



Town of Plaistow ♦ Board of Selectmen
145 Main Street ♦ Plaistow ♦ NH ♦ 03865

PLAISTOW BOARD OF SELECTMEN

MINUTES:

DATE: Monday, July 27, 2009

MEETING CALLED TO ORDER: 6:36 pm

SELECTMEN:

Chairman, Daniel Poliquin
Selectman, Charles Blinn
Selectman, John Sherman

Vice Chairman, Robert Gray
Selectman, Michelle Curran
Town Manager, Sean Fitzgerald

MINUTES:

Motion by J. Sherman to approve Minutes of July 13, 2009 with correction to page 6.

2nd by R. Gray.

Vote 5-0-0.

Motion passes.

PUBLIC COMMENT:

Jill Senter approached Board and discussed the Conservation Commission's request to spend up to but not exceeding \$1,500. She noted they wanted to request these funds to be withdrawn from the Forest Fund which was established for the maintenance of the forest and other forest related projects. The Conservation Commission and the local Scouts would be doing this project and needed the money to purchase material called RAP (recycled asphalt product). The cost is \$10.50 a yard delivered and they are looking to purchase around 90 yards. She noted they are looking for a little more money just in case but really don't want to spend it. In order to spend the funds it had to be voted on by the Conservation Commission and the BOS. The Conservation Commission had already voted.

J. Senter and J. Sherman discussed square footage.

J. Sherman inquired where they would be paving.

J. Senter noted it is to be determined, currently discussing from road in or perhaps from fence in.

J. Sherman inquired about the commitment from the Conservation Commission regarding keeping the Town Forest open.

J. Senter noted it was kept open all year round and there were no restrictions.

J. Sherman inquired if the gate is always kept open or unlocked.

J. Senter noted the gate was always open and there was no key to lock the gate.

J. Sherman noted the location of the Town Forest: continue up Main Street, off North Main Street, on Route 121 on the left side of road; there are signs indicating Plaistow Town Forest.

J. Senter noted that in September they were hoping to have a grand opening. They never had an opening and would like to honor the scouts for all the work they have done.

Motion by J. Sherman to withdraw \$1,500 from the Forest Fund per the request of the Conservation Commission dated July 27, 2009.

2nd by M. Curran.

Vote 5-0-0.

Motion carries.

AGENDA:

Carli – Wal-Mart Donation

S. Fitzgerald noted that Carli was not able to attend tonight however he would fill in for her. He noted Carli was looking for a motion from the Board to accept a donation in the amount of \$500 from Wal-Mart to support Plaistow Recreation.

Motion by J. Sherman to accept the donation from Wal-Mart in the amount of \$500 to support Plaistow Recreation.

2nd by R. Gray.

Vote 5-0-0.

Motion carries.

J. Sherman thanked Wal-Mart for their donation.

Mike Dorman – Public Hearing – Haseltine Street

M. Dorman handed out a map outlining Haseltine Street to Board members. He discussed Taurus Development turning the 5-9 Plaistow Road property over to the Town.

R. Gray discussed accepting easement and collecting bids.

S. Fitzgerald noted the Board's vote was to accept the property tonight.

R. Gray discussed blocking entrance off to the property.

M. Dorman discussed entrance to the rear of the property.

R. Gray wanted to know what needed to be done in order to block off the front entrance of the property.

M. Dorman discussed driveway and not being able to close a driveway off; modifying the driveways; back entrance having two-way traffic; and front only having entrance, no exit.

J. Sherman discussed ongoing saga and part of the effort to eliminate the end of Main Street.

D. Poliquin noted the Town has not paid anything for this, no tax dollars, just accepting and approving (accepting land and granting easement regarding water and sewer).

M. Dorman and Board members discussed the current entrance and exits of the property.

J. Sherman noted the entrance was not on the map and inquired if it will stay.

M. Dorman discussed entrance staying and hoped people would use it more.

D. Poliquin opened Public Hearing at 7:03 pm.

Motion by M. Curran to accept a parcel of land that is being donated to the Town, the property is approximately +/- 2,224 square feet and will be used for improvements to Haseltine Street. The property has a utility easement, being granted to Taurus Investments, as part of this transaction. This easement will allow Taurus to install water and sewer lines if needed in the future.

2nd by C. Blinn.

