouse was used for cooling and it may have been used to cool milk prior to refrigeration becoming common. The post-and-beam building referred to as the garage may have been a connector to the Cape that is part of the house. In the barn there are stanchions for cows, a milk room and a grain bin. The farm is part of a cluster of Georgian and Federal style houses located north of the Lee Hook/Little Hook Road intersection which help define the historic character of Lee.

Improvements to the building since 2008 (all done in the past 2 years):

1. a new metal roof added to make the barn weather-proof;
2. new flooring planks (a complete new floor) on the north aisle of the barn interior;
3. new vertical plank wall on the north exterior wall of the barn;
4. new paint on the east and south barn walls;
5. reglazed window on the west eve wall of the barn;
6. removal of trees and shrubbery around buildings;
7. repair and stabilization of roof of woodshed.





- 1) tests of public benefit
- 2) improvements
- 3) how many sq-feet?

new metal roof
flooring N aisle
planking N wall
paint on S/W ext walls
clearance of trees/bush
reglazed windows



TOWN of LEE
7 MAST RD, LEE, NH 03861
(603) 659-5414

Office Use Only

Meeting Date: 1/23/2017

Agenda Item No. 4

BOARD OF SELECTMEN
MEETING AGENDA REQUEST
1/23/2017

Agenda Item Title: Public Hearing for Street Acceptance - Chestnut Way

Requested By: Caren Rossi **1/19/2017**

Contact Information: crossi@leenh.org

Presented By: Caren Rossi, Planning and Zoning Administrator

Description: Request that the Board accept Chestnut Way as a Town-owned and maintained street.

Financial Details: The developer, Maple Heights Realty LLC would like to provide a Letter of Credit in the amount of \$50,000 in lieu of a Maintenance Bond and have the Town issue them a check for the amount held in escrow. There is currently \$91,461.07 (+ interest for November & December 2016) in the escrow account.

Legal Authority NH RSA 674:35; 674:40-a (adopted in March 1993); 2009 Subdivision Regulations

Legal Opinion: Enter a summary; attach copy of the actual opinion

REQUESTED ACTION OR RECOMMENDATIONS:

Motion: Move to accept Chestnut Way as a Town-owned street.

AND

Move to accept the Warranty Deed for conveyance of land and easements for said-street

AND

Move to accept a Letter of Credit in lieu of a maintenance bond and return the funds currently held in escrow, plus interest



**CIVIL
CONSULTANTS**

E-mailed to Town via rossi@leenh.org

13 January 2017

Engineers

Planners

Surveyors

P.O. Box 100

South Berwick

Maine

03908

207-384-2550

Ms. Caren Rossi
Town of Lee Planner
7 Mast Road
Lee, New Hampshire 03824

Re: **“Chestnut Farms” Subdivision
Hayes Road, Lee, New Hampshire**

Dear Ms. Rossi:

Pursuant to your communication of 12 Jan 2017, we have reviewed the roadway design and construction with respect to zoning requirements.

To our knowledge, the project was reviewed and approved as an Open Space Residential Development (OSRD). Under the OSRD provisions (Article VIII, B. 8), the zoning ordinance clearly states that *“All internal roads within a cluster residential development shall conform to design and construction standards as set forth in the Lee Subdivision Regulations.”*

The subdivision regulations are administered by the Planning Board. The planning board reviewed and approved a set of plans for the subject project.

Based upon the above information, we are not aware of any zoning issues with the roadway design and/or construction. Whereas the roadway was constructed in accordance with the plans approved by the Planning Board, it is our opinion that there is no connection between the ZBA and roadway acceptance.

If you have any questions, please call.

Sincerely yours,
CIVIL CONSULTANTS


Jay E. Stephens, P.E.
Vice President



TOWN OF LEE HIGHWAY DEPARTMENT

7 Mast Road
Lee New Hampshire 03824



Randy Stevens - Supervisor

Telephone 659-6515

MEMORANDUM

To: The Lee Planning Board /Board of Selectmen

Date: 12/15/16

From: Randy Stevens

Re: Chestnut Way off of Hayes Rd.

The following are comments reference the acceptance of the above road:

- The construction of this road has been a bit more problematic than some, however, the engineers for the project(Jones and Beach), the Town's engineer (Civil Consultants), the contractor for the job (Jamco), Caren Rossi (Planning and Code Enforcement) and myself have all worked together to resolve the issues. Chestnut Way has some of the best quality gravel that I have seen for years for a base so I believe it will be a good solid road.
- I have read all available reports by Civil Consultants and agree with their findings. I accept Civil Consultants maintenance bond figure as presented. The proposed figure is in line with what the town has requested for a maintenance bond on other subdivision roads in the past.
- I met with the contractor (Jamco) today on site and inspected the work completed on the "punch list" as best as could be seen with the snow and ice on the site. All remaining items per Civil Consultants letter of 11/15/2016 appeared to be taken care of as best as could be seen. If not the town should be able to take care of these relatively minor items with the maintenance bond in the spring.
- It appears that Chestnut Way has been constructed to town specifications and per plan.
- Consider this memo as the Highway Supervisors approval for the acceptance of Chestnut Way as a town road assuming the maintenance bond gets approved as suggested, all off the legal work is in order, and all other necessary department head sign offs are in hand.

Randy Stevens



**CIVIL
CONSULTANTS**

Engineers

Planners

Surveyors

P.O. Box 100

South Berwick

Maine

03908

207-384-2550

E-mailed to Town via crossi@leenh.org

30 November 2016

Ms. Caren Rossi
Town of Lee Planner
7 Mast Road
Lee, New Hampshire 03824

Re: **“Chestnut Farms” Subdivision
Hayes Road, Lee, New Hampshire**

Dear Ms. Rossi:

Pursuant to a request by the town, we have reviewed the project status with respect to road acceptance and a possible maintenance bond figure.

Please be advised that a number of items were noted at the “Final” walk through on 9 November 2016 as needing correction before the Town should accept the roadway. As of 15 November 2016, several of those were still outstanding. *NOTE: Jones & Beach indicated that they would be providing a certification regarding boundary markers by the end of November.*

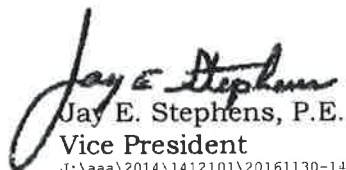
Based on a site visit on 28 November 2016 and discussions with the Town Road Agent, we recommend that the town consider a maintenance bond in the amount of \$50,000. This figure would cover the following repairs/work should they be necessary:

1. Replacing Culvert P-6 (worst case culvert failure)
2. Rebuild Headwall H-2 (worst cast headwall failure)
3. Rebuild Endwall FES-002/add warning marker(s) (at entrance to project)
4. Completely rebuilt a 100'+ section of roadway (worst case failure).
5. Minor surface pavement repairs (delivery/construction equipment damage)
6. Cleaning drainage swales/pipes/detention pond control structures
7. Minor cistern repair

If a bond is provided in the above amount, and the town receives the requisite survey certification, we believe that the town could accept the roadway.

If you have any questions, please call.

Sincerely yours,
CIVIL CONSULTANTS


Jay E. Stephens, P.E.
Vice President

J:\aaa\2014\1412101\20161130-1412101-maintbonditr

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

December 14, 2016

Lee Planning Board
Attn: Allan Dennis
7 Mast Road
Lee, NH 03824


**RE: Open Space Residential Development
Hayes Road, Lee, NH
Tax Map 1, Lots 4-0, 4-5, & 7-0
Strafford County Registry of Deeds Subdivision Plan 109-054
JBE Project No. 13084**

Dear Planning Board:

This letter is to serve as a Certificate of Monumentation for lots 4-0, 4-5 & 7-0 as shown on Sheet A1 – Subdivision Plan Overall sheet 2 of 28 of the project referenced above. There were 8 existing monuments on the property and the property has additionally been monumented with 19 Bounds, 49 Pins, and 10 Pins on the property lines or drill holes. The monuments were set as shown on the plans entitled: “Subdivision Plan Overall” – “The Open Space Residential Development” Subdivision, Tax Map 1 Lots 4-0, 4-5, & 7-0 Hayes Road, Lee, NH, for Maple Heights Realty, LLC, prepared by Jones & Beach Engineers Inc., sealed and signed by David C. Collier, LLS 892, dated May 6, 2015, last revision date November 20, 2014.” Said plans were recorded at the Strafford County Registry of Deeds as Plan 109-054.

Please call if you have any questions regarding this matter.

Very truly yours,
JONES & BEACH ENGINEERS INC.



David C. Collier, LLS 892
Survey Manager

2009 Subdivision Regulations

"Board" = Planning Board

- 15) A reduced copy of the final plan to a 1"=200' scale for the purposes of updating the local tax maps;
- 16) Paid receipts from the soil scientist certifying payment for the services rendered.
- 17) Where a new road is proposed, lots shall be numbered to comply with postal numbering (odd numbers left, even numbers right).

4:08 Action of the Board: Within ninety (90) days of the acceptance of the application for subdivision, the Board shall approve, recommend modifications for approval, or disapprove the final plan, unless the time for action has been extended an additional ninety (90) days by the Selectman of the Town of Lee. Reasons for disapproval for a final plan shall be stated in the records of the Board. Approval shall be certified by written endorsement on the plan and signed by the Chairman and/or Secretary of the Planning Board. The applicant will be notified in writing within seventy-two (72) hours of the decision of the Board stating the reasons for approval or disapproval of the final plan.

The applicant may waive the requirement for the Planning Board action within the time period specified and consent to such extension as may be mutually agreeable. The extension agreed upon must be made in written form signed by both the applicant and the Planning Board Chairman and specify the date by which the Board's decision is due.

4:09 Failure to Act: If the Planning Board has not obtained an extension from the Selectmen of the Town of Lee, as described in Section 4:08 herein, and has not taken action to approve or disapprove the plan, the applicant can seek an order from the local Board of Selectmen directing the Board to decide within fifteen (15) days. Failure to issue the directive allows the applicant with just cause to invoke action by the Superior court. If the court determines that the proposal complies with existing subdivision regulations, zoning and other ordinances, and if the court determines that the failure to act within the time as specified was the fault of the Planning Board and was not justified, the court may order the Planning Board to pay the applicants reasonable costs, including attorney's fees, incurred in securing such order.

4:10 Performance Bond: No subdivision plan filed with the Board shall be approved until the subdivider has filed with the Board an engineer's estimate of costs of streets and roads, public improvements, drainage structures, and other utilities, together with maps, plans and supporting data. The Board may also require bonding for fire protection, community septic and water systems, and landscaping or for any existing public roads or facilities which may be disturbed or damaged during the construction related to the proposed development. A performance bond will be required by the Board to be filed with the Board of Selectmen after consultation with the Planning Board in an amount satisfactory to ensure the completion of the bonded projects. The performance bond may be in the form of a surety bond, issued by a surety company authorized to do business in the State of New Hampshire and/or any combination thereof. The amount of the performance bond shall include fees for inspection of

improvements by the appropriate town agents and consultant's fees and others costs which may be incurred.

Upon completion of improvements and approval by the town agent, surety-covering maintenance of roads and improvements for a period of two (2) years from completions will be required in an amount based upon the cost of such improvements (usually 25% of the total bond). The performance guarantee shall not be released until the Board of Selectmen (after the appropriate inspection) have certified completion of the improvements in substantial accordance with the requirements. No construction of roads or sale of lots shall take place until a bond is posted and accepted by the Selectmen after consultation with the Planning Board. Building permits will not be issued until completion of the base course of paving (See Section 5:03 herein). An Occupancy Permit will not be issued until the driveway is completed and approved (See Section VI herein).

4:11 Off-site Improvements: Developers may be required to bear their fair share of the costs of off-site improvements made necessary by the developer. The percentage of the contribution for such improvements will be calculated taking into consideration the following factors: (1) current level of use; (2) anticipated level of use; (3) burden imposed by the development; (4) benefits occurring to the developer; (5) proportion of use resulting from the development.

4:12 Acceptance of Streets: New roads may come into being only if the new roads meet the requirements as set forth in the Lee Subdivision Regulations Section V and are approved by the Planning Board and the Selectmen. No street or road will be accepted by the Town of Lee until such a time as all improvements have been carried out as shown on the final plan in accordance with these regulations and subject to any conditions of approval established by the Board at the time of final plan approval.

4:13 Legal Data Required: Where applicable to a specific subdivision the following are required in a form as approved by the Town Attorney prior to the approval of a subdivision plan:

- 1) Agreement to convey to the town land to be used for streets and other public purposes, with transfer of title to such interest to be effective on such date as the Town accepts and land by vote of town meeting.
- 2) Easements and right-of-way over property to remain in private ownership rights to drain onto or across other property, whether public or private, including a street or road.
- 3) Performance Bond as described in Section 4:10.

4:14 Compliance Hearing: In accordance with RSA 676:4, a compliance hearing will be held when final approval has been granted contingent upon conditions. If all of the conditions are technical (modifications to the mylar, state approvals, etc.), a hearing need not be conducted by the Board. The Mylar may be signed and filed by the designated officer of the Board when

all conditions are met. A compliance hearing must be held when there are a number of conditions for approval or when information which requires Board review and approval must be supplied.

Following a conditional approval, applicant shall have ninety (90) days to satisfy all conditions of approval. Failure to do so shall result in denial of said subdivision application.

4:15 Filing with the Registry of Deeds: An approved subdivision plan shall be recorded with the Registry of Deeds of Strafford County by the Town prior to any sale or transfer of land within the subdivision. Any costs for filing shall be borne by the applicant and shall be paid to the Town upon endorsement of the final plan, prior to the recording.

4:16 Official Map: Recording of an approved subdivision plan shall not constitute acceptance by the Town of any street, private road, easement or open space shown thereon. The recording of subdivision plans which have been approved, as provided herein shall, without further action, modify the official map in accordance therewith.

