

**OFFICE OF SELECTMEN
6 HOLLAND STREET
PO BOX 139
MOULTONBOROUGH, NH 03254**

Selectmen's Meeting

December 5, 2013

MINUTES

Present: Selectmen: Joel R. Mudgett, Chairman; Jonathan W. Tolman (absent with prior notice), Edward J. Charest, Christopher P. Shipp, Russell C. Wakefield; Carter Terenzini, Town Administrator; and Hope K. Kokas, Administrative Assistant.

I. CALL TO ORDER: Joel called the meeting to Order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE:

III. REVIEW / APPROVAL MINUTES: Ed Made the Motion to amend the minutes of November 26, 2013 to reflect that Russ was absent from the meeting with prior notice and to approve the minutes of November 21st and 22nd as written. Chris Seconded. Russ abstained from the vote for the minutes of November 22 and 26, 2013. The Motion carried Unanimously.

IV. NON-PUBLIC SESSION: Russ Made the Motion for the Selectmen to go into Non-Public Session per 91-A:3 II (a). Chris seconded. A roll call was taken: Chris – Aye; Ed – Aye; Russ – Aye, Joel – Aye. The Selectmen went into Non-Public Session at 7:02 p.m.

Chris Made the Motion to come out of Non-Public Session and to keep the minutes sealed as divulgence of the information discussed would affect adversely the reputation of any person other than a member of the public body itself and to not disclose minutes and decisions reached to the public until in the opinion of a majority of the members, the aforesaid circumstances no longer apply. Russ Seconded. A roll call was taken: Chris – Aye; Ed – Aye; Russ – Aye, Joel – Aye. The Board exited Non-Public Session at 7:12 p.m.

V. CITIZEN INPUT: None.

VI. NEW BUSINESS:

1. **Personnel Announcement:** Joel welcomed Katherine H. Melanson to the Police Department as their new Police Officer and gave her the oath of office. Ms. Melanson's mother pinned her new badge. Chief Leonard Wetherbee and the Selectmen congratulated her and wished her success in the department.

2. Review for Approval: Payables Manifest & Signature File:

DOCUMENT DATE	DOCUMENT	MAP/LOT#
12/1/13	Personnel Matter	N/A
12/1/13	Personnel Matter	N/A
12/5/13	Abatement	176-019
12/5/13	Abatement	132-044
12/5/13	Administrative Abatement	179-008
12/5/13	Payables Manifest & Signature File \$800,725.10	N/A

Russ Made the Motion to approve the Payables Manifest & Signature File for the week of December 5, 2013. Chris Seconded the Motion. Russ commented that there was a payment to the school of approximately \$463,000 and a large insurance payment. The Motion carried Unanimously.

3. Review for Approval: Acceptance of 2010 Tax Deeds: Tax Collector, Susette Remson told the Selectmen that the owner of property #4 as listed in her memo of December 4, 2013 came in today and paid the 2010 taxes. She added that the owner thought the deadline was on the 5th instead of the 3rd. As this was a primary residence, and the deeds had yet to be delivered to the Selectmen, she accepted the payment. In addition, her office received correspondence from an attorney representing property #2, requesting an extension of 45 days to allow settlement of a malpractice suit. Susette recommended a waiver for an extension for a six month period to allow the owner to collect the settlement. The Selectmen need to authorize the Treasurer to reimburse the partial payment made on property #3. The Selectmen are to accept the tax deeds for properties 1, 3, 5, and 6 as listed in her memo, all of which are land only, authorizing the Tax Collector to record the tax deeds, and authorize Town Administrator to notify the previous owners of said properties. Russ Made the Motion to accept the Tax Deeds for properties 1, 3, 5, and 6, to approve the six month extension for property #2, to authorize the Treasurer to reimburse the partial payment for property #3, and authorize the Tax Collector to record the Tax Deeds. Chris Seconded and the Motion carried Unanimously.
4. Review for Approval: Middle Neck Cemetery, Request to Trim Shrubs: Joel reported that in Scott Kinmond's memo, as Cemetery Sexton, he is requesting that the Selectmen as Cemetery Trustees contact the identified families and request that the overgrown shrubs be removed and provide them with a copy of the updated ordinance. The shrubs are a maintenance concern due to the potential headstone foundation disruption, along with the root protrusion in and around the burial lot, and they block the view of the other cemetery lots. Chris Made the Motion to adopt the recommendation made by the Cemetery Sexton as written, authorizing the Chair to sign the letter to the families of the cemetery lots identified. Ed Seconded and the Motion carried Unanimously.
5. Review for Approval: 2014 Lee's Mills Steamboat Association, Inc. Annual Request: Joel reported that in their letter, the Steamboat Association is making their annual request for the period of September 2, 2014 through September 15th, 2014. Carter suggested and the Selectmen agreed to remind the Association their

need to advertise in the *Meredith News* the restriction about dogs. Ed Made the Motion to approve the Steamboat Association's request as written in their letter dated November 22, 2013 and to remind them of the need to advertise the dog restriction. Russ Seconded. Chris asked if the Town has always provided the portable toilets. Joel said that the Town has provided them, but asked Carter to confirm the number of portable toilets that have been provided in previous years and the number for this year. The Motion carried Unanimously.

