

Selectmen's Minutes  
10 May 1999  
7:00pm

The regularly scheduled Selectmen's meeting was called to order by the chair, George Lagassa at 7:00pm. Those present included Allen Hines, Jack Steiner, (Selectmen), and Russell McAllister (Town Administrator).

The Selectmen reviewed the meeting minutes of April 26<sup>th</sup>. Mr. Steiner made the motion to accept the regular minutes of April 26<sup>th</sup>. Mr. Hines seconded the motion. The vote was unanimous and so moved.

The selectmen reviewed correspondence and/or signed:

- a. Minutes - April 26<sup>th</sup>
- b. Payroll
- c. Manifest
- d. Land Use Change Tax Warrant - \$49,462.23 (Park Ave. Dev Corp.) Abenaki Meadows
- e. Auditors Letters - Signatures
- f. Rockingham Nursing Home - Resident confirmation (signatures)
- g. Property Tax abatements for 1998 abatement applications (\$29,694.45).
- h. Executive Council Newsletter
- i. Rockingham County Nursing Home Data

#### **Property Abatement Review**

The Board reviewed the Town Assessor's (Howard Promer) recommendations and asked several questions concerning the properties in question. Mr. Promer was asked about the Eleanor Latham application. Mr. Promer noted that the comparables used by the appraiser were outdated. Mr. Promer was asked about his recommendation regarding the Chase application. Mr. Promer explained that the neighborhood was assessed low based upon neighborhood sales. Mr. Steiner asked how many sales were necessary to determine the value of a neighborhood. Mr. Promer noted that a minimum of 12 sales were necessary. Mr. Lagassa asked about the recommendation concerning the Turchan application. It was explained that the application was not timely filed, but that a change was made on the 1999 assessment. The circumstances of the Bucklin application were discussed. It was noted that a tree had fallen on the mobile home and destroyed it. Mr. Promer agreed, explaining that provisions in state statute required all property be taxed as it exists on April 1<sup>st</sup>. The tree destroyed the house in September. Mr. Promer added that this was a circumstance over which the Board of Selectmen had discretion because only the Board had the authority to grant abatements. The Board agreed to abate taxes on the property for the period following September. The TA agreed to make the adjustment. Mr. Steiner inquired about the New Covenant Church application. It was pointed out that the property was a private residence as of April 1<sup>st</sup> and was taxed according to statute. Given that it was a not for profit institution engaged in a charitable mission, Mr. Steiner asked that some leeway be granted. The Board agreed to pro-rate taxes to the date the property became a church. The TA agreed to make the necessary adjustment.

While waiting for Mr. Moore to appear before the Board to discuss his abatement application the TA brought up a request by the Rockingham Planning Commission to have a member appointed to the Scenic Byways Committee. Mr. Steiner made the motion to appoint Robert Landman to the Scenic Byways Committee. Mr. Hines seconded the motion. The vote was unanimous and so moved. The TA briefed the Board concerning a request by the ZBA Chair, Michael Iafolla, to have the Board appoint another alternate member to the ZBA. Members on the ZBA often had conflicts of interest rendering decisions about commercial properties because several of the Board members were abutters. This often left too few members to render a decision. The appointment of Russ McCann, as an alternate member was discussed. Mr. Steiner made the motion to appoint Mr. McCann to the ZBA as an alternate member. Mr. Hines seconded the motion. The vote was unanimous and so moved.

Mr. Moore addressed the Board concerning his abatement application. Mr. Moore asked for an extension because he had made a statistical error within his application. Mr. Moore contended that his assessment was more than that of his neighbors. He cited increases in his assessment of 50% per year since 1996. Mr. Promer pointed out that the first increase was due to the additions built on the house. The second increase in assessed value resulted from the Town implementing the town wide revaluation, which brought the sales ratio from 56% to 100%. It was also explained that the assessed value the DRA initially placed on the property did not include the additions. When the town implemented the revaluation the DRA had neglected to include the building additions Mr. Moore had built onto his house. During his review Mr. Promer noticed that the DRA had failed to include the additions in the assessed value of the property and therefore added them on. Mr. Moore contended that his house was the most expensive in the neighborhood. He cited that other properties had more rooms than he had. Mr. Lagassa noted that the land values among the neighborhood properties were similar. Mr. Moore agreed. Mr. Lagassa asked Mr. Promer to review Mr. Moore's application again. Mr. Promer agreed to do so.