Section V Street Design and Construction Specifications

5:01 Street Design: Proposed street shall be in harmony and conform with existing and proposed streets. Street patterns shall give due consideration to contour and natural features. Streets should be designed according to the following principals:

- 1) Minimize the overall length;
- 2) Avoid through traffic on residential streets;
- 3) Provide access easily to emergency and service vehicles; and 4) Provide safe and convenient access to residences.

Where required by the Board, provisions shall be made for extension of the street patterns to abutting undeveloped property. Every proposed street in a subdivision including pavement, drainage facilities, curbs, sidewalks and bicycle paths, when required, shall be laid out and constructed as required by these regulations. All road plans shall be approved by the town engineer or the road agent prior to final approval by the Planning Board.

Design Criteria

1) No street or highway right-of-way shall be less than sixty (60) feet in width. The necessary land shall be deeded to the town.

2) No subdivision approval shall permit more than three accesses onto any existing road. No more than two accesses shall be allowed from any one parcel of land unless frontage along the public right-of-way exceeds 500 feet.

3) Wherever possible, a street should be designed as an interior loop with a single access onto existing roads. A loop shall be defined to contain a minimum interior of two acres. (See diagram #5 below)

4) No natural drainage shall be constructed. Easements shall be obtained where required for such run-off drainage. The town is to be held faultless for any claims for damages which may occur.

5) If a dead end street is constructed; a turnaround must be provided at the closed end with a minimum radius of one hundred and twenty five (125) feet from the center of such turnaround to the outside of the right-of-way. Or a hammerhead type as shown in item #6. A sixty-foot (60) right-of-way shall be left at the end of such a cul-de-sac to any adjacent undeveloped land to permit connection at any future date. (See Diagram) Turnarounds shall be designed with the "P" shape, examples shown below, or as approved by the Road Agent. ⁴

6) Street terminations by use of a Hammerhead shall be designed according to the specifications listed below. A minimum number of driveway cuts shall be allowed only when approved by the Road Agent. ⁴

7) Grades of all streets shall conform in general to the terrain and shall not exceed seven (7) percent. A street shall have a grade of no less than 1 %.⁴

4
4
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- 8) Streets shall be laid out to intersect as nearly as possible at right angles.
- 9) Streets entering opposite sides of another street shall be laid out either opposite one another or with a minimum offset of one hundred twenty-five (125) feet between their center lines.
- 10) Minimum sight distance in either direction from an intersection shall be 400 feet.
- 11) Streets, which join or are alignment with streets of abutting or neighboring property shall bear the same name.
- 12) Street names shall not duplicate nor bear phonetic resemblance to the names of existing streets within the Town of Lee and shall be subject to the final approval of the Board of Selectmen.
- 13) No slope, cut or fill shall be any steeper than four (4) horizontal to one (1) vertical. Where the terrain makes this impractical this requirement may be modified upon approval of the town engineer or road agent.
- 14) An attempt should be made to balance fill and cuts where practical and feasible.
- 15) No water shall be permitted to run across the surface of the street but shall be directed into culverts, ditches, or where necessary, catch basins. Culverts shall be of reinforced concrete pipe and shall not be less than twelve (12) inches in diameter. Larger diameters shall be required where suitable drainage calculations indicate the necessity. No aluminum, *steel* or plastic culverts shall be permitted *unless approved by the Road Agent and Town Engineer*. The minimum height of select fill over the high side of a culvert shall be twenty-four (24) inches. Adequate provisions to eliminate erosion and washout shall be provided during and after construction. A maintenance bond will be required (Section 4:10 herein.)
- 16) If curbing is necessary for drainage, it must be straight face granite curbing. Underground drainage must be installed and approved by designated town officials.⁴
- 17) Where streets cross a Wet Soils zone, a special exception must be obtained from the Board of Adjustment.
- 18) Pavement width shall be 22' unless straight face granite curbing is proposed, in the area where its proposed, the pavement width shall be 24'.⁴
- 19) Pavement crown specifications shall be 3/8" /ft minimum pitch to the foot from the center crown of road to the edge of each side of pavement unless adjusted and approved by the Road Agent and Town Engineer.

20) All driveways within the Right of Way shall be installed with culverts and headwalls as approved by the Road Agent and installed prior to road acceptance.

5:02 Street Improvements

In rural areas, streets shall be paved to the minimum width prescribed above, with shoulders not less than four (4) feet wide. The Board may require a greater width of paving and should for Arterial and Collector streets. In urban village areas, the Board may require a greater width of right-of-way and paving together with curbs and sidewalks.

In the case of subdivision requiring construction of new streets, any existing streets which provide either frontage to new lots or access to new streets shall meet the minimum standards referred to herein.

Where a subdivision requires undue expenditure by the Town to improve existing streets to conform to minimum requirements, the Board may disapprove such subdivision until the Selectmen shall certify that funds for the new improvements have been assured. (See section 4:11 - off-site improvements.) Traffic studies may be required by the Board where reasonable.

5:03 Construction Specifications

All roadways shall be constructed in accordance with the current version of State of New Hampshire's Standard Specifications for Road and Bridge Construction, together with the following additional specifications:

- 1) Road construction shall conform to the typical cross section as provided on page 26.
- 2) The road shall be constructed in the center of the designated right-of-way. Only the minimum width of the right-of-way shall be cleared and grubbed. Such width shall include the paved width, shoulders, the area necessary for sight visibility to the toe of the slope and the area necessary for drainage facilities. Trees and other natural features should be retained where practical.
- 3) a. All topsoil, loam, clay, muck, peat, stumps and other improper road foundation material shall be removed from the limits of the roadbed, including embankments and cut slopes, and replace with bank-run gravel (see typical road x-section) or acceptable sand. This material, as well as material used to fill areas to subgrade level, shall be placed in layers no greater than six (6) inches in depth and compacted per section 3-f below.

b. The sub-base course of such roadbed shall consist of bankrun gravel (see typical road x-section) or acceptable sand free from loam or organic material at least eighteen (18) inches in thickness. No stones exceeding six inches in diameter shall be acceptable. This material shall be placed in layers no greater than six (6) inches in depth and compacted per section 3-f below.

- c. The base course shall consist of crushed gravel (see typical road x-section) to a depth of six (6) inches. This material shall be compacted per section 3-f below.
 - d. Bituminous concrete pavement on all roads shall be placed in two layers (see typical road x-section: Two (2) inches of base (compacted thickness) and, one and one quarter (1 ¼) inches of wearing surface (compacted thickness).
 - e. All materials used in roadways are subject to engineer and road agent approval. The thickness of all material layers is subject to testing by the Town Engineer and/or Town Road Agent.
 - f. The compaction of all roadway materials is subject to testing as directed by the Town Engineer and/or Town Road Agent. Granular materials shall be compacted to 95% of optimum density based upon tests approved by the Town Engineer. All costs associated with these tests to be borne by the developer.
- 4) Delineators/road markers shall be installed to mark corners and intersections. The type, quantity and distance from the road shall be determined by the Road Agent prior to road acceptance. ⁴
 - 5) Guard Rails if required, shall be installed on the edge of the shoulder or a minimum of 4 ' from the edge of pavement to the base of the guardrail. ⁴
 - 6) Paving shall be completed within one year of the date of the issuance of the first building permit.
 - 7) Occupancy permits shall not be issued until the base course of paving is completed.
 - 8) No paving shall be allowed between the dates of November 15 and April 1 without approval of the town engineer and the road agent.
 - 9) During the construction of the road, the roadway shall be rolled with a vibrator compactor during the cuts and the fills at each stage of gravel placement as recommended by the Town Engineer and/or Town Road Agent.
 - 10) All embankments and cut slopes shall be graded, loamed, raked, seeded, mulched and provisions made to ensure the establishment of vegetation.
 - 11) Any easements for drainage shall be registered with the Strafford county Registry of Deeds and shall be sufficient width to allow maintenance with town equipment.
- Easements shall also be required for any ditch, culvert, waterway or slope constructed outside of the highway right-of-way.

- 12) The initial cost of road name signs, any necessary speed or traffic signs and/or painted lines shall be borne by the developer; all signs and placement shall be approved by the appropriate town officials.
- 13) A school bus pull-off or turnaround may be required at the intersection of new and existing roads.
- 14) The developer shall plow and maintain the road until it has been officially accepted by the town.

5:04 Approval Process:

- 1) Prior to construction, written application for the acceptance of a street or road shall be made by the owner to the Board. Such application shall be accompanied by a five (5) foot interval contour map showing clearly the method of draining such a street as determined by a registered civil engineer. An estimate by a registered civil engineer of the cost of construction of the proposed road shall also be submitted to the Selectmen for the purpose of determining the amount of the bond to be required.
- 2) During construction, the work will be inspected periodically, according to a predetermined schedule (see schedule of inspection page 19 herein) by the town road agent and a consultant designated by the town, with costs to be borne by the developer.
- 3) The selectmen, after consultation with the Planning Board and the road agent will accept such street or road in compliance with these specifications and procedures.
- 4) In addition, the Planning Board may require that any applicable portion of the Policy Procedure for Driveways and other Accesses to the State Highway System, published by the New Hampshire department of Public Works and Highways, (June 1972) and as such may be amended from time to time be followed. *(Revised Aug 1982)*

- 5) After acceptance and completion of the road, a maintenance bond, the amount determined by the Selectmen after consultation with the Planning Board, shall be required for a period of two years.

Schedule of Inspection for Roadway Construction and Cistern:

Roadway inspection should also include an inspection of erosion and sediment control procedures; an inspection of the on site drainage according to the approved plans; final inspection of the culverts. The consultant should also look for the placement of all boundary stakes and report any deviation in approved plans.

The following inspection schedule should be followed with appropriate approvals by the Town prior to the developer continuing construction. The designated consultant and the road agent should be contacted by the developer at least 24 hours prior to each review period.

- 1) An on-site pre-construction meeting to establish timetables and construction techniques;
- 2) Review after clearing and grubbing and prior to preparation of sub-grade;
- 3) Review after sub-grade preparation and prior to placement of roadway gravel.
- 4) Review after roadway gravel and prior to crushed gravel;
- 5) Review of final grade after crushed gravel and prior to paving.
- 6) Review after each pavement lift.
- 7) Inspection of the cistern during installation.

Prior to release of performance bonding:

- 1) Final review of road and culverts with Town Officials and the developer.
- 2) Review of boundary monumentation as shown on the final plan.

The developer shall be responsible for the cost of any additional inspections as required by the town in order to satisfy the requirements of this ordinance. Any outstanding fees shall be paid, prior to the signing and filing of the final plans.

SEE ROADWAY CROSS SECTION ON NEXT PAGE.

**THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX AND L-CHIP FEES
PURSUANT TO RSA 78-B:2,I AND RSA 478:17-g, II(a)**

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, **BOULDERS REALTY CORP.** A New Hampshire corporation, **EQUINE PROPERTIES, LLC**, a New Hampshire limited liability company, and **MAPLE HEIGHTS REALTY, LLC**, a New Hampshire limited liability company, all with a mailing address of 149 Epping Road, Suite 2A, Exeter, New Hampshire 03833, for consideration paid, grants to the **TOWN OF LEE**, a New Hampshire municipal corporation, with a mailing address of 7 Mast Road, Lee, New Hampshire 03861 with **WARRANTY COVENANTS**, the following described premises from Boulders Realty Corp.:

A certain tract or parcel of land located on Chestnut Way, in the Town of Lee, County of Strafford and State of New Hampshire depicted as the roadway, "Chestnut Way" on a plan of land entitled "Subdivision Plan Overall, Open Space Residential Development, Map 1, Lots 4-0, 4-5 & 7-0, Hayes Road, Lee, NH" prepared by Jones & Beach Engineers, Inc. dated 8/13/13 with revision #5 dated 11/20/14 and recorded at the Strafford County Registry of Deeds as Plan Nos. 109-54, 109-55, 109-56, 109-57 and 109-58 (hereinafter "Plan"); said parcels being more particularly bounded and described as follows:

Beginning at a granite bound in the southerly sideline of Hayes Road at the northeasterly corner of Lot 7-1 as shown on said Plan; thence running along said Hayes Road N73°31'59"E a distance of 120.36 feet to a granite bound at Lot 7-28 as shown on said Plan; thence turning and running on a curve to the left with a radius of 30.00 feet and an arc length of 47.51 feet to a granite bound; thence running S16°31'30"E a distance of 157.29 feet to an iron rod at Lot 7-27; thence running S16°31'30"E a distance of 100.00 feet to a granite bound at Lot 7-26; thence running on a curve to the left with a radius of 320.00 feet and an arc length of 188.08 feet to an iron rod at Lot 7-25; thence running still on a curve to the left with a radius of 320.00 feet and an arc length of 156.58 feet to a granite bound at Lot 7-24; thence running S78°14'12"E a distance of 194.62 feet to an iron rod at Lot 7-23; thence running S78°14'12"E a distance of 188.34 feet to a granite bound; thence running on a curve to the right with a radius of 255.00 feet and an arc length of 54.09 feet to an iron rod at Lot 7-22; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 100.00 feet to an iron rod at Lot 7-21; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 100.00 feet to Lot 7-20; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 100.00 feet to an iron rod at Lot 7-19; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 100.00 feet to an iron rod at Lot 7-18; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 100.00 feet to an iron rod at the Open Space; thence running still on a curve to the right with a radius of 255.00 feet and an arc length of 46.12 feet to a granite bound; thence running S56°37'25"E a distance of 194.30 feet to a granite bound; thence running on a curve to the left with a radius of 170.00 feet and an arc length of 87.78 feet to a granite bound at Lot 7-17 as shown on said Plan; thence running on a curve to the left with a radius of 25.00 feet and an arc length of 40.37 feet to a granite bound; thence running S65°29'30"E a distance of 39.86 feet to a granite bound; thence running on a curve to the right with a radius of 125.00 feet and an arc length of 589.07 feet to a granite bound; thence running N24°30'30"E a distance of 43.60 feet to an iron rod at Lot 7-12; thence running still N24°30'30"E a distance of 100.900 feet to a granite bound at Lot 7-11; thence running on a curve to the right with a radius of 230.00 feet and an arc length of 128.92 feet to a granite bound; thence running N56°37'25"E a distance of 42.40 feet to an iron rod at Lot 7-10; thence running N56°37'25"E a distance of 151.90 feet to a granite bound; thence

running on a curve to the left with a radius of 195.00 feet and an arc length of 615.20 feet to an granite bound at Lot 7-8; thence running N78°14'12"W a distance of 382.95 to a granite bound; thence running on a curve to the right with a radius of 380.00 feet and an arc length of 409.29 to a granite bound; thence running N16°31'30"W a distance of 257.51 feet to a granite bound; thence running on a curve to the left with a radius of 30.00 feet and an arc length of 47.10 feet to the granite bound at the point of beginning.

