

**MINUTES OF THE SELECT BOARD
MONDAY, MARCH 2, 2015 10:00 AM**

Present: Patty Scholz-Cohen, Chair, Lorn Buxton, Selectman, David McGuckin, Selectman and Bette Jane Riordan, Secretary.

Also present: Craig Strehl, Pam Cullen, and Rita Fusco.

Chair Cohen convened the meeting at 10:00 AM, and proceeded to the first item on the Agenda.

1. Approve Select Board minutes of February 17, 2015.

Chair Cohen did not receive the prior meeting's minutes so the Board deferred acceptance of the minutes until the next Select Board Meeting scheduled for March 23, 2015.

2. OLD BUSINESS.

a. Involuntary merged lot-79 Wentworth Road.

Chair Cohen stated at a prior Zoning Board of Adjustment meeting last year, the applicant presented her proposal as one single lot and the ZBA based their decision on that presentation with a condition that the lot not be subdivided into more than two lots total. Selectman Buxton noted there are two deeds, always two lots; however, they were taxed as one and had been involuntarily merged at some point years ago. Chair Cohen raised the question of possible ambiguity as a result of the conditional approval, and stated this matter should be clarified. Selectman McGuckin suggested referring the matter to legal counsel for an opinion. Selectman Buxton stated it would be helpful to have the matter resolved prior to April 1, 2015 which is the start of the new tax year. Chair Cohen agreed to check with counsel for clarification and will also check with the Building Inspectors. The Board asked that the matter of un-merging the lots be placed on the agenda for March 23, 2015.

b. Water/Sewer engineering study.

Selectman Buxton stated that the Board has an outstanding letter from Attorney Ciandella, and noted the attorney may be waiting for a response from the Board. Selectman's Buxton's concern is how to fund this study.

c. Island Items.

The Board discussed its article in the publication and suggested some edits to reflect that the proposed bond for town hall renovations is \$1.5 million for 10 years. Selectman McGuckin stated that Jeff Hughes, Chairman of the CIP Committee did an excellent job in his article.

3. NEW BUSINESS.

a. Abatement- 190 Wentworth Road.

After discussion, Selectman Buxton made a Motion to forward the matter to Avitar, noting that the comps for this property were poor. Pam Cullen agreed. Selectman McGuckin seconded the Motion and the Motion carried.

b. Revaluation of Town.

Selectman Buxton stated that revaluation takes place every five years. The town has an existing contract with Avitar to conduct the revaluation. The \$30,000 cost for this will be in the following year's budget (After July 1, 2017).

4. Any other business to come before the Board.

a. 25 Piscataqua Street.

Chair Cohen recognized Craig Strehl who wished to speak about the Town's response to his and his wife's recent letter and to ask for clarification of the process of how the legal budget for the Planning Board is determined. He wondered if in fact the Planning Board had its own budget for legal fees, or did the Select Board have to approve the expenditure for legal costs incurred.

Selectman Buxton explained that the Planning Board is a party to litigation in the matter of 25 Piscataqua Street. The Town receives the bills for legal costs, reviews them, and pays them. The Town is the responsible party. Mr. Strehl stated he did not want any more money to be spent on this matter. He stated the Court told the Town to be collaborative and in his opinion the Town has not. Selectman Buxton stated the Planning Board is the public body that heard the matter and the Town is not in a position to second-guess the Planning Board. Once the legal process starts, the Town follows through. He noted that the Town's filing a Motion for Reconsideration was done as a matter of course. Mr. Strehl stated that he felt the applicants had been "stiff-armed". Both Pam Cullen and Rita Fusco, abutter, strongly disagreed with Mr. Strehl and pointed out how safety is a major consideration. Selectman Buxton stated that the Select Board respects the Court's decision. Mr. Strehl stated he would further research this matter for clarification.

b. Investment Policy.

Selectman Buxton stated the Town is required to have its own investment policy, separate from the Trustees of the Trust Funds. The Select Board agreed to update the investment policy and present it for review.

c. Road names.

Chair Cohen stated that the Select Board had received a letter from the NH DOT regarding updating road names. She will discuss this with Police Chief, Fire Chief, and Supv. of Public Works at their next meeting, and report back to the Board.

There being no further business to come before the Board, Selectman McGuckin made a Motion to Adjourn, which was seconded by Selectman Buxton. Motion carried. Meeting adjourned at 10:50 AM.