

NEW DURHAM BOARD OF SELECTMEN
New Durham Town Hall
October 20, 2014 & October 29, 2014, 7:00 p.m.

Present:

Chairman David Swenson
Selectman David Bickford
Selectman Theresa Jarvis

Also Present:

Jeremy Bourgeois, Town Administrator
Corky Mork, Videographer
Carole Ingham, Town Clerk/Tax Collector
Rudy Rosiello, Resident
Bill Malay, Conservation Commission
Don Holm, Resident
Curtis Richard, Conservation Commission
Greg Anthes, Resident

Call to Order

Chair Swenson called the meeting to order at 7:00p.m. Chair Swenson stated the purpose of this meeting is to look at Town-owned, tax-deeded properties. He stated there are a variety of things related to that including some non-public issues that will be postponed until the end of the meeting. Chair Swenson stated the primary objective is to look at all the available tax-deeded properties on which a decision can be made.

Discussion

Chair Swenson explained a tax-deeded property cannot be looked at for any action until three years have lapsed and at that point the Town can choose what it wants to do with the property. He stated Carole Ingham, Town Clerk/Tax Collector prepared a list of the properties that fall under the excess of three years time period.

Selectman Jarvis stated she took Ms. Ingham's list and reworked it into a spreadsheet, organized by map and lot numbers, and included assessed values. She stated that when doing that she found there were a variety of different properties that could be combined together to be bigger lots. Selectman Jarvis stated they have received the recommendations from the Planning Board and Conservation Commission and their recommendations are noted in her spreadsheet.

Selectman Jarvis stated that any properties that were less than three years, were not included in her spreadsheet but were noted at the bottom to address in 2016.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Map 209, Lot 046 – Kings Highway

Chair Swenson stated this property is 54 acres and has an assessed value of \$5,400. The Planning Board did not have a specific recommendation. The Conservation Commission recommended making it conservation land.

Don Holm, resident, stated he is an abutter to this property. He stated it is a piece of property that seems natural for a conservation easement with water frontage, and three small properties as part of this total piece. Mr. Holm stated the piece of land to the east is completely undeveloped, and a huge piece of property that he hopes will someday become a conservation easement as well. He stated the entire side of the lake is totally undeveloped and thinks it would be a shame for it to be further developed. Mr. Holm stated he owns about 300' of the land in the area of the right-of-way and isn't sure that without his permission, what anyone could do with it. Mr. Holm stated that because of the way it leaves the lake in a steep slope, it would likely be difficult for building.

Bill Malay, Conservation Commission, stated there is also the Copple Crown area to the east that has 600 acres in a conservation trust, separate from the areas Mr. Holm referenced. Mr. Malay stated Moose Mountain is trying to put a large greenway all the way across the area. He outlined the properties in the area including the Copple Crown area, Jones Brook Conservation, the golf course, Mr. Holm's property, this property, along with the Beaver Brook management area. It is also a large part of the watershed area. Mr. Malay stated that it doesn't seem to have any real real-estate purpose and serves a better conservation purpose.

Mr. Holm stated that if anyone bought the land, it would likely be put into current use, meaning the revenue from the property would be insignificant. He noted that many of the lots are illegal for building as they do not meet the minimum size requirements. Selectman Bickford clarified they are not illegal but rather non-conforming.

Chair Swenson asked Ms. Ingham what could be involved with selling the land to the abutters. Ms. Ingham replied there would need to be lot line adjustments. Chair Swenson noted that with the Town being the owner, they would need to cover the costs.

Selectman Jarvis stated she has walked a large part of the property and is familiar with it since 2009 when she was on the Conservation Commission. It has been their long-term goal to put it into an easement. She stated she is in favor of the abutters wanting to have lot line adjustments but if that's not done, she thinks the property should be put into a conservation easement.

Mr. Malay stated there is no reason to put it into an easement, the Town could just retain it as a wood lot.

Chair Swenson asked if it is put into conservation, what would be the long term plans for the property under that scenario. Mr. Malay replied it would probably be to give it to one of the land use trusts such as Moose Mountain. The Town could retain the right to timber harvesting. Chair Swenson asked what the advantages would be to the Town to give up

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

that control. Mr. Malay replied that for longevity sake, they would just like to see it taken off the market.

Selectman Jarvis stated the legislative body would be the ones to vote about putting the property into an easement. The Town would still own it and could still retain the rights to any logging. She asked if this land abuts a large tract of land in Alton. Mr. Malay replied it does not but it abuts the Beaver Brook Forest and there is a narrow strip that becomes the Beaver Brook Wildlife Management area.

Mr. Holm suggested there should be a forest management plan and then it could be determined how the Town could use it as an income strain.

Chair Swenson stated he has also walked the property and it is a beautiful piece of property and understands what is being said about it. He stated he favors the alternative to look at finding a way to make the current lots that are on the lake more conforming, and providing an opportunity for the Town to retain it as conservation.

