

Selectmen's Minutes  
10 July 2000  
7:00pm

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

The Selectmen reviewed the meeting minutes of June 24<sup>th</sup>. Mr. Sullivan made the motion to accept the minutes of June 24<sup>th</sup>. Mr. Lagassa seconded the motion. The vote was unanimous and so moved.

The selectmen reviewed correspondence and/or signed:

- a. Administration/Business
- b. Payroll
- c. Manifest
- d. Minutes - June 24<sup>th</sup>, 2000
- a. CDBG Manifest
- b. Abatement - Ed Jewel for his mother Elizabeth Jewell
- c. [Notice to APTD Recipients \(Change is general assistance eligibility\)](#)

The TA explained that under current statute (RSA 167:27) financial assistance provided by the Town to individuals receiving either Aid to Permanently and Totally Disabled (APTD) or Old Age Assistance (OAA) would result in a loss of APTD and OAA benefits by those individuals. Therefore, effective August 1<sup>st</sup> the North Hampton Welfare Department will no longer be able to offer financial assistance to APTD or OAA recipients.

- d. CEDS Meeting
- e. Coakley Minutes
- f. Nursing Home Data

#### **[Municipal Solid Waste Haulers - 7:20pm](#)**

##### *[Coastline Waste Services - Kevin Banfield](#)*

Kevin Banfield and Richard Curry addressed the Board concerning their proposal to offer hauling services in North Hampton. Mr. Banfield explained that he had entered into an agreement with Joe Roy to service the mobile home park and that he was also currently negotiating with Ed Luck over the same service. Mr. Banfield noted that the current piece of equipment he would be using was a front-end truck, but that he planned to use a rear loader at a later date. There was some comment about the messiness of front load trucks where trash is dumped into the truck by lifting the container over the top of the vehicle. This oftentimes caused unintended spillage. Rear load trucks avoided this problem but usually involved additional labor. There was discussion about the possibility of a future single municipal contract with a hauler as a means of lowering costs. Mr. Lagassa commented that the Solid Waste Committee was presently looking at various options and was pretty close to a recommendation. It was noted that a single municipal contract might involve a once a week curbside pick-up schedule and that such a contract may well involve a three to five year time period. The TA pointed out that it was necessary to have a motion allowing Coastline Waste Services to use the Turnkey Landfill as an approved North Hampton hauler because the Town paid the tipping fee. Mr. Lagassa made the motion to allow Coastline Waste Services to provide hauling services to the North Hampton Mobile Home Park owned by Joe Roy. Mr. Sullivan seconded the motion. The vote was unanimous and so moved.

##### *[Atlantic Waste Services - CANCELLED](#)*

## Selectmen's Issues

### *Introduction of New Employees*

The TA introduced Brenda DeFelice as the Town's new full-time Recreation Director. The Town of Hampton previously employed Ms. DeFelice as the Assistant Recreation Director. A round of applause welcomed Ms. DeFelice.

The TA noted that the Town had filled the long vacant position of Deputy Fire Chief. Corey Landry, presently a Captain with the Hookset Fire Department, will fill the position. Mr. Landry will start on July 24<sup>th</sup> and attend that evening's Board meeting.

### *Telecommunications Availability*

Mr. Lagassa spoke to the issue of improved telecommunication services in North Hampton in the form of high speed internet connections via cable modem from Media One or Digital Subscriber Line (DSL) from Verizon (formerly Bell Atlantic). It was noted that neither of these services is available in North Hampton. Mr. Lagassa explained that he drafted several letters to Media One, Verizon, Vitti's with the intention of inviting them to a meeting in the spirit of cooperation to help address the issue. There was perhaps some way the Town could play a part in making these services available in Town.

### *Brooks Valuation of HWW Appraisal*

Mr. Lagassa provided a brief synopsis of the topic. Henry Fuller interjected that he had not been informed of the Selectmen's meeting regarding the issue and that it was frustrating. The TA asked if the agenda had been faxed to him. Mr. Fuller replied that it had not. It was noted that the agenda is posted at the Town Office, Library, Post Office and website on the Friday prior the Monday meeting. Tim Harned mentioned that he did not have time to hunt down a website to view the agenda and that an email that included the agenda would be preferable. Mr. Lagassa noted that nothing was going to be decided at the current meeting, so non-attendance by the water commissioners would not be a problem. The Board was only going to review the report. Mr. Lagassa explained that he was a utility appraiser by profession and that as a whole the report was well done with the exception that the report consisted of three separate appraisals and no single reconciliation of value. Mr. Lagassa intoned the appraiser's litany of the three available approaches to value, market approach, cost approach, and income approach. The Brooks Valuation report used the cost approach wherein the value of an asset is determined by its estimated replacement cost. Mr. Brooks inventoried water mains, fire hydrants, pumps, wells and other physical assets and determined the replacement value to be \$7,123,500. This was determined based on estimated cost of replacement, not on trended original cost information. HWW refused to share information about original cost with the appraisal team. The current value is approximately \$3.7 million. The Gowdy and Farrell also used the cost approach in valuing the land owned by HWW. The Hampton Water Works refused the appraisal firm access to information about leases and easements that represented additional value. The firm of Gowdy and Farrell determined the land value to be approximately \$818,000. The current land value is approximately \$400,000. The Atlantic Management firm specializes business valuation, which supports in the third approach to value, which is the income approach. This particular approach utilizes the stock value of the assets, which Atlantic Management determined to be 10.5 million. However, the total valuation of the company does not rest solely on the equity but also the debt outstanding. Debt outstanding is currently 16 million making the total value of the Hampton Water Works Company approximately 26.5 million. Original cost data would have allowed the appraisal firms to better calculate value for the assets within North Hampton, but officials at HWW refused access to the original cost data. Mr. Lagassa noted that he would be speaking with Jim Brooks about the report for clarification of specific details during the next few days.