TOGETHER WITH the following easements, conveyed from Maple Heights Realty, LLC and Equine Properties, LLC, which are shown and noted on said Plan:

1. A Drainage Easement from Maple Heights Realty, LLC over portions of Lots 7-1 and 7-2 as shown on the plan being more particularly bounded and described as follows:

Beginning at a point on the southerly sideline of Hayes Road as shown on said Plan; thence running along said Hayes Road N73°08'08"E a distance of 46.77 feet to a point; thence running still along said Hayes Road N73°31'59"E a distance of 9.65 feet to a point; thence turning and running S22°55'08"W a distance of 99.93 feet; thence turning and running S62°04'52"E a distance of 23.30 feet; thence turning and running S27°55'08"W a distance of 64.31 feet; thence turning and running S12°04'52"E a distance of 102.52 feet; thence turning and running S80°51'42"W a distance of 124.29 feet; thence turning and running S09°08'18"W a distance of 120.94 feet; thence turning and running N66°55'29"E a distance of 71.55 feet; thence turning and running N22°55'08"E a distance of 125.97 feet to Hayes Road at the point of beginning.

2. A Drainage Easement from Maple Heights Realty, LLC over portions of Lots 7-3 and 7-4 as shown on the plan being more particularly bounded and described as follows:

Beginning at an iron rod on the westerly sideline of Chestnut Way at the common boundary line of Lots 7-4 and 7-5 as shown on said plan; thence running along said common boundary line S42°36'17"W a distance of 274.14 feet; thence turning and running N47°23'43"W a

distance of 33.04 feet; thence turning and running N17°23'05"E a distance of 70.04 feet; thence turning and running N57°47'35"W a distance of 29.90 feet; thence turning and running N78°23'45"W a distance of 49.90 feet; thence turning and running N31°45'16"W a distance of 51.57 feet; thence turning and running N58°14'44"E a distance of 122.42 feet; thence turning and running S36°19'34"E a distance of 117.17 feet; thence turning and running N42°36'17"E a distance of 137.72 feet to a point at the sideline of Chestnut Way; thence turning and running along said Chestnut Way on a curve to the left with a radius of 360.00 feet and an arc length of 20.09 feet the iron rod at the point of beginning.

3. A Fire Cistern Easement from Maple Heights Realty, LLC over a portion of Lot 7-9 as shown on said plan being more particularly bounded and described as follows:

Beginning at a point in the westerly sideline of Chestnut Way as shown on said Plan; thence running along said Chestnut Way on a curve to the right with a radius of 195.00 feet and an arc length of 69.03 feet; thence turning and running S77°56'46"W a distance of 16.05 feet; thence turning and running N21°37'13"W a distance of 63.14 feet; thence turning and running N57°39'50"W a distance of 15.41 feet to the point of beginning.

4. A Drainage Easement from Equine Properties, LLC over a portion of Lot 7-13 and from Maple Heights Realty, LLC over a portion of Lot 7-14 as shown on the plan being more particularly bounded and described as follows:

Beginning at an iron rod at the westerly sideline of Chestnut Way at the common boundary line of Lot 7-14 and 7-15 as shown on said Plan; thence running along said common boundary line S57°11'47"W a distance of 374.00 feet; thence turning and running N16°07'47"W a distance of 244.57 feet; thence turning and running N69°27'15"E a distance of 118.09 feet; thence turning and running S16°02'25"E a distance of 197.60 feet; thence turning and running N57°11'47"E a distance of 242.00 feet to a point at the sideline of Chestnut Way; thence turning and running on a curve to the left

with a radius of 125.00 feet and an arc length of 20.31 feet to the iron rod at the point of beginning.

5. A Fire Cistern Easement from Maple Heights Realty, LLC over a portion of Lot 7-28 as shown on said plan being more particularly bounded and described as follows:

Beginning at an iron rod at the easterly sideline of Chestnut Way as shown on said Plan; thence running N74°20'41"E a distance of 12.67 feet; thence turning and running S15°21'05"E a distance of 65.94 feet; thence turning and running S73°28'30"W a distance of 11.32 feet to a point at the sideline of Chestnut Way; thence turning and running along said Chestnut Way N16°31'30"W a distance of 66.12 feet to the iron rod at the point of beginning.

The above drainage easements are conveyed for the purpose of providing proper drainage of the roadway. The above fire cistern easements are for the purpose of providing fire protection.

The Town of Lee and its agents shall be allowed to enter upon the easement areas described above with such personnel and equipment as reasonably necessary to maintain, repair and replace any and all improvements located within the easement areas related to the road, drainage and fire protection.

The Grantor, its successors and assigns, shall not construct, install, place, plant or store anything whatsoever in the above described easement area, other than the planting of grass.

Said easements are perpetual and shall run with the land.

By the acceptance of this deed the Town of Lee assumes no responsibility or liability for the maintenance, repair or replacement of any utilities, either public or private landscaping, ornamental lighting or any equipment, parts or appurtenances attached or affixed thereto, which are or might be located, constructed or installed within the roadways hereinabove conveyed to the Town of Lee.

Meaning and intending to describe and convey a portion of the same premises conveyed to Maple Heights Realty, LLC by deed of Marsha Putnam dated May 11, 2015 and recorded at the

Strafford County Registry of Deeds at Book 4292, Page 0036. See also deeds from Maple Heights Realty, LLC to Boulders Realty Corp. dated May 21, 2015 and recorded at Book 4295, Page 340 and deed to Equine Properties, LLC dated May 21, 2015 and recorded at Book 4295, Page 343.

EXECUTED this 1st day of Dec, 2016.

BOULDERS REALTY CORP.

[Handwritten signature]

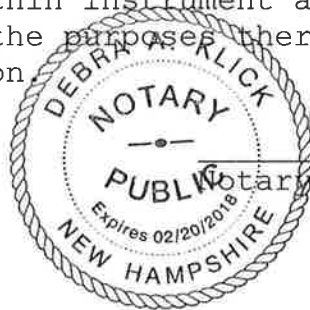
Witness

By: *[Handwritten signature]*

W. Turner Porter, Jr.
President, Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 1st day of December, 2016, before me, personally appeared W. Turner Porter, Jr., in his capacity as President of Boulders Realty Corp., known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the corporation.



[Handwritten signature]

Notary Public/Justice of the Peace

EQUINE PROPERTIES, LLC

[Signature]
Witness

By: [Signature]
W. Turner Porter, Jr.
Manager, Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 1st day of December, 2016, before me, personally appeared W. Turner Porter, Jr., in his capacity as Manager of Equine Properties, LLC known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the limited liability company.



[Signature]
Notary Public/Justice of the Peace

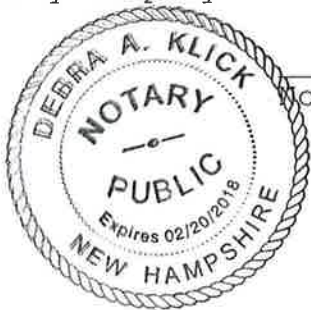
MAPLE HEIGHTS REALTY, LLC

[Signature]
Witness

By: [Signature]
W. Turner Porter, Jr.
Manager, Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss

On this 1st day of December, 2016, before me, personally appeared W. Turner Porter, Jr., in his capacity as Manager of Maple Heights Realty, LLC known to me or satisfactorily proven to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained on behalf of the limited liability company.



[Signature]
Notary Public/Justice of the Peace

Accepted by the Town of Lee by vote of the Board of Selectmen on _____, 2016.7

TOWN OF LEE
BY ITS BOARD OF SELECTMEN

Scott Bugbee, Chairman

John Lacourse, Selectman

Cary Brown, Selectman

STATE OF NEW HAMPSHIRE
COUNTY OF STRAFFORD, ss

On this _____ day of _____, 2016, before me, personally appeared Scott Bugbee, John Lacourse and Cary Brown, duly authorized Selectmen of the Town of Lee, known to me or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained on behalf of the Town of Lee.

Notary Public/Justice of the Peace

IRREVOCABLE STANDBY LETTER OF CREDIT #120

BANK:

PENTUCKET BANK
One Merrimack Street
Haverhill, MA 01830

APPLICANT:

Maple Heights Realty, LLC
"Chestnut Farms Subdivision
Hayes Road
Lee, NH 03861

BENEFICIARY:

Town of Lee
7 Mast Road
Lee, NH

AMOUNT:

\$50,000.00
(Fifty Thousand and 00/100 U.S. Dollars)

ISSUANCE DATE:

January 6, 2017

EXPIRATION DATE:

January 6, 2019

RE: Chestnut Farms Subdivision

We hereby open in your favor our Irrevocable Standby Letter of Credit #120 for the account of Maple Heights Realty, LLC up to the aggregate amount of USD \$50,000.00 (Fifty Thousand and 00/100 U.S. Dollars) available by your draft(s) at sight on us accompanied by:

- A statement purportedly signed by an authorized representative of the Beneficiary certifying as follows: "We hereby certify that Maple Heights Realty, LLC is in default on its obligations under that certain agreement dated November 28, 2016 between the Town of Lee and Maple Heights Realty, LLC"
- The original Irrevocable Standby Letter of Credit and all original amendments, if any.

This Irrevocable Standby Letter of Credit sets forth in full the terms of our undertaking, and such undertaking shall not in any way be modified, amended or amplified by reference to any document, instrument or agreement referred to herein or in which this Letter of Credit is referred to or to which

Irrevocable Standby Letter of Credit #120
January 6, 2017
Page Two

this Letter of Credit relates and any such reference shall not be deemed to incorporate herein by reference any document, instrument or agreement.

This Irrevocable Standby Letter of Credit expires at our offices on January 6, 2019, unless at least sixty (60) days prior to any such expiry date we shall notify you by overnight courier that we elect not to consider this Letter of Credit renewed for any such additional period.

Each draft must be marked "Drawn Under Pentucket Bank Irrevocable Standby Letter of Credit #120 dated January 6, 2017"

We hereby agree that drafts drawn under and in compliance with the terms of this Irrevocable Standby Letter of Credit will be duly honored upon delivery of documents at our address stated herein if presented to us on or before the close of business on January 6, 2019 or any automatically extended expiry date.

Except so far as otherwise stated herein, this Irrevocable Standby Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credits, International Chamber of Commerce Publication No. 600 (2007 Revision).

PENTUCKET BANK

By: Stephen M. Jaskelevicus, Senior Vice President

We have read this Irrevocable Standby Letter of Credit and agree to its terms.

Maple Heights Realty, LLC

By: W. Turner Porter, Manager

21. To see if the Town will vote to establish a Capital Reserve Fund under the provisions of RSA 35 for the purpose of land purchase, construction and upgrade of new recreation facilities, such as ball fields, parks, bleachers, community recreation facilities, etc and to further raise and appropriate the sum of five thousand dollars (\$5,000) to be deposited with the Trustees of the Trust Funds.

22. To see if the Town will vote to raise and appropriate the sum of ten thousand (\$10,000) to be deposited in the Internal Service Fund for Accrued Benefits.

* 23. To see if the Town will vote to authorize the Board of Selectmen to accept the dedication of any street shown on a subdivision plat approved by the Planning Board, provided that such street has been constructed to applicable town specifications as determined by the Board of Selectmen or their agent.

24. To see if the Town will vote to authorize the Board of Selectmen to accept a town road known as Plummer Lane in accordance with RSA 229:1 in the absence of a signed deed from the developer turning Plumer Lane over to the Town.

25. To see if the town will vote to adopt the Solid Waste Ordinance proposed by the Solid Waste

Committee and enforced with respect to operation of the Recycling Center within the Town of Lee.

26. To see if the Town will vote to authorize the Selectmen to convey any real estate acquired by the Town by Tax Collector's deed. Such conveyance shall be by deed following a public auction, or the property may be sold by advertised sealed bids, or may be otherwise disposed of as justice may require, pursuant to RSA 80:80.

27. To see if the town will vote to authorize the Selectmen to accept on behalf of the Town gifts, legacies and devises which may become available during the year for any public purpose, including the establishment, maintenance and care of libraries, reading rooms, schools, parks, cemeteries and burial lots, etc. as permitted by RSA 31:19.

28. To see if the Town will vote to authorize the Selectmen to sell surplus equipment valued at less than five hundred dollars (\$500) at private sale and to sell surplus equipment valued at more than five hundred dollars (\$500) at public auction or by advertised sealed bids. If the property remains unsold, to sell the remaining property through private sale.

29. To see if the Town will vote to authorize the Selectmen to apply for, accept and expend, without further action of Town Meeting, money from the

1993



TOWN of LEE
7 MAST RD, LEE, NH 03861
(603) 659-5414

Office Use Only
Meeting Date: January 23, 2017
Agenda Item No. 5

BOARD OF SELECTMEN
MEETING AGENDA REQUEST
1/19/2016

Agenda Item Title: FY18 Budget and 2017 Warrant

Requested By: Julie Glover, Town Administrator

Date: 1/19/2017

Contact Information: 603-659-5414

Presented By: Julie Glover

Description: Present FY18 Operating Budget and Warrant for final review, approval and signature.