Chair Swenson stated there is a tax liability that is due on this property. Ms. Ingham stated the annual tax bill is \$1,049 and it has been deeded since 2006. It was clarified the taxes were not paid between 2003 to 2006. From then on the Town took over the property. Town Administrator Bourgeois stated four years ago an individual approached the Board of Selectmen about buying the property and at that time the Board of Selectmen indicated they were not interested in selling it. The individual came back last year as well and made the same offer. It was suggested the individual may still be interested. Chair Swenson stated he favors this approach.

Selectman Bickford stated he is not interested in selling the property and isn't interested in expanding the lots in that area either.

Selectman Jarvis stated she would be in favor of selling some of it to the abutters to make their properties less non-conforming. She does not want to sell it and her concern is that by not placing the remainder in an easement, they could lose out on potential grant money for other properties they want to put into easements. Selectman Bickford replied they would be taking out quite a chunk to do that. Mr. Malay clarified it is not to make the properties completely conforming but to make them less non-conforming. Selectman Jarvis stated it would also increase the tax revenue from the increased property sizes. Chair Swenson stated these are the primary reasons he favors this approach.

Selectman Bickford made a motion to not sell the property. Motion died for lack of a second.

Selectman Jarvis made a motion to have the Town Administrator contact the three property owners to see if they are still interested in obtaining some but not all, of this property so as to expand their currently non-conforming lots. The intent is not to expand them to the degree of becoming conforming lots. Chair Swenson stated he would not second the motion because of the constraints. He would like to know what the

request is at which time it can be determined if it is reasonable. **Motion died for lack of a second.**

Selectman Bickford stated he wants to be sure this lot is not sold at a whim. Mr. Malay stated it is the watershed and wetland that they are most concerned about. He stated the waterfront would be beneficial as revenue, and it doesn't benefit the Town as a conservation effort to preserve the small pieces of shoreline, only those who live on the lake. It was agreed the Conservation Commission is only concerned with about 10% of the property.

Chair Swenson suggested having the Town Administrator Bourgeois contact the abutters to make a proposal to (a): acquire defined parts of the property for a proposed price, (b): Town would survey the property to identify the boundary lines as necessary, (c): assign the balance of the property to conservation which would continue to be owned by the Town, and (d): Town Administrator Bourgeois would contact property experts, Code Enforcement officer, etc., to review the appropriate balance of the property owners' request versus conservation needs. He stated there is an assumption of a sale here. Chair Swenson asked if this sounds like a fair balance to all parties concerned. Mr. Malay stated his only concern would be the costs to the Town of doing a survey. Chair Swenson stated the proposed price would have to cover that cost as well as the back taxes. Selectman Jarvis outlined that the selling price would have to include, at a minimum, the costs of a survey, back taxes owed, costs associated with going to the Planning Board for lot line adjustments, filing and deed registration fees.

After further discussion, Chair Swenson stated he now has two additional points, (e): once the property lines are identified, the assessor would develop an opinion of value for the new lots and (f): included in the sale price would be the old taxes and penalties, any Planning Board and registration fees for lot line adjustments, any survey costs and other miscellaneous costs that may be incurred as part of the process.

Selectman Bickford asked if this is just for the abutters. Selectman Jarvis stated she thought they were talking about the property owners of Map 209, lot 43, 44 and 45 and asked if Mr. Holm would be interested in buying land for himself. Mr. Holm replied yes. Chair Swenson asked if it is just these abutter to the land or all abutters to the land in question. Selectman Jarvis stated they have also been contacted by the property owner of lot 46. She stated she doesn't have a problem with having the Town Administrator contact all abutters of the lot.

Chair Swenson made a motion for Map 209, Lot 046, that (a): the Town of New Durham contacts the abutters, requesting them to make a proposal to acquire some defined parts of the property for a proposed price that allows them to expand their property; (b): the Town surveys the property lines to identify the boundary lines once the part the abutters wish to expand is defined; (c): Town would assign the balance of the property to conservation while continuing to be owned by the Town; (d): request the Town Administrator to contact property experts, the Code Enforcement Officer and others as appropriate, to review the balance of the

APPROVED

property owners' request versus the conservation needs as with input with the Conservation Commission and other abutters; (e): request the Assessor to develop an opinion on the value of the new lots that have been developed from that activity and (f): the proposed price would have to cover at a minimum cover all of the old taxes and penalties, any Planning Board and deed registration fees of the lots that the Town would incur and any survey costs that the Town would incur and any other costs incurred. Selectman Jarvis seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Ms. Ingham noted that after three years, the former property owner has no rights to any proceeds from a sale. She stated all of these properties are past three years so no money goes back to the former owner. She stated the Town now keeps 100% of anything collected. Selectman Bickford clarified that it can however, be contested for up to ten years.