6. Joel told the audience that in June the Selectmen authorized him as the Chair to negotiate a selling price with Richard Plaisted, the Trustee of the Adele Taylor Trust. At that time, it was agreed the selling price would be the 2012 assessed value of the property, \$240,900. Joel said that although there wasn't a signed purchase and sales agreement, he gave his verbal agreement, and based on this, the property was taken off the market. The 2013 assessed value for the property is lower at \$234,800. As was requested, the Selectmen authorized an appraisal be done and this value is \$223,000. Joel said that they have received a request from the public to view the appraisal, but prior to making it public he wanted to confirm with the Selectman that they agree to abide by the verbal agreement to purchase the property for \$240,900. Russ commented that he has reviewed the appraisal in depth and felt it had shortcomings in several areas, and the appraised value given was too low. The Selectmen agreed by Consensus to accept the agreed upon selling price of \$240,900 and to release the appraisal.

VII. OLD BUSINESS: None.

VIII. OTHER BUSINESS:

1. Board & Staff Liaison and Update Reports: None.
2. Milfoil Committee Minutes, November 7, 2013: Acknowledged.
3. Heritage Commission Minutes, November 18, 2013: Acknowledged.
4. Recreation Advisory Board Minutes, November 18, 2013: Acknowledged.
5. Zoning Board of Adjustment Minutes, November 20, 2013: Acknowledged.

IX. CORRESPONDENCE:

1. Meta Barton, November 20, 2013, Harvard Camp Road: Joel reviewed Ms. Barton's letter, commenting that she is responding to her earlier request to the Selectmen for the Town to assist in a run-off problem from her abutter. Unfortunately, as it is a private road, the Town has no jurisdiction. In her letter she provided a copy of her letter to the abutter asking to rectify the problem. Bud Heinrich asked if the Town Planner has reviewed the problem as it a Shoreline protection issue. Carter replied that at a previous meeting the Code Enforcement Officer provided the Board with the history of the problem and that he referred Ms. Barton to DES. Joel agreed that her best course of action is to go to DES.
2. Joanne K. Coppinger, November 20, 2013, Certification of Foundations: In Ms. Coppinger's letter, Joel said that she is asking the Selectmen to consider adopting a policy that requires a foundation survey to ensure proper setback compliance.

Carter said that the Town Planner and Code Enforcement Officer are prepared to discuss the issue with the Selectmen at tomorrow's work session. Russ commented that this problem occurs frequently in dense subdivisions such as Suissevale, property owners learning that their boundary lines are not what they thought they were, especially with houses being torn down. He expressed concern that requiring a survey when doing minor renovations/additions, such as putting on a deck could be very costly.

3. Time Warner Cable, November 22, 2013, Possible Program Changes: Joel reported that this is their usual letter of possible program changes.

- X. CITIZEN INPUT:** 1) Paul Punturieri asked and learned that the cost of the appraisal for the Adele Taylor property is \$2,000. Russ added that as an appraiser, he felt the appraisal wasn't adequately done, citing that the cost approach was done on the land only and based on land in an industrial park located in Gilford. One of the comparables used was based on the list price, and it was not a USPAP appraisal. Mr. Punturieri asked why an appraisal was done when Joel had already agreed to the selling price and now it appears they are not happy with the work done. Joel replied that an appraisal was ordered based on a request from the public. He said that he was authorized to negotiate the selling price and he agreed upon the \$240,900 assessed value. As the offer was presented by the Selectmen in April, the property was taken off the market. Joel said he will talk to Gary Karp, the Town Assessor regarding the appraisal done, but felt that he could justify the selling price of \$240,900. 2) Peter Jensen asked if the Town has paid for the appraisal. Carter replied that the check hasn't gone out yet, and they can hold it until Russ and Gary can talk. Joel commented that when the property was on the market, the asking price was much higher. Russ added that the final question will be up to the voters to decide at Town Meeting. 3) Bud Heinrich asked Russ if the comparables were recent and learned that they were. Russ provided him with information about appraisals, comparables, Fannie Mae requirements, etc. Chris commented that next time they shouldn't approve payment, if a Board member has an issue. 4) Steve Maguire asked and learned that McLean Associates out of Gilford did the appraisal. 5) Paul Punturieri commented that the new speakers in the meeting room worked well. 6) Steve Maguire asked the Selectmen to consider in their budget process to break out the funding to provide limo service for the Academy's prom. Joel replied that last year, limos were not used, but a coach bus transported prom participants. Chris added that these funds are from a drug and alcohol education fund. Mr. Maguire thought that the request coming in after Town Meeting was sneaky. Russ informed him that the fund was set up at a Town Meeting. Chris added that the intent of the fund for was drug and alcohol prevention. Joel said that last year they discussed the need for more of an educational component. Carter thought that Chief Wetherbee would be able to provide the Selectmen with information at tomorrow's work session. Jean Beadle, Chair of the ABC, commented that this fund is approved at Town Meeting every year. Chris commented that last spring's discussion was around the question of providing transportation and if that was a good use of the funds, and the need for students to raise funds to contribute towards the expense. 7) Ken Kasarjian commented that he felt it was a question of safety. Joel asked that the Selectmen receive information from Chief Wetherbee and then they will be able to report back. 8) Bud Heinrich commented about the proposed 2014 budget posted on-line, and

felt that the \$10,000 cost for the gym study should be pulled out of the capital expenses. Joel reminded Mr. Heinrich that they are working on the budget and it hasn't been decided how it will appear on the warrant. He added that a motion can always be made at Town Meeting to pull out an item. 9) Tom Mason said that Lakes Region Water Company would be happy to donate towards the prom transportation in an effort to keep kids safe. Chris and Joel said that they appreciated his offer. Joel reminded everyone that many business owners feel that they are overwhelmed with donation requests and can only do so much. He thought that the students could also make a contribution.

- XI. ADJOURNMENT:** Chris Made the Motion to Adjourn. Ed Seconded.
Motion Carried Unanimously
Joel adjourned the meeting at 8:01 p.m.

Approved

Date
Respectfully Submitted
Hope K. Kokas