Financial Details: Operating Budget \$ \$3,901,124.00; all other warrant articles total \$702,340.00

Legal Authority: NH RSA 32:1-13; RSA 40:13

Legal Opinion: Enter a summary; attach copy of the actual opinion

REQUESTED ACTION OR RECOMMENDATIONS:

Move to approve the FY18 Budget and 2017 Warrant as presented.

OR

Move to approve the FY18 Budget and 2017 Warrant as amended:

TOWN OF LEE
FY18 PROPOSED BUDGET
JAN.23, 2017 FINAL APPROVAL

* Denotes change from 1/17/17 Public Hearing

Account	Description	FY 2016		FY 2017		FY2018		
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.41301.111.00	BOS - Town Administrator Salary	70,053.60	70,053.60	73,754.11	33,157.66	73,752.00	73,752.00	73,752.00
01.41301.112.00	BOS - Town Secretary Wages	43,006.32	44,502.55	43,436.38	21,334.80	44,285.00	43,590.55	43,436.00
01.41301.122.00	BOS - Temporary Employee Wages	3,500.00	0.00	3,500.00	4,303.47	3,500.00	3,500.00	3,500.00
01.41301.130.00	BOS - Overtime	4,545.00	2,551.46	3,500.00	1,543.29	3,500.00	3,500.00	3,500.00
01.41301.142.00	BOS - Selectboard Salary	6,000.00	6,000.00	6,000.00	3,000.00	6,000.00	6,000.00	6,000.00
01.41301.142.01	BOS - Trustees of Trust							300.00 *
01.41301.550.00	BOS - Town Report	4,000.00	3,711.58	4,000.00	0.00	2,500.00	2,500.00	2,500.00
01.41301.582.00	BOS - Conference	200.00	25.00	200.00	0.00	200.00	200.00	200.00
01.41301.582.00	BOS - Supplies							500.00 *
	BOS	131,304.92	126,844.19	134,390.49	63,339.22	133,737.00	133,042.55	133,688.00
01.41401.142.00	Elections & Regis. - Moderator Salary	600.00	1,128.13	800.00	781.25	400.00	400.00	400.00
01.41401.143.00	Elections & Regis. - Supervisors of the Checklist	2,400.00	3,298.26	3,600.00	2,528.96	3,200.00	3,200.00	3,200.00
01.41401.143.01	Elections & Regis. - Ballot Clerks	2,000.00	1,262.84	2,500.00	1,520.71	1,600.00	1,600.00	1,600.00
01.41401.441.00	Elections & Regis. - Town Meeting Expense	750.00	300.00	400.00	0.00	400.00	400.00	400.00
01.41401.540.00	Elections & Regis. - Legal Notices	200.00	259.33	200.00	226.82	300.00	300.00	300.00
01.41401.550.00	Elections & Regtis. - Printing (Ballots)	3,000.00	2,929.40	4,000.00	2,020.21	3,000.00	3,000.00	3,000.00
01.41401.561.00	Elections & Registrations - Training	0.00	0.00	0.00	120.00	0.00	0.00	0.00
01.41401.581.00	Elections & Regis. - Mileage	50.00	52.11	50.00	0.00	50.00	50.00	50.00
01.41401.605.00	Elections & Regis. - Postage	100.00	0.48	100.00	0.00	50.00	50.00	50.00
01.41401.630.00	Elections & Regis. - Meals	700.00	450.29	800.00	108.99	600.00	600.00	600.00
	Elections & Reg	9,800.00	9,680.84	12,450.00	7,306.94	9,600.00	9,600.00	9,600.00
01.41411.114.00	TC/TC - Deputy Wages PT	17,470.13	21,415.71	18,411.00	9,871.21	23,470.00	23,064.49	23,922.08
01.41411.115.00	TC/TC - Assistant Wages PT	5,843.00	0.00	5,000.00	0.00	0.00	0.00	0.00
01.41411.141.00	TC/TC - Salary	48,634.71	48,634.71	49,122.00	22,939.88	48,635.00	49,121.00	49,121.00
01.41411.311.00	TC/TC - Lien Searches	1,500.00	357.49	2,200.00	0.00	2,000.00	2,000.00	2,000.00
01.41411.330.00	TC/TC - Telephone	400.00	26.87	400.00	0.00	300.00	300.00	300.00
01.41411.331.00	TC/TC - Software	0.00	0.00	7,812.00	7,891.00	7,900.00	7,900.00	7,900.00
01.41411.540.00	TC/TC - Legal Notices/Advertising	250.00	320.28	250.00	0.00	330.00	330.00	330.00
01.41411.560.00	TC/TC - Dues & Subscriptions	80.00	205.00	80.00	80.00	80.00	80.00	80.00
01.41411.561.00	TC/TC - Training	1,000.00	260.00	750.00	0.00	750.00	750.00	750.00
01.41411.581.00	TC/TC - Mileage	1,350.00	846.14	1,350.00	0.00	1,350.00	1,350.00	1,350.00
01.41411.582.00	TC/TC - Conference/Travel	250.00	603.33	250.00	216.25	250.00	250.00	250.00
01.41411.583.00	TC/TC - Registry Redemptions	500.00	231.46	500.00	26.00	500.00	500.00	500.00
01.41411.605.00	TC/TC - Postage	6,300.00	4,325.32	5,000.00	0.00	5,000.00	5,000.00	5,000.00
01.41411.610.00	TC/TC - Dog Tags	350.00	192.27	350.00	0.00	300.00	300.00	300.00
01.41411.611.00	TC/TC - Office Supplies	2,000.00	2,613.54	2,800.00	1,052.74	2,800.00	2,800.00	2,800.00
	TC/TC	85,927.84	80,032.12	94,275.00	42,077.08	93,665.00	93,745.49	94,603.08
01.41501.111.00	Fin. Admin. - Finance Officer Salary	48,480.00	48,480.00	48,965.00	22,866.89	49,450.00	48,965.00	48,965.00
01.41501.115.00	Fin. Admin. - Accounting Assistant Wages	0.00	0.00	0.00	0.00	14,976.00	14,976.00	14,976.00
01.41501.142.00	Fin. Admin. - Treasurer Salary PT	5,116.00	5,116.00	5,116.00	2,371.84	5,116.00	5,116.00	5,116.00
01.41501.142.02	Fin Admin - ABC							600.00 *
01.41501.321.00	Fin. Admin - Professional Audit	14,000.00	12,950.00	14,000.00	5,911.53	12,000.00	12,000.00	12,000.00
01.41501.336.00	Fin. Admin. - Interest	0.00	0.00	0.00	36.97	0.00	0.00	0.00
01.41501.540.00	Fin. Admin. - Legal Notices/Advertising	1,800.00	1,475.99	1,000.00	779.78	1,500.00	1,500.00	1,500.00
01.41501.550.00	Fin. Admin. - Printing	2,000.00	2,166.10	2,000.00	0.00	2,000.00	2,000.00	2,000.00
01.41501.560.00	Fin. Admin. - Dues & Subscriptions	4,800.00	3,904.00	4,000.00	4,034.00	4,000.00	4,000.00	4,000.00
01.41501.561.00	Fin. Admin. - Training	2,000.00	1,195.03	0.00	2,464.70	500.00	500.00	500.00
01.41501.581.00	Fin. Admin. - Mileage	1,500.00	527.75	1,000.00	318.93	1,000.00	500.00	500.00
01.41501.582.00	Fin. Admin. - Conference/Travel	1,200.00	1,700.41	1,200.00	270.00	1,500.00	1,500.00	1,500.00

TOWN OF LEE
 FY18 PROPOSED BUDGET
 JAN.23, 2017 FINAL APPROVAL

* Denotes change from 1/17/17 Public Hearing

Account	Description	FY 2016		FY 2017		FY2018		
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.41501.605.00	Fin. Admin. - Postage/IT	3,000.00	2,880.56	2,000.00	3,332.91	2,500.00	2,500.00	2,500.00
01.41501.611.00	Fin. Admin. - Office Supplies	4,000.00	1,831.84	3,000.00	1,278.17	2,000.00	2,000.00	2,000.00
01.41501.612.00	Fin. Admin. - Kitchen Supplies	200.00	198.41	0.00	135.13	200.00	200.00	200.00
01.41501.640.00	Fin. Admin. - Reference Materials	0.00	142.00	200.00	0.00	200.00	200.00	200.00
01.41501.750.00	Fin. Admin. - New Equipment	500.00	302.99	500.00	0.00	500.00	500.00	500.00
	Financial Administration	88,596.00	82,871.08	82,981.00	43,800.85	97,442.00	96,457.00	97,057.00
01.41502.330.01	Fin. Admin. - Telephone - Landlines	1,200.00	1,509.41	1,800.00	581.32	1,600.00	1,600.00	1,600.00
01.41502.331.00	Fin. Admin. - Computer Software	1,000.00	23.88	1,000.00	0.00	500.00	500.00	500.00
01.41502.332.00	Fin. Admin. - Computer Services	38,500.00	34,831.62	35,000.00	16,264.05	35,000.00	35,000.00	55,000.00 *
01.41502.333.00	Fin. Admin. - PEG Access	1,000.00	0.00	500.00	0.00	500.00	500.00	500.00
01.41502.334.00	Fin. Admin. - Software Support Services	24,500.00	26,577.00	15,400.00	17,427.43	15,000.00	15,000.00	15,000.00
01.41502.341.00	Fin. Admin. - Printer/Copier/Fax Lease Agreement	8,200.00	8,244.05	8,200.00	3,418.02	5,500.00	5,500.00	5,500.00
01.41502.342.00	Fin. Admin. - Alarms	1,500.00	1,885.00	1,500.00	2,008.00	1,500.00	1,500.00	1,500.00
01.41502.430.00	Fin. Admin. - M & R	2,500.00	1,227.88	2,500.00	0.00	2,000.00	2,000.00	2,000.00
01.41502.561.00	Fin. Admin. - Training	0.00	0.00	2,000.00	71.78	2,000.00	2,000.00	2,000.00
01.41502.750.00	Fin. Admin. - Computer Hardware (New Equipment)	3,000.00	2,774.08	11,000.00	130.75	3,000.00	3,000.00	3,000.00
	IT	81,400.00	77,072.92	78,900.00	39,901.35	66,600.00	66,600.00	86,600.00
01.41521.320.00	Assessing - Assessing Firms	30,000.00	27,600.00	31,200.00	15,750.00	31,200.00	31,200.00	31,200.00
01.41521.581.00	Assessing - Mileage	600.00	448.73	500.00	132.84	500.00	500.00	500.00
	Assessing	30,600.00	28,048.73	31,700.00	15,882.84	31,700.00	31,700.00	31,700.00
01.41531.000.00	Legal Expense - General	17,000.00	8,801.64	20,000.00	236.25	10,000.00	10,000.00	10,000.00
01.41531.000.01	Legal Expense - P & Z	0.00	0.00	0.00	0.00	0.00	0.00	0.00 *
01.41531.000.02	Legal Expense - Fairpoint	0.00	2,093.24	5,000.00	1,042.04	5,000.00	5,000.00	5,000.00 *
	Legal	17,000.00	10,894.88	25,000.00	1,278.29	15,000.00	15,000.00	15,000.00
01.41551.190.00	Personnel Admin. - Bonus	19,306.33	13,975.83	0.00	0.00	0.00	0.00	0.00
01.41551.191.00	Personnel Admin. - Pay in Lieu of Vacation	5,000.00	4,476.40	15,288.00	846.80	15,000.00	15,000.00	10,000.00 *
01.41551.211.00	Personnel Admin. - Health Insurance	455,380.00	372,054.00	403,000.00	179,803.10	359,000.00	359,000.00	382,333.00 *
01.41551.211.01	FSA - through Health Trust	0.00	414.25	0.00	165.00	690.00	690.00	690.00
01.41551.215.00	Personnel Admin. - Health Insurance Buy Out	4,000.00	11,650.62	7,634.00	5,640.13	17,000.00	17,000.00	17,000.00
01.41551.216.00	Personnel Admin. - Dental Insurance	0.00	21,888.00	24,000.00	1,029.65	20,700.00	20,700.00	22,080.00 *
01.41551.220.00	Personnel Admin. - SS	59,721.30	50,964.00	55,550.00	28,473.20	62,000.00	62,000.00	63,278.00 *
01.41551.225.00	Personnel Admin. - MC	22,492.70	19,299.00	21,210.00	10,197.34	22,000.00	22,000.00	22,242.00 *
01.41551.230.00	Personnel Admin. - Retirement - Group I	0.00	0.00	0.00	0.00	0.00	0.00	0.00
01.41551.230.01	Personnel Admin. - Retirement - Group I	70,498.00	62,253.00	65,650.00	36,384.34	72,000.00	72,000.00	72,000.00
01.41551.230.02	Personnel Admin. - Retirement - Group II Police	143,332.90	117,656.00	132,310.00	50,018.99	132,000.00	132,000.00	132,000.00
01.41551.230.03	Personnel Admin. - Retirement - Group II Fire	0.00	29,524.00	30,300.00	14,796.87	33,000.00	33,000.00	33,000.00
01.41551.250.00	Personnel Admin. - Unemployment	4,007.00	4,143.96	4,500.00	3,067.00	4,500.00	4,500.00	4,500.00
01.41551.260.00	Personnel Admin. - Worker's Compensation	43,343.00	43,736.00	44,000.00	10,928.00	39,200.00	39,200.00	39,200.00
01.41551.299.00	Personnel Admin. - Fire Accident & Health Ins.	5,461.00	5,461.00	5,461.00	5,461.00	5,461.00	5,461.00	5,461.00
01.41551.415.00	Personnel Admin. - Background Check	0.00	0.00	200.00	316.00	300.00	300.00	300.00
01.41551.615.00	Personnel Admin. - Special Awards/Flowers	500.00	523.21	500.00	275.00	500.00	500.00	2,000.00 *
01.41551.630.00	Personnel Admin. - Food/Meetings	500.00	0.00	250.00	0.00	250.00	250.00	250.00
	Personnel Admin	833,542.23	758,019.27	809,853.00	347,402.42	783,601.00	783,601.00	806,334.00
01.41911.112.00	P & Z - Administrator Wages	50,689.88	51,420.70	51,197.00	23,779.95	51,079.52	51,393.41	51,196.50
01.41911.130.00	P & Z - Overtime	3,535.00	393.13	1,000.00	1,033.10	1,500.00	1,500.00	1,500.00
01.41911.330.01	P & Z - Telephone - Landline	1,600.00	677.88	800.00	413.02	880.00	880.00	880.00
01.41911.330.03	P & Z - Telephone - Cell Phone Reimbursement	0.00	720.00	720.00	0.00	720.00	720.00	720.00