Map 209, Lot 060 – Innsbruck Drive

Chair Swenson stated the recorded date was 2002, it is about 0.422 acres and has an assessed value of \$10,800. Selectman Bickford stated he talked with the commissioners of Copple Crown and he was reminded they don't want the Town to sell the properties within the district. Selectman Jarvis stated that she wants to return as many properties as is logical to the tax rolls. Selectman Bickford stated he disagrees and they don't need to sell the properties this year. The properties have been on the books for a long time and it hasn't been a problem. Selectman Jarvis asked if the district would take ownership of the properties. Chair Swenson stated the Conservation Commission recommended there were environmental liabilities and asked if that referred to the specific to the properties or Copple Crown in general. Mr. Malay replied it was in general. He stated he drove through the area and noted 24 properties already for sale. Mr. Malay stated there is one lot that is a right-of-way through it that he thinks the Town should retain and thinks it would be a disaster to put these on the market right now as there are so many already for sale. Chair Swenson stated he doesn't see what the problem would be if the properties were sold at a fair market rate. Selectman Jarvis stated the Board of Selectmen has spoken with both a real estate agent as well as auctioneers regarding the properties. She stated several could be combined to make them less non-confirming.

Selectman Bickford made a motion not to sell Map 209, Lot 060. Motion died for lack of a second.

Chair Swenson asked Town Administrator Bourgeois if when they discussed the properties with the auctioneers, were any of these properties involved in what they looked at. Selectman Jarvis stated she doesn't recall them looking at specific lots.

Chair Swenson suggested collecting the properties that don't have a key position and come back to see if it is reasonable to combine them or put up for auction. He suggested not taking any action at this time. It was agreed to put this property on a list to review after more information is received.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Map 253, Lot 030 – Old Bay Road

Selectman Bickford stated he owns property across the street and knows both abutters are interested in purchasing the property. The property includes a dilapidated building.

Chair Swenson stated the assessed value is \$49,800 and is 1.9 acres, land and building. It was recorded in 2011.

Selectman Bickford made a motion to put up for sale Map 253, Lot 030. Selectman Jarvis seconded the motion. Chair Swenson asked for clarification on what Selectman Bickford means by putting it up for sale. Selectman Bickford replied he means to put it up for sale for anyone to bid on it. He suggested advertising for receiving sealed bids or going through an auction. Selectman Jarvis noted that if they went with a sealed bid, they could also set a minimum amount.

Ms. Ingham stated the current taxes due are \$1,220 with \$8,900 due in back taxes.

Selectman Jarvis suggested that once they have a list of what properties they want to sell and which ones they want to retain, it will give them a better idea of whether the list will be big enough to have an auctioneer or whether it is something they can handle in-house. It was agreed to make the decision on how to sell properties would be made later.

Motion passed, 3-0.

Map 267, Lot 023 – Ten Rod Road

Selectman Jarvis stated the building has since burned down. Ms. Ingham stated the building was moved and the property was cleaned.

Chair Swenson stated the property has an assessed value of \$51,900 and is 3 acres.

Selectman Jarvis made a motion to sell the property at Map 267, Lot 023, 105 Ten Rod Road. Chair Swenson seconded the motion. Selectman Bickford stated he is not ready to sell the property at this point. He stated there isn't anything out in that area for government land to use for a park, fire department substation or sister station. He thinks it would be appropriate to wait and see what they may want. Chair Swenson replied neither the Planning Board nor the Conservation Commission had any recommendations on this property. **Motion passed, 2-1. Selectman Bickford opposed.**

Map 204, Lot 046 – Merrymeeting Lake Road

Selectman Jarvis stated this is a very small piece of land that is used for water access. She stated she thinks it would be logical to keep it for the public water access.

Chair Swenson stated the property is 0.2 acres with an assessed value of \$17,200.

Ms. Ingham stated an abutter did inquire about whether it would be coming up for sale.

Selectman Bickford stated he is not in favor of selling this property, as there is no other

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

public access to the river in this area. He stated there is also not a lot of public access and they are paying to clean up milfoil. Chair Swenson stated that he doesn't think they are shutting the public out if they close this access.

Ms. Ingham stated the taxes for one year are \$387 and it has been on the books since 1997. Chair Swenson stated the back taxes would be about \$5,000 and it would be good if they could recover that. He stated he would be interested in what the offer by the abutter might be. Selectman Bickford stated they also need to let the other abutter know. Selectman Jarvis stated that even if they ask each abutter for an offer, they would still need to offer it for sale to the public with sealed bids. Chair Swenson stated he agrees and suggested waiting to make a decision on this property until they receive additional information.

Map 210, Lot 140 – Innsbruck Drive

Town Administrator Bourgeois stated an individual has expressed interest in Map 210, Lot 130.