D. Poliquin closed Public Hearing at 7:04pm and noted there was no public comment.

J. Sherman and M. Dorman discussed no left turn indicated on the map and angle of the driveway, crossing traffic and lines A & B which indicate reference point for another plan.

J. Sherman noted he was sure he was going to vote in favor of this however he was concerned with the two-way in the back of the development.

R. Gray discussed looking at what is currently there for commercial property and readdressing if a large commercial property went in there in the future.

Vote 5-0-0.

Motion carries.

D. Poliquin inquired about voting on the easement separately.

S. Fitzgerald noted he would inquire with the Town solicitor.

D. Poliquin noted the Board's Intent was to cover the easement.

D. Poliquin discussed meeting people moving into Plaistow, Bob and Michelle McCready, and welcomed them to Town. He noted Henry and Davena Szmyt have sold their property to the newcomers and will be moving out of Plaistow.

Non-Public Session – RSA 91-A:3,II (e) Brown Development

D. Poliquin noted that the Board does not need to go into Non Public session under an RSA when they speak with counsel. They will go into Executive Session and no motion is required from the Board. The Board will be in Executive Session for approximately 45 minutes.

Board went into Executive Session at 7:14 pm. Board returned at 7:54 pm.

D. Poliquin noted the Executive Session was a workshop with the Attorney that represents the Town, it was an informational meeting only, there were no announcements or decisions to report from the meeting.

Wil Corcoran - Assessing

W. Corcoran noted he was here to give the Board an update on current assessing in the Town. He presented the Board with a power point presentation regarding Plaistow Real Estate Market - Need to Update Assessments. He discussed evaluations and assessments; foreclosures; distressed properties; southern sector of the state seeing more drastic decline; Sales Volume - Sales volume is down from previous years; number of sales; Volume Breakdown – Plaistow Residential Sales Volume 2000 through 2008; Average Changes in Selling Prices – Plaistow Changes in Average Selling Prices for Residential Properties; single family price and condominium price; Ratio Trend by Quarter – Ratio Changes per Quarter; done every four months starting in April – June 2008 through May 2009; Emerging Ratios – 2009; overall at 106%; 10% loss in value overall; Single Family at 111%; Condos at 105%; Commercial at 90% ratio; and Residential Properties on the Market – 90% of Current Asking Prices.

R. Gray and W. Corcoran discussed condo sales.

J. Sherman discussed arm length sales.

W. Corcoran discussed tax payer notices and assessment.

J. Sherman discussed assessment values to be on average 95% of market value. He discussed 90% and inquired for Wil's opinion about shooting for 90% instead of 95%.

W. Corcoran agreed and discussed State Assessing Value Board; viable alternative; and market still falling.

R. Gray noted that Wil hadn't factored in the last months of the end of the year and questioned 92% to make up for the ending months of the year.

W. Corcoran noted that was advanced thinking. He believed if they shot for 90% then they would end up at 92%.

J. Sherman discussed condo sales.

W. Corcoran discussed recent sales from Oct 1 through the recent sale.

J. Sherman discussed Wil's email and the single family sales. He noted it's good to look at the raw numbers to try to make the best decision for everybody, they are conscious of the fact of homeowners and property values going down, suffering through foreclosure, just making sure all understand what they are taking into consideration. He noted this was an emotional subject and that he was in favor of adjusting assessments to current market values.

D. Poliquin discussed opportunity to go back and look at foreclosures in the 90's. He noted we have surpassed those numbers, the market is still falling and with that thought in mind he agreed with John and was looking at 90 % for a target.

J. Sherman asked Wil what his thoughts were regarding the market decline.

W. Corcoran noted he thought it would continue to decline.

R. Gray asked Wil if he would go back and relook at all the numbers and make sure the 90% is well thought out.

S. Fitzgerald spoke about ratio and giving the best long term value; play in numbers; help Board understand how this will help in the long term; how they could best manage the equity among properties; what would 90% do and what would 95% do.

W. Corcoran discussed biggest impact is shifts in area value; 90% in commercial; bringing residential areas down; benchmark by state; long term and short term; more equity in amount of revenues approved, and only rate will float according to numbers.

S. Fitzgerald discussed being as accurate as they could, the farther they are away from those ratios, they want to make sure the values are as consistent with the market as they could, making a decision today regarding equity.