Mr. Fuller mentioned that there was a Water Commissioner's meeting planned for July 26<sup>th</sup> at 7:00pm and that the Board was invited to attend.

#### *Planning Board Fee Schedules*

Mr. Sullivan briefed the Board about a scheduled increase in site plan and subdivision review schedule proposed by the Planning Board. The Town's current fee schedule was the lowest of all the surrounding towns. In an effort to help cover the costs associated with the review of site plans and subdivision plans fee schedules were being raised. The changes in fee schedules are listed below.

<b>Site Plan Review</b>	<b>Current</b>	<b>Proposed</b>	<b>Subdivision Plan Review</b>	<b>Current</b>	<b>Proposed</b>
Filing Fee	\$50	\$100	Application Fee	\$0	\$50
per 1000 sqft	\$25	\$50	per 1000 sqft	\$25	\$50
Review Fee	\$0	\$50	Street Review	\$0	\$200
Notice per Abutter	\$4	\$4	Notice per Abutter	\$4	\$4
Review Fee	\$0	\$100	Review Fee	\$0	\$100
Recording Fee	\$40	\$80	Recording Fee	\$40	\$80

The Planning Board is scheduled to hold a public meeting to solicit public comment on changes to the fee during their regularly scheduled meeting of August 1<sup>st</sup>.

#### *Winterberry Bond Reduction*

Mr. Sullivan noted that the Planning Board had recommended a bond reduction for the Winterberry subdivision. It was reported that Appledore Engineering and the Highway Agent had reviewed the work and approved the bond reduction request. Mr. Sullivan made the motion to reduce the Winterberry bond to \$48,826. Mr. Lagassa seconded the motion. The vote was unanimous and so moved.

#### *Enforcement of Ordinances*

Mr. Sullivan voiced concern over the enforcement of ordinances. He noted that several outstanding violations such as cease and desist orders were outstanding. He was hoping to find a better mechanism to bring about compliance than what currently exists. He noted that the Code Enforcement Officer was inundated with work and follow-ups on cease and desists were not always cost effective, nor did they always yield the intended results. Mr. Sullivan was looking for a process to bring the non-conformers into compliance.

#### *Records Storage*

Mr. Steiner noted that he was in the process of ordering shelving for the records storage room and that he was looking to get some additional insight from Peter Parker regarding space requirements and storage processes. Mr. Steiner indicated that he planned to call a meeting of the records committee, together with Mr. Parker, to help determine their current storage needs.

#### Questions & Comments

Bob Landman asked if the Board would allow him to serve as the TAC representative with the Rockingham Planning Commission. The Board agreed and signed the authorizing form.

Robert Stout broached the issue of who owned and managed the Town Common. He voiced concern that his department had roto-tilled, applied peat and hydro-seeded. Other improvements to the Town Common included the installation of a sprinkler system. Mr. Strout described a problem where large panel trucks carrying band members' gear drove over the green to unload the equipment. The truck's wheels left ruts on

Selectmen's Minutes  
10 July 2000  
7:00pm

the lawn and those same trucks could potentially run over a sprinkler head. The Board agreed that it presented a problem and that Delores Chase should be notified so that a solution could be found.

Brian Page noted that Joe Hammond was allowing the Police Department to set up moving targets at the Rifle and Gun club and that Mr. Hammond was also waving the membership fee for North Hampton Police Officers. This decreased the expense to the department. Mr. Page suggested that a letter of thanks be written to Mr. Hammond.

Roland Neves suggested that there be a meeting of all the Boards at least once a year.

There being no further business to come before the Board the public meeting adjourned at approximately 8:40pm. Mr. Lagassa made the motion to convene in non-public discussion under RSA 91-A:3 II (a) to discuss collective bargaining issues. Mr. Sullivan seconded the motion. The vote was unanimous and so moved.

Respectfully,

Russell McAllister  
Town Administrator