Chair Swenson stated this property was recorded in 2002, land only, 11.6 acres and has an assessed value of \$1,800.

Selectman Bickford stated this property is like open conservation and offsets the size of the lots in the area. Chair Swenson stated he doesn't see any documentation on that. Selectman Bickford stated that when they did this development they kept open areas. Chair Swenson stated it should have been deeded that way and Selectman Bickford replied they did not and it was a mistake. Selectman Jarvis stated if it is community property, then let Copple Crown bid for it and become the owners.

Mr. Malay asked how it was originally set aside as a conservation piece. Selectman Jarvis stated she is unaware of it being that. Selectman Bickford stated there was no Planning Board at that time and it's what they did.

The map and lot number were discussed and Ms. Ingham stated she has Map 210, Lot 140 being 0.47 acres, a value of \$1,800, annual tax bill of \$53 and estimated back taxes of \$140. Selectman Jarvis stated this makes more sense and for one property it is not a lot of money but at every Town Meeting someone asks why the Town owns so much property and why isn't it back on the tax rolls. Selectman Bickford replied it is for good reason. Selectman Jarvis stated she doesn't know of a good reason. Chair Swenson stated he is in favor of selling as much Town property as makes sense to sell and the Town should have no interest in being a landlord.

Chair Swenson stated for clarification, the property being discussed is Map 210, Lot 140, 11.6 acres with a recorded date of 2006. Town Administrator Bourgeois clarified this is not the property the individual inquired about. Ms. Ingham stated this property is in current use and taxes are only \$21 per year. Chair Swenson stated the recommendations of the Planning Board and the Conservation Commission both recommend keeping it as a "buffer space." Mr. Malay confirmed it is basically land locked as well.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Chair Swenson stated the Town did provide an easement to Copple Crown recently and suggested offering this to the District as well for the taxes due.

Selectman Jarvis suggested contacting Copple Crown to see if they were interested in buying it but stated if they want an easement for the entire property for what is owed, she thinks that is fair too. Chair Swenson stated they would need to check with legal counsel to confirm they can do this. He noted the amount owed to the Town is \$840.

Selectman Jarvis made a motion that the Town Administrator contact the Copple Crown commissioners in regards to Map 210, Lot 140 and see if they are interested in having a permanent easement for that property in exchange for making the Town whole for what is owed in back taxes and interest to date. Chair Swenson seconded the motion. Selectman Bickford stated he doesn't think they should pay for it. **Motion passed, 3-0.** Selectman Bickford stated he wants to do something similar with Map 210, Lot 058.

Map 210, Lot 058; Lot 111; Lot 112; Lot 128; & Lot 125 – Innsbruck Drive/Interlaken Drive

Selectman Jarvis stated Lot 112 abuts Lot 111 and suggested doing a voluntary merge then it would be a single lot and could be something that could be combined with Lot 140.

Ms. Ingham stated both Lot 111 and 112 were recorded 7/11/2012. Lot 112 has an assessed value of \$1,000 and Lot 111 has an assessed value of \$1,200.

Chair Swenson stated he is in agreement with combining the lots for a more buildable parcel.

Selectman Jarvis noted she has ten properties that could be combined into five properties, however two of the combinations could not be done until 2016.

Selectman Jarvis made a motion that the Town complete a voluntary lot merger for Map 210, Lot 111 and Map 210, Lot 112 then place it for sale. Chair Swenson seconded the motion. Selectman Bickford stated he would go along with the merger but not the sale.

Selectman Bickford made a motion to amend the motion to delete offering it for sale. The amendment failed for lack of a second.

Motion passed, 2-1. Selectman Bickford opposed.

Map 210, Lot 078 and Lot 079 – Franconia Drive

Chair Swenson stated Lot 078 is 0.3 acres and Lot 079 is 0.474 acres. The assessed value of Lot 078 is \$84,800, land only and the assessed value of Lot 079 is \$16,300. The total would be \$100,300. Selectman Jarvis stated the value seems high and Ms. Ingham stated

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

Lot 078 shows a building on it that is assessed at \$55,200 and it was recorded in 2011. She stated the annual taxes are \$2,475.

Selectman Jarvis suggested combining and the lot would be 0.855 acres with a house on it which she stated gives her more interest to sell it.

Selectman Jarvis made a motion to do a voluntary lot merger for Map 210, Lot 078 with Map 210, Lot 079 and then to sell the property. Selectman Bickford seconded the motion. Motion passed, 3-0.

Map 210, Lot 103 and Lot 104- Mountain Drive

Chair Swenson stated Lot 103 is 0.56 acres and Lot 104 is 0.352 acres. The assessed value of Lot 104 is \$5,800 recorded in 1978. Lot 103 has an assessed value of \$10,200 and was recorded in 1995.