TOWN OF LEE
FY18 PROPOSED BUDGET
JAN.23, 2017 FINAL APPROVAL

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Account	Description	FY 2016		FY 2017		FY2018		
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.41911.331.00	P & Z - Software	0.00	0.00	1,185.00	1,257.00	1,185.00	1,185.00	1,185.00
01.41911.332.00	P & Z - Outside Consulting	1,050.00	175.00	1,050.00	0.00	1,050.00	1,050.00	1,050.00
01.41911.350.00	P & Z - Legal Expense	30,000.00	13,940.83	30,000.00	4,323.32	25,000.00	25,000.00	30,000.00 *
01.41911.430.00	P & Z - Vehicle M & R	850.00	1,415.51	2,000.00	815.26	850.00	850.00	850.00
01.41911.444.00	P & Z - Equipment Lease	2,500.00	3,002.15	2,650.00	902.28	3,200.00	3,200.00	3,200.00
01.41911.501.00	P & Z - Strafford County Regional Planning	5,020.03	5,020.03	5,025.05	5,025.05	5,075.30	5,075.30	5,075.30
01.41911.502.00	P & Z - Recording Fees	50.00	3.00	50.00	0.00	50.00	50.00	50.00
01.41911.540.00	P & Z - Legal Notices & Advertising	5,400.00	6,027.61	4,500.00	8,288.06	6,300.00	6,300.00	6,300.00
01.41911.560.00	P & Z - Dues & Subscriptions	400.00	35.00	400.00	75.00	400.00	400.00	400.00
01.41911.561.00	P & Z - Training	1,000.00	130.00	1,000.00	522.50	1,000.00	1,000.00	1,000.00
01.41911.581.00	P & Z - Mileage	100.00	0.00	100.00	0.00	100.00	100.00	100.00
01.41911.605.00	P & Z - Postage	1,900.00	493.74	1,700.00	0.00	1,700.00	1,700.00	1,700.00
01.41911.611.00	P & Z - Office Supplies	1,100.00	1,065.98	1,100.00	1,124.81	1,100.00	1,100.00	1,100.00
01.41911.621.00	P & Z - Heat	0.00	66.25	0.00	0.00	0.00	0.00	0.00
01.41911.622.00	P & Z - Electricity	1,250.00	774.43	1,250.00	493.53	1,250.00	1,250.00	1,250.00
01.41911.626.00	P & Z - Gas/Oil Vehicle	950.00	290.52	950.00	116.66	950.00	950.00	950.00
01.41911.640.00	P & Z - Resource Materials	250.00	334.96	250.00	58.00	250.00	250.00	250.00
01.41911.750.00	P & Z - New Equipment	300.00	0.00	300.00	472.49	300.00	300.00	300.00
	P&Z	107,944.91	85,986.72	107,227.05	48,700.03	103,939.82	104,253.71	109,056.80
01.41941.112.00	Govt. Buildings - Maintenance Wages FT	38,784.97	39,145.44	39,173.00	18,321.96	30,000.00	30,000.00	30,000.00
01.41941.115.00	Govt. Buildings - Maintenance Wages PT	12,625.00	10,833.17	12,752.00	6,531.30	23,634.00	23,634.00	23,634.00
01.41941.130.00	Govt. Buildings - Overtime	808.00	279.80	800.00	0.00	0.00	0.00	0.00
01.41941.330.03	Govt. Buildings - Telephone - Cell Phone Reimb	360.00	360.00	360.00	90.00	360.00	360.00	720.00
01.41941.424.00	Govt. Buildings - Landscape	500.00	442.29	500.00	81.79	500.00	500.00	500.00
01.41941.430.00	Govt. Buildings - M & R	15,000.00	18,905.71	17,000.00	7,164.30	20,000.00	20,000.00	20,000.00
01.41941.441.00	Govt. Buildings - Uniforms	300.00	249.49	300.00	122.33	400.00	400.00	400.00
01.41941.581.00	Govt. Buildings - Mileage	500.00	417.97	500.00	68.04	500.00	500.00	500.00
01.41941.610.01	Govt. Buildings - Supplies	6,370.00	3,471.90	6,000.00	2,192.93	4,000.00	4,000.00	4,000.00
01.41941.610.02	Govt. Buildings - Supplies - Energy Committee	200.00	0.00	200.00	0.00	700.00	9,900.00	9,900.00
01.41941.610.03	Govt. Buildings - Supplies - Sustainability Comm	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00
01.41941.613.01	Govt. Buildings - Water - Safety Complex	0.00	220.71	100.00	10.14	100.00	100.00	100.00
01.41941.613.02	Govt. Buildings - Bottled Water - Town Hall	800.00	130.74	800.00	25.35	200.00	200.00	200.00
01.41941.622.01	Govt. Buildings - Electricity - Caution Lights	0.00	690.12	720.00	292.02	720.00	720.00	720.00
01.41941.622.03	Govt. Buildings - Electricity - Tennis Court	0.00	347.71	360.00	145.52	360.00	360.00	360.00
01.41941.622.04	Govt. Buildings - Electricity - Town Hall	6,000.00	2,450.33	4,000.00	1,179.08	3,500.00	3,500.00	3,500.00
01.41941.622.05	Govt. Buildings - Electricity - Triangle - Holiday	0.00	88.96	150.00	35.00	150.00	150.00	150.00
01.41941.622.06	Govt. Buildings - Electricity - Vault	0.00	258.14	300.00	115.84	300.00	300.00	300.00
01.41941.623.00	Govt. Buildings - Heat - Town Hall Complex	6,000.00	4,093.04	4,000.00	788.21	4,000.00	4,000.00	4,000.00
01.41941.760.00	Govt. Buildings - JLSC	500.00	0.00	500.00	0.00	500.00	500.00	500.00
	Govt Buildings	88,747.97	82,385.52	88,515.00	37,163.81	89,924.00	100,124.00	100,484.00
01.41951.112.00	Cemetery - Labor	800.00	0.00	0.00	0.00	0.00	0.00	0.00
01.41951.114.00	Cemetery - Superintendent Salary	600.00	600.00	600.00	300.00	600.00	600.00	600.00
01.41951.142.01	Cemetery - Cemetery Trustees							300.00 *
01.41951.430.00	Cemetery - M & R	4,500.00	5,965.96	5,400.00	150.00	0.00	0.00	0.00
01.41951.605.00	Cemetery - Postage	0.00	0.93	0.00	0.00	0.00	0.00	0.00
01.41951.610.00	Cemetery - Flags	414.00	612.96	0.00	0.00	0.00	0.00	0.00
01.41951.611.00	Cemetery - Office Supplies	800.00	78.51	0.00	0.00	0.00	0.00	0.00
01.41951.626.00	Cemetery - Gas/Oil/Fuel	0.00	47.52	0.00	0.00	0.00	0.00	0.00
01.41951.740.00	Cemetery - Capital Improvements, Fences, etc.	1,000.00	5,285.88	0.00	0.00	5,400.00	5,400.00	5,400.00
01.41951.753.00	Cemetery - Memorial Replacement	5,000.00	0.00	0.00	0.00	0.00	0.00	0.00

TOWN OF LEE
FY18 PROPOSED BUDGET
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	Cemetery	13,114.00	12,591.76	6,000.00	450.00	6,000.00	6,000.00	6,300.00
01.41961.000.00	Insurance - Property Liability	43,274.00	43,205.00	45,500.00	45,474.00	42,495.00	42,495.00	42,495.00
01.41991.000.00	Other General Government	0.00	0.00	30,000.00	10,673.69	0.00	40,000.00	45,000.00 *
01.41991.111.00	Other Gen. Govt. - Retro. Increase	0.00	0.00	(21,902.80)	0.00	0.00	0.00	0.00
	Other General Government	0.00	0.00	8,097.20	10,673.69	0.00	40,000.00	45,000.00
01.42101.111.00	Police - Chief Salary	80,280.12	79,223.01	80,280.12	37,734.30	80,280.12	80,800.00	80,800.00
01.42101.112.01	Police - Sergeant Wages	56,939.76	9,268.93	99,964.80	0.00	56,376.00	0.00	0.00
01.42101.112.02	Police - Senior Patrol Wages	99,117.36	73,408.30	99,117.36	34,086.88	147,549.60	97,788.77	145,816.52
01.42101.112.03	Police - Patrol Wages	189,852.02	209,998.60	150,326.98	75,793.35	96,613.85	139,312.62	90,376.42
01.42101.112.04	Police - Secretary Wages	42,493.93	43,161.19	42,493.93	20,239.41	46,800.00	46,915.97	45,839.66
01.42101.112.05	Police - Officer Holiday Pay	14,569.40	11,782.80	14,569.40	7,045.28	14,569.40	14,569.40	14,210.88
01.42101.112.06	Police - Corporal	0.00	14,073.62	0.00	0.00	50,211.20	50,908.36	50,710.40
01.42101.112.07	Police - Prosecutor	0.00	10,863.00	0.00	24,027.51	0.00	0.00	0.00
01.42101.115.01	Police - PT Patrol Officer	0.00	1,056.00	0.00	15,072.80	34,944.00	33,612.80	33,612.80
01.42101.130.01	Police - Officer Overtime	17,246.10	18,961.61	17,246.10	8,009.39	20,000.00	20,000.00	20,000.00
01.42101.130.02	Police - Secretary Overtime	0.00	695.94	0.00	156.25	0.00	0.00	0.00
01.42101.320.00	Police - CALEA	4,000.00	0.00	0.00	0.00	0.00	0.00	0.00
01.42101.330.01	Police - Telephone - Landlines	4,250.00	2,012.04	5,625.60	847.62	5,625.60	5,625.60	5,625.60
01.42101.330.02	Police - Telephone - Cell Phones	0.00	3,018.12	0.00	1,120.71	0.00	0.00	0.00
01.42101.330.03	Police - Telephone - Cell Phone Reimbursemen	0.00	360.00	0.00	310.08	0.00	0.00	0.00
01.42101.335.00	Police - Evidence	300.00	522.79	300.00	406.41	300.00	300.00	300.00
01.42101.350.00	Police - Attorney	7,133.33	0.00	0.00	0.00	0.00	0.00	0.00
01.42101.431.00	Police - Vehicle Repair	13,500.00	12,616.40	13,500.00	12,317.59	13,500.00	13,500.00	13,500.00
01.42101.432.00	Police - Radio Repair	1,100.00	774.00	1,950.00	166.00	1,950.00	1,950.00	1,950.00
01.42101.441.00	Police - Uniforms	3,600.00	10,977.47	5,000.00	3,952.60	5,000.00	5,000.00	5,000.00
01.42101.444.00	Police - Lease Agreements/Contracts	12,800.00	11,165.25	13,500.00	2,420.97	16,412.64	16,412.64	16,412.64
01.42101.555.00	Police - Printing	1,500.00	57.66	1,000.00	227.40	1,000.00	1,000.00	1,000.00
01.42101.560.00	Police - Dues	500.00	100.00	500.00	0.00	500.00	500.00	500.00
01.42101.561.00	Police - Training	4,500.00	3,672.03	5,500.00	3,016.29	7,500.00	7,500.00	7,500.00
01.42101.611.00	Police - Supplies	2,500.00	4,008.12	3,500.00	657.90	3,500.00	3,500.00	3,500.00
01.42101.621.00	Police - Heat	8,000.00	8,664.78	8,000.00	611.67	8,000.00	8,000.00	8,000.00
01.42101.622.00	Police - Electricity	10,250.00	8,988.83	10,250.00	3,890.94	10,250.00	10,250.00	10,250.00
01.42101.626.00	Police - Gas/Oil/ Vehicles	27,000.00	16,454.18	27,000.00	11,395.88	27,000.00	27,000.00	27,000.00
01.42101.750.00	Police - New Equipment	7,000.00	25,428.43	43,200.00	40,097.28	43,200.00	43,200.00	43,200.00
	Police	608,432.02	576,313.10	642,824.29	303,604.51	691,082.41	627,646.16	625,104.92
01.42111.531.01	UNH Dispatch	10,000.00	8,445.00	8,445.00	8,445.00	8,445.00	8,445.00	8,445.00
01.42111.531.02	Stafford County Dispatch	6,712.00	6,711.70	6,712.00	0.00	10,407.00	10,407.00	10,407.00
	Dispatch	16,712.00	15,156.70	15,157.00	8,445.00	18,852.00	18,852.00	18,852.00
01.42151.500.00	Ambulance	20,179.00	20,179.00	18,516.00	18,516.00	19,776.00	19,776.00	19,776.00
01.42201.111.00	Fire - Chief Salary	57,570.00	58,068.27	65,691.00	28,106.13	70,012.80	70,000.00	70,000.00
01.42201.112.05	Fire -FT Lieutenant Wages	38,570.69	39,142.57	39,736.00	18,977.67	44,740.00	36,905.40	44,740.00
01.42201.112.07	Fire - FT FF Holiday Wages	3,030.00	0.00	3,030.00	0.00	3,030.00	3,030.00	3,030.00
01.42201.114.00	Fire - PT Deputy Salary	7,682.00	7,681.52	7,759.00	3,855.64	7,681.52	7,758.82	7,758.82
01.42201.115.05	Fire - PT FF Wages	30,498.00	29,205.99	31,419.00	13,196.95	101,644.96	101,644.96	101,644.96
01.42201.115.06	Fire - PT LT Wages	21,495.56	14,647.51	21,840.00	4,051.25	0.00	0.00	0.00

