

SELECT BOARD MEETING MINUTES

November 21, 2016

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Board members present: Chairman Bugbee, Selectman LaCourse and Selectman Brown

Others present: Patricia Jenkins, Bill Callen, Paul Gasowski, Joe Bassett, Red MacDonald, Judy MacDonald, Annie Gasowski, Lou Ann Griswold, Katrinka & Michael Pellecchia, Ed Bannister, Ruth Eifert, Randy Stevens, Chief Nemet and Town Secretary Denise Duval.

1. Chairman Bugbee calls the meeting to order at 6:30 pm.
2. Chairman Bugbee opens the meeting up to public comment. There is none.
3. Chairman Bugbee opens the Public Hearing for Discretionary Preservation Easements. TA Glover gives an introduction. In 2006, the Town approved a number of Discretionary Preservation Easements aka Barn Easements which provides a tax incentive to owners of historic barns to maintain and preserve the barns on their property. All of those easements that were approved in 2006 have a ten year time-frame with no automatic renewal so they are up for renewal now. There are 3 on the agenda for this evening. There are a number of criteria that the Board is supposed to use to determine whether the barns present a public benefit that must outweigh the loss of tax revenue. They need to be a historic agricultural structure, visible from the road and a few other criteria. Selectman Brown asks if there are any new applicants. Patricia Jenkins states that there are a few that are considering applying.

Chairman Bugbee suggests hearing from the applicants one at a time. Katrinka Pellecchia speaks on behalf of their barn application. They have spent approximately \$26,000 in rehabilitating costs on the barn over the last 10 years and will continue maintenance as needed. TA Glover points out that the Board needs to determine what discount they would want to apply to the barn should they accept the application. It appears that some were given 75% off and some were given 25% off. Patricia Jenkins remembers that 75% was the full amount that a person could get as a recommendation. TA Glover states that the Board may select a percentage anywhere between 25 and 75%. The Board agrees to treat everyone the same. Patricia Jenkins states that the Heritage Commission supports the Pellecchia barn easement. The Board agrees upon a 75% reduction which would give a higher tax relief. In other words, they will be taxed upon 25% of the assessed value. The Board adds that they must maintain the barns. Chairman Bugbee moves to approve Mr. and Mrs. Pellecchia'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 the Town Counsel and the property owner on drafting the easement document. Selectman LaCourse, seconds. All in favor. Motion Carries.

Chairman Bugbee announces the easement application for Blomquist and McCaffrey. They are not present. The Heritage Commission is in favor of this easement as well. Chairman Bugbee moves to approve Mr. Blomquist and Ms. McCaffrey'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. Selectman LaCourse, seconds. All in favor. **Motion Carries.**

If all the prior easements renew there will be 8 total.

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Lou Ann Griswold speaks on behalf of their easement application. The barn was built between 1800-1810 and is used to store farm equipment and ½ is set up for handling facility for the elk. 1/5 is used as a store. They have done new foundational sill all the way around, raised the barn up, put a new roof on it, new siding and the outside clap boards and the beams are still in place. Chairman Bugbee moves to approve Mr. and Mrs. Griswold'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. Selectman LaCourse, seconds. The Heritage Commission is in favor of this barn and they are more than please with this program and what it has done for the barns in Lee. She expects all the easements to reapply in addition to some new ones. All in favor. **Motion Carries.**

Chairman Bugbee closes the Public Hearing.