Selectman Jarvis made a motion to do a voluntary lot merger of Map 210, Lot 103 and Map 210, Lot 104 and then to sell. Chair Swenson seconded the motion. Motion passed, 2-1. Selectman Bickford opposed. He stated the Copple Crown commissioners do not want the Town to sell any of the lots.

Map 209, Lot 104 and Lot 102- Lucerne Lane

Chair Swenson stated Lot 102 is 0.63 acres and Lot 104 is 0.515 acres. Lot 102 was recorded in 2002 and has an assessed value of \$3,600. Lot 104 has an assessed value of \$3,600 and was recorded in 2009.

Selectman Jarvis made a motion to do a voluntary lot merger of Map 209, Lot 102 with Map 209, Lot 104 and then to sell. Chair Swenson seconded the motion.

Selectman Bickford reiterated that the commissioners of Copple Crown asked the Town to not sell these properties. He stated the Planning Board has also asked them to not sell these properties. Selectman Jarvis noted the Planning Board agreed it was appropriate to sell property to abutters in order to increase the conformity of non-conforming lots to zoning ordinances. Chair Swenson stated the difference is the concept of merging and then considering that parcel for sale, was not looked at by the Planning Board. **Motion passed, 2-1. Selectman Bickford opposed.**

Map 210, Lot 039 and Lot 037- Mountain Drive

Selectman Jarvis stated these properties are on two different roads but are still abutting properties. Ms. Ingham stated Lot 037 was recorded in 1995 with an assessed value of \$14,900. Selectman Jarvis stated if Lot 039 and Lot 037 were merged, it would bring the lot up to 0.703 acres.

Selectman Jarvis made a motion to do a voluntary lot merger of Map 210, Lot 039 with Map 210, Lot 037 and then to sell. Chair Swenson stated he would not second the motion and explained he would like to look at it more carefully and get input from Copple Crown.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Map 209, Lot 062- Garmish Drive

Selectman Jarvis suggested holding on to this property because in 2016, Lot 063 and 063 may come to the Town. She stated that with those three together, it would be a 1.538-acre lot. Chair Swenson concurred.

Map 210, Lot 058- Interlaken Drive

Selectman Jarvis stated that this lot abuts Map 210, Lot 140 which they agreed to speak with Copple Crown about, and suggested going a voluntary merger of Map 210, Lot 058 into Map 210, Lot 140. Chair Swenson agreed it makes sense to merge it but to hold off until they have the conversation with Copple Crown about Lot 140 and Lot 058. He stated Lot 058 provides road access to Lot 140.

It was agreed that all the properties would not be covered at this meeting and a recess will be taken with another meeting to be scheduled.

Map 234, Lot 069- Grove Road

Selectman Jarvis stated the Planning Board suggested this could be an addition to Grove Road. Selectman Jarvis suggested putting it on the sell list and make sure the association is aware of it.

Ms. Ingham stated the property is 0.43 acres, assessed at \$12,400 and deeded in 1998. Taxes due annually would be \$279.

Selectman Jarvis made a motion that Map 234, Lot 069 be sold. Chair Swenson seconded the motion.

Mr. Anthes asked what the last sale price was. Chair Swenson replied that information could be obtained from the Assessor.

Motion passed, 2-1. Selectman Bickford opposed.

Next Meeting

Selectman Jarvis proposed recessing the meeting to a later date. The next work-session for tax-deeded properties is scheduled for October 29, 2014 at 7:00p.m.

Selectman Jarvis made a motion to enter into non-public session, pursuant to RSA 91-A: 3 II (c)- matter which, if discussed in public would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. Chair Swenson seconded the motion. It was clarified the purpose is to discuss property issues and review non-public, sealed minutes. Selectman Bickford stated he would be recusing himself from discussing one of the properties. Selectman Bickford stated he wants to be sure they are careful in making any decisions with regards to the back taxes and being sure they are appropriate. **Roll Call: Selectman Bickford – Aye; Selectman Jarvis – Aye; Chair Swenson – Aye. Motion passed, 3-0.**

*New Durham Board of Selectmen -Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

The Board of Selectmen entered into non-public session at 9:31p.m.

Selectman Jarvis made a motion to approve the September 17, 2014 sealed non-public minutes as amended. Selectman Bickford seconded the motion. Motion passed 3-0.

Selectman Jarvis made a motion to leave non-public session. Selectman Bickford seconded the motion. Motion passed 3-0.

The Board returned to public session at 10:04 P.M.

While in non-public session the Board discussed tax waiver agreements and reviewed sealed minutes.

Selectman Jarvis made a motion to recess the meeting until October 29, 2014 at 7 P.M. Chair Swenson seconded the motion. Motion passed 3-0.

The meeting was recessed at 10:06 P.M.