TOWN OF LEE
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* Denotes change from 1/17/17 Public Hearing

Account	Description	FY 2016		FY 2017		FY2018		
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.42201.116.05	Fire - On Call Lieutenant Wages	0.00	3,691.12	0.00	151.36	0.00	42,344.25	0.00
01.42201.116.06	Fire - On Call Firefighter Wages	47,470.00	29,873.42	47,470.00	20,757.53	47,470.00	0.00	47,470.00
01.42201.119.00	Fire - Night Shift Incentive	23,000.00	20,093.11	23,000.00	9,525.00	23,000.00	23,000.00	23,000.00
01.42201.130.00	Fire - Overtime	5,050.00	3,910.19	4,000.00	640.10	5,000.00	5,000.00	5,000.00
01.42201.230.00	Retirement	0.00	29,524.45	0.00	0.00	0.00	0.00	0.00
01.42201.330.01	Fire - Telephone - Landlines	3,200.00	1,624.03	1,700.00	674.88	1,700.00	1,700.00	1,700.00
01.42201.431.01	Fire - Equipment M & R	8,500.00	9,269.14	8,500.00	717.32	9,500.00	9,500.00	9,500.00
01.42201.431.02	Fire - Vehicle Equipment M & R	8,000.00	10,299.06	8,000.00	9,003.38	10,000.00	10,000.00	10,000.00
01.42201.432.00	Fire - Radio Repair	3,000.00	2,931.15	3,000.00	101.94	3,000.00	3,000.00	3,000.00
01.42201.441.00	Fire - Uniforms	1,800.00	2,221.22	2,000.00	2,095.73	2,500.00	2,500.00	2,500.00
01.42201.444.00	Fire - Lease Agreements/Contracts	8,500.00	10,129.59	9,000.00	5,716.70	11,500.00	11,500.00	11,500.00
01.42201.555.01	Fire - Printing	100.00	105.50	50.00	0.00	50.00	50.00	50.00
01.42201.555.02	Fire - Fire Prevention Safety	500.00	0.00	500.00	290.00	500.00	500.00	500.00
01.42201.560.00	Fire - Dues/Subscriptions	6,000.00	5,735.50	6,000.00	1,924.00	6,000.00	6,000.00	6,000.00
01.42201.561.00	Fire - Training	10,000.00	12,111.93	10,000.00	3,217.99	10,000.00	10,000.00	10,000.00
01.42201.582.00	Fire - Conference/Travel	1,000.00	231.35	1,000.00	60.00	1,000.00	1,000.00	1,000.00
01.42201.605.00	Fire - Postage	50.00	18.35	50.00	0.00	50.00	50.00	50.00
01.42201.611.01	Fire - Office Supplies	2,000.00	1,110.25	2,000.00	793.46	1,500.00	1,500.00	1,500.00
01.42201.611.02	Fire - Supplies	1,000.00	1,978.19	1,000.00	559.26	1,000.00	1,000.00	1,000.00
01.42201.611.03	Fire - Medical Supplies	2,000.00	1,082.58	2,000.00	2,232.16	3,000.00	3,000.00	3,000.00
01.42201.613.00	Fire - Bottled Water	450.00	474.34	450.00	257.02	500.00	500.00	500.00
01.42201.621.00	Fire - Heat	8,000.00	3,664.77	8,000.00	611.66	8,000.00	8,000.00	8,000.00
01.42201.622.00	Fire - Electricity	10,250.00	8,988.80	10,250.00	3,890.83	10,250.00	10,250.00	10,250.00
01.42201.626.00	Fire - Gas/Oil/Fuel	2,500.00	1,195.08	2,500.00	535.64	1,500.00	1,500.00	1,500.00
01.42201.627.00	Fire - Diesel Fuel	8,000.00	6,884.23	8,000.00	2,558.04	7,500.00	7,500.00	7,500.00
01.42201.631.00	Fire - Special Events	500.00	216.00	500.00	515.48	500.00	500.00	500.00
01.42201.632.00	Fire - Personal Protective Equipment	20,000.00	22,425.29	20,000.00	6,133.66	20,000.00	20,000.00	20,000.00
01.42201.750.00	Fire - New Equipment	15,000.00	40,875.42	15,000.00	12,843.49	20,000.00	20,000.00	20,000.00
	Fire	354,716.25	379,409.92	363,445.00	153,994.27	432,129.28	419,233.43	432,193.78
01.42401.112.00	Code Enforce. - FT Building Inspector	0.00	0.00	0.00	0.00	49,920.00	25,306.56	0.00
01.42401.115.00	Code Enforce. - Building Inspector Wages	28,280.00	24,503.94	28,563.00	12,145.60	0.00	0.00	40,336.00 *
01.42401.130.00	Code Enforce. - Overtime	0.00	0.00	0.00	0.00	1,000.00	1,000.00	1,000.00
	Code Enforcement	28,280.00	24,503.94	28,563.00	12,145.60	50,920.00	26,306.56	41,336.00
01.42901.113.00	EOC - Assist. Emergency Management Director	500.00	1,500.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00
01.42901.116.00	EOC - Assist. Emergency Management Wages	500.00	100.00	600.00	0.00	600.00	600.00	600.00
01.42901.220.00	EOC - SS	0.00	6.20	0.00	0.00	0.00	0.00	0.00
01.42901.225.00	EOC - MC	0.00	23.02	0.00	0.00	0.00	0.00	0.00
01.42901.611.00	EOC - Supplies	6,000.00	5,504.32	6,000.00	0.00	6,000.00	6,000.00	6,000.00
	EOC	7,000.00	7,133.54	7,600.00	0.00	7,600.00	7,600.00	7,600.00
01.43111.111.00	Highway - Road Agent Salary	63,136.84	63,136.84	63,769.00	29,780.25	63,136.84	63,768.00	63,768.00
01.43111.112.01	Highway - Road Agent Asst. Wages	43,583.64	44,498.08	44,020.00	21,288.91	43,932.16	44,202.12	44,032.77
01.43111.112.02	Highway - FT Wages	41,065.83	41,958.89	41,477.00	20,094.59	41,396.00	41,650.38	41,490.80
01.43111.112.03	Highway - Holiday Wages	4,040.00	0.00	4,040.00	0.00	1,280.00	1,280.00	1,280.00
01.43111.116.00	Highway - PT On Call Wages	6,565.00	4,227.29	7,000.00	2,193.99	9,000.00	9,000.00	9,000.00
01.43111.130.00	Highway - Overtime	9,090.00	3,661.73	9,090.00	1,212.02	9,090.00	9,090.00	9,090.00
01.43111.306.00	Highway - Miscellaneous/Engineering	6,000.00	598.96	5,500.00	637.43	5,500.00	5,500.00	5,500.00
01.43111.330.01	Highway - Telephone - Landlines	1,520.00	467.35	780.00	195.87	780.00	780.00	780.00
01.43111.330.02	Highway - Telephone - Cell Phone Reimburse	0.00	1,130.32	1,080.00	129.14	1,080.00	1,080.00	1,080.00
01.43111.414.00	Highway - Medical Drug Testing	750.00	576.00	750.00	95.00	750.00	750.00	750.00

TOWN OF LEE
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JAN.23, 2017 FINAL APPROVAL

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		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.43111.424.00	Highway - Parks & Grounds Maintenance	11,250.00	10,777.71	11,250.00	179.20	12,000.00	12,000.00	12,000.00
01.43111.430.00	Highway - Subcontracted Repairs	6,000.00	905.00	5,500.00	460.00	5,500.00	5,500.00	5,500.00
01.43111.431.01	Highway - Parts/In House Repairs	14,500.00	11,593.34	14,500.00	2,375.68	14,500.00	14,500.00	14,500.00
01.43111.431.02	Highway - Wear Edges (Plows & Equipment)	3,500.00	3,192.52	3,500.00	0.00	3,500.00	3,500.00	3,500.00
01.43111.431.03	Highway - Building M & R	2,500.00	1,880.08	2,500.00	0.00	3,000.00	3,000.00	3,000.00
01.43111.441.00	Highway - Uniforms	1,700.00	1,434.70	1,500.00	858.24	2,300.00	2,300.00	2,300.00
01.43111.442.00	Highway - Rented and Hired Equipment	16,000.00	6,779.83	16,000.00	9,088.12	16,000.00	16,000.00	16,000.00
01.43111.450.00	Highway - Signs & Warning Devices	2,500.00	3,100.76	2,500.00	540.62	2,000.00	2,000.00	2,000.00
01.43111.451.00	Highway - Tires	2,500.00	1,355.96	2,500.00	0.00	2,500.00	2,500.00	2,500.00
01.43111.611.01	Highway - Office Supplies	250.00	170.14	250.00	60.99	250.00	250.00	250.00
01.43111.611.02	Highway - Supplies - Other	3,500.00	3,197.94	3,500.00	1,040.81	3,500.00	3,500.00	3,500.00
01.43111.621.00	Highway - Heat	6,500.00	2,013.89	5,967.00	0.00	5,000.00	5,000.00	5,000.00
01.43111.622.01	Highway - Electricity - Annex 0436214010	1,750.00	806.41	900.00	287.01	950.00	950.00	950.00
01.43111.622.02	Highway - Electricity - Salt Shed 0436214510	0.00	911.27	850.00	297.06	950.00	950.00	950.00
01.43111.626.00	Highway - Gas	5,935.00	3,238.15	5,940.00	953.04	5,940.00	5,940.00	5,940.00
01.43111.627.00	Highway - Diesel	17,625.00	4,681.76	15,000.00	2,843.22	13,750.00	13,750.00	13,750.00
01.43111.650.00	Highway - Paving & Asphalt Products	170,000.00	163,427.65	175,000.00	124,621.23	175,000.00	175,000.00	175,000.00
01.43111.651.00	Highway - Stone/Sand/Gravel	9,500.00	9,432.36	8,000.00	2,002.12	9,000.00	9,000.00	9,000.00
01.43111.652.00	Highway - Culverts/Guard Rails +	6,000.00	1,797.20	5,000.00	0.00	5,000.00	5,000.00	5,000.00
01.43111.653.00	Highway - Salt/Sand/Magnesium	26,500.00	13,208.01	28,000.00	0.00	28,000.00	28,000.00	28,000.00
01.43111.750.00	Highway - New Equipment/Tools	1,500.00	581.36	1,000.00	65.00	1,000.00	1,000.00	1,000.00
	Highway	485,261.31	404,741.50	486,663.00	221,299.54	485,585.00	486,740.50	486,411.57
01.43211.111.00	Transfer Station - Manager	48,388.49	48,388.49	48,872.00	22,823.63	48,871.88	48,872.00	48,872.00
01.43211.112.00	Transfer Station - FT Wages	33,770.99	35,337.68	37,815.00	17,584.65	37,814.40	37,959.84	37,814.40
01.43211.115.00	Transfer Station - PT Wages	36,526.17	35,790.18	37,875.00	18,557.25	40,000.00	40,000.00	40,000.00
01.43211.115.01	Transfer Station - PT Clerical Wages	100.00	0.00	100.00	0.00	100.00	100.00	100.00
01.43211.130.00	Transfer Station - Overtime	1,616.00	0.00	1,400.00	0.00	1,400.00	1,400.00	1,400.00
01.43211.306.00	Transfer Station - Engineering	100.00	0.00	100.00	0.00	100.00	100.00	100.00
01.43211.312.00	Transfer Station - Compliance	200.00	122.94	200.00	0.00	200.00	200.00	200.00
01.43211.330.01	Transfer Station - Telephone - Landlines	735.00	640.34	400.00	271.48	450.00	450.00	450.00
01.43211.330.03	Transfer Station - Telephone - Cell Phone Reim	0.00	360.00	400.00	150.00	360.00	360.00	360.00
01.43211.332.00	Transfer Station - Internet Provider	0.00	0.00	0.00	0.00	1,300.00	1,300.00	1,300.00
01.43211.421.01	Transfer Station - Recycling Expense	2,000.00	901.88	2,000.00	536.54	2,000.00	2,000.00	2,000.00
01.43211.421.02	Transfer Station - CFC Removal	200.00	0.00	200.00	0.00	200.00	200.00	200.00
01.43211.425.00	Transfer Station - Grounds Maintenance	2,500.00	2,767.25	2,000.00	393.77	2,000.00	2,000.00	2,000.00
01.43211.431.00	Transfer Station - Equipment M & R	7,000.00	5,534.82	7,000.00	6,676.42	7,000.00	7,000.00	7,000.00
01.43211.441.00	Transfer Station - Uniforms	1,500.00	2,087.93	1,500.00	716.32	2,200.00	2,200.00	2,200.00
01.43211.441.02	Transfer Station - Volunteer T Shirts	200.00	0.00	200.00	0.00	100.00	100.00	100.00
01.43211.445.00	Transfer Station - Porta Potty	700.00	575.99	700.00	356.00	725.00	725.00	725.00
01.43211.555.00	Transfer Station - Printing	1,450.00	1,008.00	450.00	0.00	1,450.00	1,450.00	1,450.00
01.43211.560.00	Transfer Station - Dues & Subscriptions	400.00	427.10	400.00	74.00	450.00	450.00	450.00
01.43211.561.00	Transfer Station - Training	1,600.00	1,077.00	1,000.00	400.00	900.00	900.00	900.00
01.43211.581.00	Transfer Station - Mileage	0.00	764.68	300.00	370.44	700.00	700.00	700.00
01.43211.582.00	Transfer Station - Conference & Travel	400.00	0.00	400.00	25.00	400.00	400.00	400.00
01.43211.605.00	Transfer Station - Postage	50.00	19.75	50.00	0.00	25.00	25.00	25.00
01.43211.611.00	Transfer Station - Office Supplies	1,800.00	466.69	1,500.00	216.76	1,000.00	1,000.00	1,000.00
01.43211.611.02	Transfer Station - Other	500.00	85.10	500.00	0.00	500.00	500.00	500.00
01.43211.612.00	Transfer Station - Kitchen Expense	0.00	334.15	100.00	271.50	500.00	500.00	500.00
01.43211.614.00	Transfer Station - Compost Bins & Pails	1,000.00	235.10	500.00	0.00	300.00	300.00	300.00
01.43211.615.00	Transfer Station - Volunteer Thanks	0.00	200.00	200.00	150.00	200.00	200.00	200.00
01.43211.621.00	Transfer Station - Heat	1,900.00	540.80	800.00	642.57	800.00	800.00	800.00