#### **Hampton Sagamore Golf Club**

Mr. Richard Luff addressed the Board concerning his request to acquire a mobile service liquor license. The approval from the local governing board was necessary prior to the NH Liquor Commission granting the mobile service license. Mr. Luff explained that the golf club would be selling can or bottled beverages from a cooler mounted on a golf cart. All applicable rules and regulations associated with a regular liquor license would apply to the mobile service license as well. After brief discussion among Board members Mr. Steiner made the motion to grant a mobile service liquor license to the Hampton Sagamore Golf Club. The TA was directed to write the necessary correspondence.

#### **Hampton Water Works**

Several representatives from the Hampton Water Works addressed the Board concerning potential water rate increases and the rationale behind the request for a rate increase. Mr. Keith Bossung noted that the HWW had spent approximately \$3,118,000 related to sources of supply during the last several years. Mr. Bossung noted that the last PUC rate allowed increase was in 1991. During the interim 800 additional customer had been added. Ongoing capital costs associated with infrastructure upgrades and costs for new sources of supply had been ongoing between rate increases. Today there were approximately a total of 8,100 customers. The HWW made the decision not to increase the charge associated with fire hydrants, which were still \$900 per year. It was explained that seasonal customers would see the greatest rate of increase, 53%. Overall, a rate increase of 28.9% was asked for by the HWW. Mr. Lagassa asked about peak load pricing, noting that the capacity charge seemed excessive. According to the HWW's the capacity charge was relatively high in order to offset high rates, but that they [HWW] were looking at peak load pricing and single block volumetric pricing. The residential volume pricing would be two tiered with a third tier for commercial usage. Currently, the HWW was undertaking a demand side management study to the pricing options. Mr. Steiner asked when the HWW would be filing their request for a rate increase with the Public Utility Commission (PUC). Mr. Bossung replied that it would be filing with the PUC on 05/19/99.

#### **Jim Booth - Eagle Scout Project**

Mr. Booth of Troop 162 next addressed the Board concerning an Eagle Scout project he wished to undertake at Dearborn Park. Mr. Booth explained that one component of the project involved demonstrating leadership. Mr. Booth explained that he had refurbished picnic tables at Dearborn Park and now proposed striping the parking lot. Mr. Hines asked if Mr. Booth had conferred with members of the Recreation Commission about his project noting that the recreation commission planned to resurface the parking lot in July. Mr. Booth had yet to confer with the recreation committee about his proposed project. Mr. Lagassa suggested that Mr. Booth first confer with the recreation commission regarding his proposal and obtain their consent prior to initiating his project.

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**Centennial Hall - Dick Wollmar**

Mr. Wollmar briefed the Board on the status of Centennial Hall, noting that there had been a lot of community support and a good turn out of candidates for roles in "Our Town". Mr. Wollmar asked the Board's support for some planned support to parking lot improvements. Mr. Wollmar noted that the parking lot was on Town owned land. The parking lot was situated on an incline that made it difficult to open and close car doors for older folks and parents with children. He asked if the Town could provide some help to level the lot with their backhoe. Mr. Hines made the motion to allow improvements on the parking lot using the Town backhoe. Mr. Steiner seconded the motion. The vote was unanimous and so moved.

**Selectmen Issues**

*Opening of Paving Bids*

Mr. Strout briefed the Board on the paving projects to be undertaken this year noting that North Road to the Rye line, New Road and Elm Road would receive a shim coat. Mr. Steiner asked about a paving plan that prioritized roadwork. Mr. Strout replied that there was one based on the resurfacing of all roads once every ten years. Mr. Steiner asked about forming a maintenance plan for roads and culverts that could be used in the Master Plan and eventually the CIP. Brief discussion ensued regarding a road surface management system offered by UNH's T2. Mr. Strout agreed to look into it.

The paving bids were open and the results are listed below:

<b><u>Company</u></b>	<b><u>Price / Ton</u></b>
Brox Industries	\$31.50/ton
Bell & Flynn	\$31.50/ton
Kendon Corp.	\$36.00/ton
Pike Industries	\$29.15/ton
Continental Paving	\$32.90/ton

Low bid was Pike Industries at \$29.15 per ton.

**Selectmen Issues**

Mr. Strout reminded those present that the bulky goods container would be available on Saturday from 8am to 5pm. Mr. Strout also explained that street sweeping was delayed due to the recent rains, but would begin next week.

Mr. Ellingwood asked about recycling. A discussion regarding solid waste collection and recycling ensued. Mandatory recycling was discussed as a means of reducing the waste stream now going to the landfill. It was noted that the landfill had limited space and its projected useful life was only another 10years. The cost of the tipping fee was now borne by the taxpayers and that cost was likely to increase as the landfill tipping fees increased due to limited disposal space.

There being no further business to come before the Board the public meeting adjourned at approximately 9:00pm.

Respectfully,

Russell McAllister  
Town Administrator