Respectfully Submitted,

Jennifer Riel, Recording Secretary

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

**NEW DURHAM BOARD OF SELECTMEN
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October 29, 2014, 7:00 p.m.**

Present:

Chairman David Swenson
Selectman David Bickford
Selectman Theresa Jarvis

Also Present:

Jeremy Bourgeois, Town Administrator
Peter Pijon, Videographer
Carole Ingham, Town Clerk/Tax Collector
Greg Anthes, Resident
Rudy Rosiello, Resident

Call to Order

Chair Swenson called the recessed meeting to order at 7:03p.m. He stated the main purpose of this meeting is to continue the recessed session of the discussion on tax-deeded properties. He stated they would also be reviewing the budget meeting minutes and have a discussion regarding the upcoming elections.

Selectman Jarvis noted they previously discussed property that has been taken by tax deed with Ms. Ingham and maps were reviewed. She stated that if it is merged with Map 210, Lot 058 which is Town property and Map 210, Lot 125, it will no longer be land-locked.

Discussion

Map 209, Lot 068- Saint Moritz Road

Chair Swenson stated this property is land only and approximately 0.881 acres. The assessed value is \$18,000. Ms. Ingham stated the annual taxes are \$525 and it was recorded in 2002.

Selectman Bickford stated it has a right-of-way. It is unclear whether it is a deeded right-of-way. It was agreed more research is needed to determine the right-of-way. Selectman Jarvis suggested the property may be something an abutter would be interested in purchasing to expand their lot.

Chair Swenson stated he doesn't see any reason to hold the property and Selectman Jarvis concurred, unless there is some sort of right-of-way. Selectman Bickford noted the Copple Crown Village District, the Planning Board and the Conservation Commission have all requested they do not sell these properties. Chair Swenson replied there were only four properties where the Planning Board and the Conservation Commission did not

*New Durham Board of Selectmen -Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

have a comment about keeping. Selectman Bickford stated it is a good opportunity to keep lots open to maintain the rural character of the area. He stated many of the properties are really cheap and would become low-income housing; the properties are steep and would be coming before the Town for building. He reiterated he is in agreement with the District commissioners.

Chair Swenson stated his concern is many of the properties have been on the docket for many years and he doesn't want to see them just left sitting. He doesn't think that is an appropriate action.

Selectman Jarvis noted one of the properties goes back to 1978 and suggested that if the Copple Crown Village District wants to preserve the lots as open space, they are more than welcome to purchase the lots but she believes a) the Town should not be landlords and b) they should be returning as much property as possible to the tax rolls.

Selectman Bickford replied they just voted to put 60 acres into an easement on Meaderboro Road, making it worthless property. Chair Swenson clarified it was not Town owned and it was done at the request of the current owner. He stated that any value lost is lost to the current owner and reduces the taxes to the Town.

Chair Swenson stated the boards and commissions have already had ten to twelve years on many of the property to make decisions. He stated those recommendations that have rationale behind them should be looked at but a majority have the same recommendation which is to just hold it.

Selectman Jarvis noted that on the list that has been prepared, there are four properties that are not being considered until 2016. She thinks the properties should be looked at on an annual basis. Selectman Bickford stated he has no problem looking, but he has inquired and talked to boards and commissions and wants to respect their wishes to wait another year. Selectman Jarvis stated some of their actions are to take non-conforming lots and make them less non-conforming.

After discussion, it was confirmed more research is needed regarding the right-of-way of this property. Selectman Jarvis stated the results would determine what they decide to do with the property.

Map 209, Lot 076- Saint Moritz Road

Chair Swenson stated it is 0.692 acres with an assessed value of \$17,500, and recorded in 2002. The annual taxes are \$511.

Selectman Jarvis stated she sees no reason to hold on to this property. Chair Swenson concurred.

Selectman Jarvis made a motion to sell Map 209, Lot 076. Chair Swenson seconded the motion. Motion passed 2-1. Selectman Bickford opposed.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014*

APPROVED

Map 209, Lot 079- Saint Moritz Road

Chair Swenson stated this property has an assessed value of \$15,200 and is 0.447 acres. It was recorded in 2011 and the annual taxes are \$444.

Chair Swenson stated he doesn't see any reason to retain this property. Selectman Jarvis concurred. Chair Swenson stated any property the Town retains is essentially a liability.

Chair Swenson made a motion to sell Map 209, Lot 079. Selectman Jarvis concurred. Motion passed, 2-1. Selectman Bickford opposed.

Map 209, Lot 094- Mountain Drive

Selectman Jarvis noted this is a corner lot on Mountain Drive and Innsbruck Drive. Chair Swenson stated this property is 0.515 acres, was recorded in 2002, has an assessed value of \$15,300 and the annual assessed taxes are \$447.

It was noted there is a brook running through the middle of this property. Chair Swenson suggested they have the Copple Crown Village District commissioners take a look at this one to acquire for the amount of taxes due. He stated this one could make a nice section in Copple Crown.