TOWN OF LEE
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01.43211.622.01	Transfer Station - Electricity - TS Building 04362	9,000.00	5,864.73	9,000.00	1,364.61	6,000.00	6,000.00	6,000.00
01.43211.622.02	Transfer Station - Electricity - TS Building 16001	0.00	1,522.45	800.00	170.03	1,600.00	1,600.00	1,600.00
01.43211.622.03	Transfer Station - Electricity - Recycl. Center 60	0.00	2,224.77	700.00	649.98	2,400.00	2,400.00	2,400.00
01.43211.626.00	Transfer Station - Fuel	4,000.00	2,281.41	2,500.00	791.67	2,500.00	2,500.00	2,500.00
01.43211.750.01	Transfer Station - New Equipment	4,000.00	10,402.71	4,500.00	2,003.82	4,500.00	4,500.00	4,500.00
01.43211.750.02	Transfer Station - Safety Equipment	2,000.00	4,405.88	2,000.00	464.79	2,000.00	2,000.00	2,000.00
	Transfer Station	163,636.65	164,367.82	166,462.00	75,661.23	171,046.28	171,191.84	171,046.40
01.43241.421.01	Solid Waste Disposal - MSW & Bulky Waste	92,000.00	89,930.77	70,000.00	40,123.52	72,000.00	72,000.00	72,000.00
01.43241.421.02	Solid Waste Disposal - Tires	1,800.00	233.75	1,200.00	0.00	800.00	800.00	800.00
01.43241.421.03	Solid Waste Disposal - Hazardous Waste	3,500.00	2,487.74	2,250.00	1,989.24	2,500.00	2,500.00	2,500.00
01.43241.421.04	Solid Waste Disposal - Electronics	6,000.00	7,417.95	5,000.00	2,108.90	8,000.00	8,000.00	8,000.00
01.43241.421.05	Solid Waste Disposal - Waste Oil	3,000.00	150.00	1,000.00	0.00	500.00	500.00	500.00
01.43241.421.06	Solid Waste Disposal - Solid Waste Other	500.00	0.00	500.00	0.00	500.00	500.00	500.00
01.43241.421.07	Solid Waste Disposal - Construction & Demolition	9,000.00	9,606.89	9,000.00	3,179.38	10,000.00	10,000.00	10,000.00
01.43241.421.08	Solid Waste Disposal - Glass	3,000.00	0.00	3,000.00	615.90	3,000.00	3,000.00	3,000.00
01.43241.421.09	Solid Waste Disposal - Fluorocarbons CFC	500.00	0.00	300.00	0.00	200.00	200.00	200.00
01.43241.421.10	Solid Waste Disposal - Antifreeze	200.00	235.00	200.00	115.00	250.00	250.00	250.00
01.43241.421.11	Solid Waste Disposal - Brush Grinding	6,000.00	3,975.00	6,000.00	2,700.00	4,500.00	4,500.00	4,500.00
01.43241.421.12	Solid Waste Disposal - Lamprey Closure Costs	1,100.00	927.29	927.29	0.00	928.00	927.29	927.29
01.43241.421.13	Solid Waste Disposal - Propane	0.00	372.00	0.00	176.00	400.00	400.00	400.00
01.43241.425.00	Solid Waste Disposal - Hauling Costs	22,000.00	24,689.00	20,000.00	11,967.99	26,000.00	26,000.00	26,000.00
	Solid Waste Disposal	148,600.00	140,025.39	119,377.29	62,975.93	129,578.00	129,577.29	129,577.29
01.43311.411.00	So. East Watershed Alliance	0.00	0.00	0.00	0.00	200.00	200.00	200.00
01.44141.000.00	Animal Control	1,650.00	65.00	1,650.00	9.40	1,650.00	1,650.00	1,000.00 *
01.44151.000.01	Health - A Safe Place	2,000.00	2,000.00	0.00	0.00	0.00	0.00	0.00
01.44151.000.02	Health - AIDS Seacoast Response	700.00	700.00	700.00	700.00	700.00	700.00	700.00
01.44151.000.03	Health - American Red Cross	500.00	500.00	500.00	500.00	500.00	500.00	500.00
01.44151.000.04	Health - CASA	500.00	500.00	500.00	500.00	500.00	500.00	500.00
01.44151.000.05	Health - Child and Family Care Services	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
01.44151.000.06	Health - Community Action Partnership	1,500.00	1,500.00	2,000.00	2,000.00	2,000.00	2,000.00	2,000.00
01.44151.000.07	Health - Goodwin Community Health	5,020.00	5,020.00	5,563.00	5,563.00	2,993.00	2,993.00	2,993.00
01.44151.000.08	Health - Homemakers Health Services	124.80	124.80	885.60	885.60	707.59	707.59	707.59
01.44151.000.09	Health - Lamprey Health Care	3,296.00	3,296.00	3,200.00	3,200.00	3,200.00	3,200.00	3,200.00
01.44151.000.10	Health - Ready Rides	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
01.44151.000.11	Health - Sexual Assault Support Services	1,775.00	1,775.00	3,775.00	3,775.00	3,775.00	3,775.00	3,775.00
01.44151.000.13	Health - My Friend's Place	500.00	0.00	0.00	0.00	0.00	0.00	0.00
01.44151.000.14	Health - Homeless Shelter Strafford County	0.00	500.00	500.00	500.00	1,000.00	1,000.00	1,000.00
01.44151.000.15	Health - Big Brothers Big Sisters	0.00	0.00	0.00	0.00	1,200.00	0.00	0.00
	Health	18,415.80	18,415.80	20,123.60	20,123.60	19,075.59	17,875.59	17,875.59
01.44411.115.00	General Assistance - Welfare Officer Wages	5,000.00	4,570.38	10,000.00	2,220.00	5,000.00	5,000.00	5,000.00
01.44411.330.02	General Assistance - Telephone - Cell	600.00	594.39	600.00	227.52	600.00	600.00	600.00
01.44411.560.00	General Assistance - Dues & Subscriptions	0.00	79.13	100.00	30.00	100.00	100.00	100.00
	General Assistance	5,600.00	5,243.90	10,700.00	2,477.52	5,700.00	5,700.00	5,700.00
01.44421.801.01	General Assistance - Rent Assistance	14,200.00	5,123.00	12,000.00	10,640.00	20,000.00	20,000.00	20,000.00
01.44421.801.02	General Assistance - Electricity Assistance	1,200.00	970.38	1,200.00	1,048.19	2,000.00	2,000.00	2,000.00
01.44421.801.03	General Assistance - Heating Fuel Assistance	1,000.00	0.00	1,000.00	0.00	1,000.00	1,000.00	1,000.00

TOWN OF LEE
FY18 PROPOSED BUDGET
JAN.23, 2017 FINAL APPROVAL

* Denotes change from 1/17/17 Public Hearing

Account	Description	FY 2016		FY 2017		FY2018		
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen
01.44421.801.04	General Assistance - Medical Supplies Assistan	500.00	0.00	250.00	0.00	250.00	250.00	250.00
01.44421.801.05	General Assistance - Food Assistance	600.00	0.00	500.00	0.00	500.00	500.00	500.00
01.44421.801.06	General Assistance - Funeral Assistance	0.00	750.00	0.00	1,500.00	750.00	750.00	750.00
	General Assistance	17,500.00	6,843.38	14,950.00	13,188.19	24,500.00	24,500.00	24,500.00
01.45201.000.01	Parks & Recreation - Oyster River Associ	26,700.00	26,700.00	27,000.00	27,000.00	27,875.00	27,875.00	27,875.00
01.45201.000.02	Parks & Recreation - Recreation Events	3,500.00	1,431.29	6,800.00	0.00	6,900.00	6,900.00	6,900.00
01.45201.000.03	Parks & Recreation - Town Fair	0.00	0.00	2,500.00	2,500.00	0.00	0.00	0.00
01.45201.115.00	Parks & Rec. - PT Program Coordinator	0.00	0.00	0.00	0.00	15,000.00	0.00	0.00
01.45201.611.00	Parks & Recreation - Supplies	0.00	1,481.60	780.00	607.99	780.00	780.00	780.00
01.45201.611.01	Parks & Rec. - BB Grills for Pavillion	0.00	0.00	900.00	419.97	0.00	0.00	0.00
01.45201.622.00	Parks & Recreation - Electricity - D94316222 - L	600.00	899.15	850.00	693.48	1,000.00	1,000.00	1,000.00
	Parks & Recreation	30,800.00	30,512.04	38,830.00	31,221.44	51,555.00	36,555.00	36,555.00
01.45501.111.00	Library - Director Salary	55,608.18	54,538.79	56,109.00	26,226.95	58,388.59	56,164.00	56,108.00
01.45501.112.02	Library - Library Assistant FT	33,859.64	33,844.20	34,235.00	15,962.77	35,552.62	34,208.90	34,234.20
01.45501.115.02	Library - Youth Services Librarian PT	21,546.33	20,650.32	21,742.00	10,808.76	22,623.65	21,743.28	21,723.00
01.45501.115.03	Library - Assistant I	12,742.89	12,903.23	14,012.00	0.00	0.00	0.00	0.00
01.45501.115.04	Library - Assistant II	9,258.06	9,049.52	9,453.00	1,036.45	0.00	0.00	0.00
01.45501.115.05	Library - Substitute	1,500.00	931.73	1,500.00	173.98	1,500.00	1,500.00	1,500.00
01.45501.115.06	Library Technician I	0.00	0.00	0.00	3,027.83	14,523.60	9,167.89	9,028.00 *
01.45501.115.07	Library Technician II	0.00	0.00	0.00	6,312.46	9,720.76	13,970.32	13,970.32
01.45501.211.00	Library - Health	26,991.68	0.00	4,400.00	0.00	0.00	0.00	0.00
01.45501.216.00	Library - Dental Expense	0.00	193.44	838.26	0.00	0.00	0.00	0.00
01.45501.220.00	Library - SS	8,507.56	8,166.28	8,445.00	0.00	0.00	0.00	0.00
01.45501.225.00	Library - MC	1,982.85	1,909.85	1,975.00	0.00	0.00	0.00	0.00
01.45501.230.00	Library - Retirement	9,917.91	9,905.03	10,031.00	0.00	0.00	0.00	0.00
01.45501.260.00	Library - Workers Comp	500.00	0.00	500.00	0.00	0.00	0.00	0.00
01.45501.520.00	Library - Property Liability	1,787.00	0.00	1,800.00	0.00	0.00	0.00	0.00
01.45501.613.00	Library - Bottled Water	200.00	140.96	0.00	50.00	0.00	0.00	0.00
01.45501.621.00	Library - Heat	2,670.00	0.00	2,670.00	0.00	2,670.00	2,670.00	2,670.00
01.45501.622.00	Library - Electricity	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00
01.45501.900.02	Library - Misc. to be Offset by Revenue	6,065.00	0.00	6,065.00	0.00	6,065.00	6,065.00	6,065.00
01.45501.999.00	Library - Trustees	40,355.00	50,642.50	41,350.00	20,625.00	42,400.00	42,400.00	42,400.00
	Library	237,692.10	202,875.85	215,125.26	84,224.20	193,444.22	187,889.39	187,698.52
01.45831.000.00	Patriotic Purposes	550.00	0.00	500.00	0.00	500.00	500.00	500.00
01.45891.000.02	Culture & Rec. - Heritage Commission	15,000.00	0.00	0.00	0.00	0.00	0.00	0.00
01.45891.000.03	Culture & Re. - Heritage - 250th	0.00	0.00	10,000.00	0.00	0.00	0.00	0.00
01.45891.001.01	Culture & Rec. - Agricultural Commission	1,500.00	0.00	1,000.00	0.00	0.00	0.00	0.00
01.46191.000.00	Conservation	4,050.00	0.00	5,300.00	0.00	0.00	5,300.00	5,300.00
	Commissions	20,550.00	0.00	16,300.00	0.00	0.00	5,300.00	5,300.00
01.47111.000.01	Bond Principal - Safety Complex	60,000.00	60,000.00	60,000.00	0.00	60,000.00	60,000.00	60,000.00
01.47111.000.02	Bond Principal - Transfer Station	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00
01.47211.000.01	Bond Interest - Safety Complex	18,555.00	18,555.00	16,260.00	0.00	13,890.00	13,890.00	13,890.00
01.47211.000.02	Bond Interest - Transfer Station	10,088.00	10,088.00	9,588.00	9,588.00	8,088.00	8,088.00	8,088.00
	Debt Service	118,643.00	118,643.00	115,848.00	39,588.00	111,978.00	111,978.00	111,978.00
		3,815,470.00	3,512,062.91	3,807,523.18	1,750,924.95	3,888,875.60	3,821,690.51	3,901,122.95