4. Bill Callen, Lee USA Speedway Manager, refers to past conversations with the Board with regards to looking for more utilization of the facility and being able to do more events and more activities with that property rather than just the race nights. After researching this and reviewing the ordinance, Mr. Callen would like to do education and safety testing at the track. He is presenting a proposal around this where they would like to schedule these things on Tuesdays and Thursdays 9-12 for education and inspection and 12-5 for on track education and safety testing. Police, Fire and Ambulance would be notified of when these events would take place and who the point of contact would be for each session. Selectman Brown adds that the sound testing that took place that past weekend went very well. The sound levels are significantly lower than the thresholds that are required as the limits. He confirms with Mr. Callen that the cars will have to meet the current rules that are specified in the ordinance and there will be track personnel there to manage the events. Police, Fire and Ambulance do not need to be there for these events. They will just be made aware. These events will stay within the normal operational time frame during the year. Chief Nemet asked where Mr. Callen got the information that emergency staff did not need to be there. Mr. Callen states that there isn't an insurance requirement that states they need to have emergency personnel there for this type of event. The Chief adds that during those hours there is a crew available. The numbers of cars would taper out as the season progressed per Mr. Callen. The Chief just wants to double check on whether they need to be there for every event. TA Glover suggests tabling this until the Public Hearing for renewing their license to make a decision on this. The Public Hearing is going to be on December 19th. The Board agrees with tabling this until December 19th.
5. a) TA Glover reminds the Board that they have had a temporary person assisting the finance officer. They have begun to exceed the budget for temporary help; therefore, she is asking for permission to continue and they will utilize funds that will be excess within the personnel budget to pay for the part-time finance assistant. The Board is ok with this.

b) TA Glover presents the Board with the Surplus Skid Steer results consisting of 2 bids and the high bid is Greenside Up, Inc. for \$7868.00. Chairman Bugbee moves to grant the Sale of the Surplus Skid Steer, in accordance with the Request for Bid Proposal, to James Coombs at Greenside Up, Inc. for \$7868.00. Selectman Brown, seconds. All in favor. Motion Carries.

c) TA Glover informs the Board that the heater at the highway garage had a leak and was issuing noxious fumes into the highway garage. The heater was rendered inoperable by Granite

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State Plumbing. She received two quotes; one from Granite State and one from DF Richard which turned out to be less. Because it is Thanksgiving week and the forecast is for cold, the TA Glover authorized DF Richard to purchase the unit so that it could be installed this week. TA Glover is requesting the Board's approval for making this emergency decision and to authorize the expenditure of the funds from the Town Building Capital Reserve Fund in the amount of \$6440.00. This heater was in the back building. Chairman Bugbee moves to authorize the purchase and installation of a new 185,000 BTU Modine oil fired heater at the highway garage and to expend funds from the Town Building Capital Reserve Fund in an amount not to exceed \$6440. Selectman Brown, seconds. All in favor. **Motion Carries.**

d) TA Glover will not be in the office on Wednesday.

6. Chairman Bugbee moves to accept the Consent Agenda as presented. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
7. Chairman Bugbee moves to accept the Public Meeting Minutes from November 18, 2016. Selectman Brown, seconds. All in favor. **Motion Carries.**
8. Chairman Bugbee moves to accept the Public and Non Public Meeting Minutes from November 7, 2016. Selectman Brown, seconds. All in favor. **Motion Carries.**
9. Chairman Bugbee moves to accept Manifest #10 and Weeks Payroll Ending November 20, 2016. Selectman LaCourse, seconds. All in favor. **Motion Carries.**
10. Chairman Bugbee **moves** to enter into Non-Public Session per NH RSA 91-A: 3 II (a) personnel (3) and (d) Sale or Purchase of Property at 7:20 pm. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.** The Board returns to public session at 9:15 pm.
11. Chairman Bugbee **moves** to seal the non-public minutes. Selectman LaCourse, seconds. Roll Call Vote. **All Agree following Roll Call Vote. Motion Carries.**
12. None
13. Chairman Bugbee **entertains a motion** to adjourn at 9:18 pm. Selectman LaCourse, so moves. Selectman Brown, seconds. All in favor. **Motion Carries.**

Minutes transcribed by:


Denise Duval, Town Secretary

12/5/16
Date

Minutes accepted by The Lee Select Board:


Scott Bugbee, Chairman


John LaCourse


Cary Brown