Selectman Jarvis stated they would need to check with the New Hampshire Municipal Association to see if they can approach the District commissioners about purchasing property as they cannot approach abutters to purchase property. Selectman Bickford asked where she got that. Selectman Jarvis replied she learned it in the classes she has taken with Local Government Center.

It was agreed to come back to this property after Town Administrator Bourgeois has clarified the options with New Hampshire Municipal Association.

Map 210, Lot 033- Deer Lane

Chair Swenson stated this property is 0.425 acres, with an assessed value of \$12,600 and was acquired in 1997. Annual taxes are roughly \$368.

Selectman Jarvis stated it appears that Copple Crown Village District owns Map 210, lot 041, which is 47 acres which abuts this property. It was confirmed that Map 210, Lot 031 is owned by the District. Chair Swenson stated it would give the District access to the cul-de-sac and suggested having the District commissioners consider this property as well.

Selectman Jarvis stated she would like to offer the property to Copple Crown Village District but she also wants to have a timeline for them to get back to the Board of Selectmen with their decisions. Selectman Bickford replied he believes the commissioners need to get permission at their annual meeting in order to purchase property. Chair Swenson stated they can at least determine an interest.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Map 210, Lot 058- Interlaken Drive

Selectman Jarvis stated this property abuts the Town's 11.5 acre piece of property. She suggested offering this property to Copple Crown Village District as well. Selectman Bickford stated the District was designed to have open areas for community space. Selectman Jarvis stated she thinks that if the District is interested in Map 210, Lot 140, it would be reasonable to do a voluntary merger of Map 210, Lot 058 and Map 210, Lot 125 so the District would have access from two roads to the larger piece of property.

It was noted this property was recorded in 2006, is 0.46 acres, with an assessed value of \$30 and a tax bill of \$1 as it in current use.

Chair Swenson clarified there needs to be a motion to see if Copple Crown Village District is interested in acquiring the three properties and if not, then there needs to be a motion to do a voluntary merger.

Selectman Jarvis made a motion that if Copple Crown Village District is not interested in acquiring Map 210, Lot 140, then there be a voluntary merger of Map 210, Lot 058, Map 210, Lot 125 and Map 210, 140. Chair Swenson seconded the motion.

Chair Swenson made an amendment to the motion that if Copple Crown Village District is not interested, then the Town would proceed with the voluntary merger and proceed to sell it. Selectman Jarvis seconded the amendment. Selectman Bickford stated he is in agreement with the first part of the amendment but he doesn't want to rush into selling it. Chair Swenson stated he is willing to talk and negotiate with the District but his intent is to take action so the Town no longer has the liability and tax burdens. **Amendment passed, 2-1. Selectman Bickford opposed.**
Amended Motion passed, 2-1. Selectman Bickford opposed.

Map 210, Lot 075- Franconia Drive

It was noted this property is 0.352 acres, has an assessed value of \$3,400, was recorded in 1998 and the annual taxes are \$99.

Selectman Jarvis stated she sees no need to keep it. Chair Swenson concurred.

Chair Swenson made a motion to offer Map 210, Lot 075 for sale. Selectman Jarvis seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Map 210, Lot 097- Franconia Drive

Chair Swenson stated this property is 0.521 acres, with an assessed value of \$17,700 and it was acquired in 2002. The annual taxes are \$516.

Selectman Jarvis made a motion to sell Map 210, Lot 097. Chair Swenson seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

*New Durham Board of Selectmen - Town Owned Property Meeting
October 20, 2014 & October 29, 2014
APPROVED*

Map 210, Lot 128-Innsbruck Drive

It was noted this property is in current use, has an assessed value of \$30, is 0.489 acres and was acquired in 2006.

Selectman Jarvis stated it would seem logical to put this property in with lots 140, 125 and 058.

Selectman Jarvis made a motion to see if the Copple Crown Village Disrtict commissioners are interested in purchasing Map 210, Lot 128 when looking at Map 210, Lot 058 and Map 210, Lot 140. If the commissioners are not interested, do a voluntary merger to sell. Chair Swenson seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Map 210, Lot 130- Innsbruck Drive

Chair Swenson stated this property is 0.47 acres, was acquired in 2002 and has an assessed value of \$1,800. The annual taxes are \$53.

Chair Swenson stated it seems like this property has an odd value. Selectman Jarvis suggested it may be a property that abutters are interested in.

Selectman Jarvis made a motion to sell Map 210, Lot 130. Chair Swenson seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Map 210, Lot 136- Garmish Drive

Chair Swenson stated this property was acquired in 2002, is 0.49 acres and has an assessed value of \$6,600. The annual taxes are \$193.

Chair Swenson made a motion to sell Map 210, Lot 136. Selectman Jarvis seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Map 216, Lot 004- Devils Den Road

Chair Swenson stated this property is 21 acres, was acquired in 2002, and is assessed at \$35,000. The annual taxes are \$788. It was noted this property is land-locked with no real road access.