TOWN OF LEE
 FY18 PROPOSED BUDGET
 JAN.23, 2017 FINAL APPROVAL

* Denotes change from 1/17/17 Public Hearing

Account	Description	FY 2016		FY 2017		FY2018			
		Final Budget	Pre-Audit Actuals	Adjusted Budget	YTD Actuals	Dept Head Request	3C Recommendation	Selectmen	
01.49011.000.02	Cap. Land Acqu. - Powder Major Purchase	0.00	0.00	155,000.00	0.00	0.00	0.00	0.00	
01.49021.000.01	Cap. Exp. Vehicles & Machines	0.00	0.00	31,000.00	30,210.48	19,459.00	0.00	0.00	*
01.49161.000.01	Transfer to Accrued Benefits Trust	25,000.00	25,000.00	25,000.00	25,000.00	0.00	15,000.00	15,000.00	15
01.49161.000.03	Transfer to Fire Ponds & Cisterns Trust	20,000.00	20,000.00	20,000.00	20,000.00	25,000.00	25,000.00	25,000.00	14
01.49161.000.04	Transfer to Fire Truck Trust	70,000.00	70,000.00	120,000.00	120,000.00	150,000.00	150,000.00	150,000.00	10
01.49161.000.05	Transfer to Highway Equipment Trust	20,000.00	20,000.00	55,000.00	55,000.00	55,000.00	55,000.00	55,000.00	12
01.49161.000.10	Transfer to Recreation Facilities Trust	0.00	0.00	5,000.00	5,000.00	10,000.00	0.00	0.00	
01.49161.000.11	Transfer to Revaluation Trust	10,000.00	10,000.00	10,000.00	11,100.00	0.00	0.00	0.00	
01.49161.000.12	Transfer to Town Roads & Bridges Trust	40,000.00	40,000.00	80,000.00	84,740.00	60,000.00	60,000.00	60,000.00	11
01.49161.000.13	Transfer to Town/New Building Trust	0.00	0.00	35,000.00	35,000.00	35,000.00	35,000.00	100,000.00	*
01.49161.000.14	Transfer to Transfer Station Equipment Trust	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	16
	Capital Reserve Funds	195,000.00	195,000.00	360,000.00	365,840.00	345,000.00	350,000.00	415,000.00	
01.50001.000.00	Paid from Contingency Fund	20,000.00	18,665.75	0.00	5,946.35	0.00	20,000.00	20,000.00	20
01.50002.000.00	Paid from Designated Fund Balance	0.00	12,460.66	0.00	0.00	0.00	0.00	0.00	
01.51000.000.03	Fire Ponds & Cisterns CRF Expense	0.00	0.00	0.00	0.00	62,340.00	62,340.00	62,340.00	9
01.51000.000.04	Highway Equipment CRF Expense	0.00	0.00	0.00	0.00	170,000.00	170,000.00	185,000.00	*
01.51000.000.05	Highway Roads & Bridges CRF Expense	0.00	0.00	0.00	0.00	155,850.00	155,850.00	0.00	*
01.51000.000.10	Recreation Facilities CRF Expense	0.00	0.00	0.00	0.00	7,000.00	7,273.00	7,000.00	18
01.51000.000.11	Revaluation Fund CRF Expense	0.00	0.00	0.00	28,400.00	0.00	0.00	0.00	
01.51000.000.12	Town Buildings CRF Expense	0.00	0.00	0.00	18,413.40	0.00	0.00	0.00	
01.51000.000.14	Lee Library CRF Expense	0.00	0.00	0.00	0.00	5,000.00	5,715.00	5,000.00	19
01.51000.000.15	Lee Fair Trust Fund Expense WA	0.00	0.00	0.00	0.00	0.00	8,000.00	8,000.00	17
	CRF Expense	0.00	0.00	0.00	46,813.40	400,190.00	409,178.00	267,340.00	

2017 TOWN WARRANT
For the TOWN OF LEE, NEW HAMPSHIRE

FIRST SESSION: To the inhabitants of the Town of Lee, County of Strafford, State of New Hampshire, qualified to vote in Town Affairs, you are hereby notified to meet at the Mast Way School located on Mast Road, Lee at 9:00 a.m. on February 4, 2017. This session shall consist of explanation, discussion and deliberation of the Warrant Articles numbered X through X. Warrant Articles may be amended subject to the following limitations: (a) Warrant Articles whose wording is prescribed by law shall not be amended, and (b) Warrant Articles that are amended shall be placed on the official ballot for a final vote on the main motion as amended.

SECOND SESSION: To the inhabitants of the Town of Lee, County of Strafford, State of New Hampshire, qualified to vote in Town Affairs, you are hereby notified to meet at the Public Safety Complex, 20 George Bennett Road, Lee on March 14, 2017. The Polls will be open from 7:00 a.m. to 7:00 p.m.

ARTICLE 1

To choose all necessary Town Officers for the ensuing year:
(To be considered at the March 14, 2017 Ballot Voting)

Article 2 - Are you in favor of the adoption of Amendment No.1-2017 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Article II Definitions: Replaces "in-law apt" with Accessory Dwelling Unit; changes definition of "Sign," "Grandfathered Sign," "Government Sign," and "Temporary Sign."

Article V – Residential Zone: Section A. Adds Accessory Dwelling Units as a permitted use; Section D. Increases size of allowed sign to 8 SF.

Article XVII – Signs: Section I. Modifies the Purpose and Intent of sign regulations to state the goal of compliance with the First Amendment while still protecting the Town's rural character.

Section II. General Provisions. Clarifies prohibited signs and signs that require a permit; further defines the Permit Application process; adds prohibitions under NH RSA 236:75; prohibits signs at the Lee Triangle or on Town Property; requires all non-commercial signs meet size criteria; clarifies regulations pertaining to Directional Signs; clarifies Advertising Posters; clarifies Prohibitions regarding off premises and flashing and animated signs.

Section III. Specific sign regulations by District: A. Commercial Districts replaces Commercial Signs; reformats language; B. Residential Zones – modifies regulations for commercial signs in a residential zone; C. Agricultural Signs – Defines agricultural uses as it relates to signage.

Majority vote required. This amendment will be effective upon passage.

Article 3 - Are you in favor of the adoption of Amendment No. 1-2017 as proposed by the Planning Board for the Town Building Regulations as follows:?

Article II Definitions – adds Accessory Dwelling Units; clarifies Building Inspector, Code Enforcement Officer and Planning & Zoning Administrator duties to be consistent with job responsibilities; updates floodplain definition to meet current adopted FEMA maps; adds definitions of Foundation certification; eliminates in-law unit; allows Health Officer to assign a designee for all responsibilities.

Article III - Application: Clarifies application requirements and review process.

Article IV - Clarifies Building Inspector responsibilities.

Article V - Clarifies that Codes will change as the State of NH adopts them.

Article VI – Clarifies that Building Inspector inspection response is 3 business days; allows Town to require outside review for large commercial projects.

Article VIII – Adds Light Commercial Zone.

Article IX – Amends definition of “new well” to be consistent with State of NH set back requirements; changes name to Petroleum Storage Tanks and Subsurface Disposal System (Septic Systems) and adds reference to NH DES; clarifies Subsurface Application Process and requirements to be in compliance with State of NH regulations; clarifies inspection process of Subsurface Disposal Systems.

Article XII - Adds Building Inspector as Enforcement agent.

Majority vote required. This amendment will be effective upon passage.

ARTICLE 4

To see if the town will vote to change the purpose of the Lee Library/Community Center Capital Reserve Fund, from building a new Library and Community Center on Map Lot #02-01-01 to a fund whose purpose is to cover capital expenditures for the town’s library building and to change the fund name to the Lee Library Building Capital Reserve Fund and to appoint the Board of Selectmen as agent to expend. (2/3 vote required) (Recommended by the Select Board)

ARTICLE 5

Shall we rescind the provisions of RSA 40:13 (known as SB 2), as adopted by the Town of Lee on the 8th of March 2011, so that the official ballot will no longer be used for voting on all questions, but only for the election of officers and certain other questions for which the official ballot is required by state law? A 3/5 majority of those voting on the question shall be required.

ARTICLE 6

Shall the Town amend the Lee Racetrack Ordinance as proposed by the Ad-hoc Racetrack Committee as follows:

Section 1 Definitions: change the definition of “Event;” added other terms for clarification

Section 2 -included reference to “Race Season”

Section 21 & 22 – Change to reflect new Sound Monitoring Procedures and add new Violations and Penalties

Added “Schedule A” to define Sound Monitoring Procedure for Lee USA Speedway

Majority vote required. (Recommended by the Select Board)

ARTICLE 7

Shall the Town of Lee raise and appropriate as an operating budget, not including appropriations by special warrant articles and other appropriations voted separately, the amounts set forth on the budget posted with the warrant or as amended by vote of the first session, for the purposes set forth therein, totaling **\$3,901,122.95**. Should this article be defeated, the default budget shall be **\$3,812,478.00**, which is the same as last year, with certain adjustments required by previous action of the Select Board or by law; or the governing body may hold one special meeting, in accordance with RSA 40:13, X and XVI, to take up the issue of a revised operating budget only. (Recommended by the Select Board) Majority vote required.

ARTICLE 8

To see if the Town will vote to raise and appropriate the sum of one hundred eighty-five thousand dollars (\$185,000) to purchase a new Plow Truck and to authorize the withdrawal of that sum from the Highway Equipment Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 9

To see if the Town will vote to raise and appropriate the sum of sixty-two thousand three hundred and forty dollars (\$62,340) to rebuild the fire ponds/dry hydrants on Tamarack Road and James Farm Road and to authorize the withdrawal of that sum from the Fire Cistern Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 10

To see if the Town will vote to raise and appropriate the sum of one hundred fifty-thousand dollars (\$150,000) to be deposited into the Fire Equipment Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 11

To see if the Town will vote to raise and appropriate the sum of sixty-thousand dollars (\$60,000) to be deposited into the Highway Dept. Road and Bridge Improvement Plan Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 12

To see if the Town will vote to raise and appropriate the sum of fifty-five-thousand dollars (\$55,000) to be deposited into the Highway Equipment Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 13

To see if the Town will vote to raise and appropriate the sum of one hundred-thousand dollars (\$100,000) to be deposited into the Town Buildings Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 14

To see if the Town will vote to raise and appropriate the sum of twenty-five thousand dollars (\$25,000) to be deposited into the Fire Ponds and Cisterns Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 15

To see if the Town will vote to raise and appropriate the sum of fifteen thousand dollars (\$15,000) to be deposited into the Internal Service Fund for Accrued Benefits. (Recommended by the Select Board) Majority vote required.

ARTICLE 16

To see if the Town will vote to raise and appropriate the sum of ten-thousand dollars (\$10,000) to be deposited into the Transfer Station Equipment Capital Reserve Fund. (Recommended by the Select Board) Majority vote required.

ARTICLE 17

To see if the Town will vote to raise and appropriate the sum of eight thousand dollars (\$8,000) for a fireworks display to be held at the 2017 Lee Fair, with six thousand dollars (\$6,000) to be raised by general taxation and two-thousand dollars (\$2,000) to be funded by donations. (Recommended by the Select Board) Majority vote required.

ARTICLE 18

To see if the Town will vote to raise and appropriate the sum of seven thousand dollars (\$7,000) for the purpose of purchasing and installing trees, shrubs, flowers and other landscaping items at Little River Park and to authorize the withdrawal of that sum from the Recreation Capital Reserve Fund created for that purpose. (Recommended by the Select Board) Majority vote required.

ARTICLE 19

To see If the Town will vote to raise and appropriate the sum of five thousand dollars (\$5,000) to update and replace library furniture and to authorize the withdrawal of that sum from the Library Capital Reserve Fund for this purchase. (Recommended by the Select Board) Majority vote required.

ARTICLE 20

To see if the Town will vote to establish a contingency fund for Fiscal Year 2018 for unanticipated expenses that may arise and further to raise and appropriate twenty thousand dollars (\$20,000) to go into the fund. This sum to come from the Unassigned Fund Balance and no amount to be raised from general taxation. Any appropriation left in the fund at the end of the year will lapse to the general fund. The governing body shall annually publish a detailed report of all expenditures from the fund. (Recommended by the Select Board) Majority vote required.

To transact any other business which may legally come before this meeting.

GIVEN UNDER OUR HANDS THIS 23rd DAY OF JANUARY 2017

We certify and attest that on or before January 30, 2017, we posted a true and attested copy of the within Warrant at the place of meeting, and like copies at Town Hall, and delivered the original to the Town Clerk.

Scott Bugbee, Chairman

John R. LaCourse

Cary Brown

Select Board for the Town of Lee

State of New Hampshire, County of Strafford, Town of Lee

Personally appeared, Scott Bugbee, John R. LaCourse and Cary Brown who subscribed to the foregoing instrument before me, Denise Duval, Notary Public, this _____ day of January 2017.

Denise Duval, Notary Public



TOWN of LEE
7 MAST RD, LEE, NH 03861
(603) 659-5414

Office Use Only

Meeting Date: January 23, 2017

Agenda Item No. 5(d)

**BOARD OF SELECTMEN
MEETING AGENDA REQUEST**

1/23/2017

Agenda Item Title: Acceptance of Unanticipated Revenue

Requested By: Julie Glover 1/19/2017

Contact Information: townadministrator@leenh.org

Presented By: Town Administrator Julie Glover

Description: These funds are from the Lamprey Regional Cooperative. There was approximately \$25,000 left over in the Waste Management \$100,000 contract signing incentive. Those monies will be given to each of the members of the cooperative based on the same percentage of their tonnages in 2016.

Financial Details: \$2,999.00

Legal Authority NH RSA 31:95-b

Legal Opinion:

REQUESTED ACTION OR RECOMMENDATIONS:

MOTION: Move to accept \$2,999.00 from the Lamprey Regional Cooperative AND to deposit said funds into the Town's General Fund

OR

Move to accept \$2,999.00 from the Lamprey Regional Cooperative AND to utilize the funds for (state purpose) _____

INVOICE NO.	REFERENCE	AMOUNT	DISCOUNT	NET AMT.
REFUND		2999.00	0.00	2999.00

DATE
12/31/16

CHECK NUMBER
00003171

\$ CHECK AMOUNT
2999.00

**LAMPRE REGIONAL CO-OPERATIVE
TRANSFER AND RECYCLING FACILITY**
PO BOX 299
STRATHAM, NH 03885

OCEAN BANK
MANCHESTER, N.H.

52-143
112

CHECK NO.
00003171

** TWO THOUSAND NINE HUNDRED NINETY NINE DOLLARS AND 00 CENTS **

Town of Lee

DATE
12/31/16

AMOUNT
****2,999.00

PAY
TO THE
ORDER
OF

Valerie Kemp

⑈003171⑈ ⑆011201432⑆ ⑆0802001870⑈