It was suggested this property might be good for logging and to have a forester look at it before deciding to sell. It was also suggested to have a forester look at Lot 140 in Copple Crown Village District for the same purposes.

It was agreed to have a forester give an assessment on Map 216, Lot 040 as to the harvestability and give some recommendations on whether to sell or continue to harvest.

Map 235, Lot 041- Brienne Road

Chair Swenson stated this property was acquired in 2002, is 1.84 acres with an assessed value of \$42,200. The annual taxes are \$950.

Chair Swenson made a motion to sell Map 235, Lot 041. Selectman Jarvis seconded the motion. Selectman Bickford noted the Planning Board recommended keeping this as a park. **Motion passed, 2-1. Selectman Bickford opposed.**

Chair Swenson asked Town Administrator Bourgeois to begin communicating with the Copple Crown Village District commissioners to determine their interests in the previously discussed properties. He suggested they be invited to a Board of Selectmen for discussion. Selectman Jarvis noted she would like to meet before January. Chair Swenson agreed and stated he would like to meet in November or December so decisions can be made by the end of the year. Selectman Jarvis suggested Town Administrator Bourgeois also contact New Hampshire Municipal Association prior to the meeting so they know what they can do.

Chair Swenson stated he wants to get a list of the properties on which there were decisions made to sell, and get a list of all the back taxes, penalties, and interest. Ms. Ingham clarified that there will be no interest on these properties because they are over three years. Chair Swenson stated he still wants to know what the lost opportunity is there.

Map 210, Lot 037 and Map 210, Lot 039- Mountain and Franconia Drive

Selectman Jarvis noted there were still four properties that they needed to go back and review. After further discussion, it was agreed to offer Map 210, Lot 037 and Map 210, Lot 039 to the Copple Crown Village District as well.

Chair Swenson made a motion to offer Map 210, Lot 037 and Map 210, Lot 039 to the Copple Crown Village District commissioners for back taxes, etc. If they don't have an interest, then do a voluntary merge to sell. Selectman Jarvis seconded the motion. Motion passed, 2-1. Selectman Bickford opposed.

Map 209, Lot 060- Innsbruck Drive

Selectman Jarvis stated this was acquired in 2002 with an assessed value of \$1,800. It was noted this is a private drive. The annual taxes are \$315.

Chair Swenson made a motion to sell Map 209, Lot 060. Selectman Jarvis seconded the motion. Motion passed, 2-1. Selectman Bickford opposed

Map 240, Lot 056- Merrymeeting Road

It was noted the annual taxes are \$387, the property was acquired in 1997, has an assessed value of \$17,200 and is 0.2 acres. It was noted an abutter has expressed an interest in this property. Selectman Bickford stated the Planning Board recommended keeping this as open access to the river. Selectman Jarvis stated she does want to keep open access to the river but at the same time she doesn't want the milfoil problem to keep being transmitted. Chair Swenson stated his issue with this being water access is the lack of parking.

New Durham Board of Selectmen - Town Owned Property Meeting

October 20, 2014 & October 29, 2014

APPROVED

Chair Swenson made a motion to sell Map 240, Lot 056. Selectman Jarvis seconded the motion for discussion. Discussion: Selectman Jarvis stated she would like to take a look at the property to see if there is enough room to establish a parking area. If there is enough, she stated she would be more inclined to keep it open for river access. **Chair Swenson rescinded his motion as more information is needed before action can be taken.**

Coverage for Election Day

Chair Swenson stated there needs to be coverage for the elections on Tuesday, November 4. Selectman Jarvis noted there are supposed to be two Selectmen present. She stated she can do 8:00a.m. to 10:00a.m. and then 2:00p.m. to 7:00p.m. Chair Swenson stated he is available anytime coverage is needed. Selectman Bickford stated he would come there at 10:00a.m.

Ms. Ingham gave the Selectmen a letter from New Hampshire Municipal Association about tax-deeded property and selling it.

Approval of Minutes

Meeting of October 8, 2014 – Public: Budget Meeting - Edits were made. **Selectman Jarvis made a motion to approve the minutes as amended. Selectman Bickford seconded the motion. Motion passed, 3-0.**

Meeting of October 15, 2014 – Public: Budget Meeting - Edits were made. **Selectman Jarvis made a motion to approve the minutes as amended. Chair Swenson seconded the motion. Motion passed, 3-0.**

Future Meetings

October 31, 2014, 1:00p.m. - Board of Selectmen Budget Meeting, Fire Community Room.

Adjourn

Selectman Jarvis made a motion to adjourn the meeting. Selectman Bickford seconded the motion. Motion passed, 3-0. The meeting was adjourned at 9:08p.m.

Respectfully Submitted,

Jennifer Riel, Recording Secretary