W. Corcoran noted we need to move quickly on this; administratively we need to get the letters out to tax payers.

D. Poliquin discussed Wil's memo which stated he was looking to get this completed within 3 to 4 weeks and inquired if he was looking for a decision from the Board tonight.

***Motion by J. Sherman to direct the Assessor's agent to adjust all Town assessments, shooting for an overall ratio of 92%.
2nd by R. Gray.***

J. Sherman discussed the historical situation in Plaistow which was to invest money in assessing to make intelligent decisions yearly, tools in place to do annual adjustments, the State of NH says you can have assessment anywhere from 90 -100 % however we do not want to tell the tax payers they are over 100% . Number normally shot for was around 95%. How he came to his decision was given the current economic situation, values are going to fall, he thought about under the 95% however going to the 90% does not allow for any wiggle room – cutting it too close, he thought it should be less than 95% but more than 90% so he shot for 92%.

R. Gray discussed his concerns: true that we are the ones to set the ratio however Wil has to defend the market and wanted to be sure Wil is okay with their decision. He agreed with John, does not think they need to go to 90% – wants to make sure Wil is comfortable when he has to defend the abatements when they come up.

W. Corcoran noted that they were rational for going with 92% and noted it was a wise choice. R. Gray inquired about what that would do to the COD and if it would be in the acceptable parameters.

W. Corcoran noted yes and they would be okay, it would be within the tolerances.

J. Sherman noted that if they voted, this will shift some of tax burden from residential to commercial at this point commercial is lower than residential. They would be lowering residential, which would shift some tax burden from residential to commercial.

Vote 5-0-0.

Motion carries.

TOWN MANAGER REPORT:

S. Fitzgerald discussed:

- Rockingham Planning Commission: Main Street Study paperwork which was in the Signature folder. The scope of the work is on track, modifications made and DOT measuring traffic counts along Route 125.

D. Poliquin discussed recording speed and his conversation with an Officer who thought they had the software to do such.

S. Fitzgerald noted he has spoken to Chief Savage regarding such and spoke to Dave Walker.

- Haseltine Street Project; Mike Dorman was here to discuss this project.
- New ladder truck, Tower #3, is now in service and 5 members of the Plaistow Fire Department have been trained on how to safely operate and drive this vehicle.
- Request to withdraw funds from the Conservation Commission; Jill Senter was here to discuss this.
- July 15 meeting with Attorney Kate Miller, Attorney Rob Ciandella and Jay Somers, Senior Manager of Government Relations to discuss Cable License Renewal Negotiations. They reviewed the scope of the cable contract and discussed formal and informal negotiations. Relocation of the cable studio to a Town owned piece of property and to enhance cable production. Signature Folder has updated extension thru Sept 22 and he was looking to meet once again to go over the scope of the negotiations: short term 3-5 year term.
- Meeting upcoming on August 5 regarding current Police Union Contract for a preliminary discussion and negotiations for a new contract. He noted he was happy to entertain questions and comments from Board and was open to suggestions.

M. Curran inquired if he would be receiving anything prior to their meeting from them.

S. Fitzgerald noted that it was doubtful.

- Pavement Management has been evaluated over the last few weeks, Dan has been evaluating roads in Town, differing what can wait from what cannot wait. Pavement management is a science as much as it is a preventative maintenance program. He has gone out to main roads and found which ones absolutely need to be done (Crane Crossing, Forrest Street, Westville Road & Pollard Road) and others that can be put off.

R. Gray discussed Sweet Hill Road and thanked Sean publicly. He discussed Section of Old County Road going towards Kingston Road, where state stopped repaving and noted it is in bad shape.

S. Fitzgerald noted Dan Garlington will be available at the next BOS meeting for further highway discussions.

- Street Sweepers are in Town and have been for the last 4 days sweeping streets as the weather gets better they will be out a little bit more.
- Highway Department has been busy on the Recreation Dugouts and he noted that one has been completed.
- July 22 meeting with Letizia Ortiz from Senator Shaheen's Office; her staff had met with Plaistow Residents and they noted they would be coming back to reach out with constituent services.
- Capital Improvement (CIP) Committee met on July 16 to review changes and make adjustments; they will be meeting in the near future to finalize their plan.
- A first for the Town of Plaistow, a movie that was filmed in part of Town Hall. On Saturday, August 22, the premier of 27 Down will be shown at the Timberlane Performing Arts Center; tickets are free and can be ordered on line at www.timberlanepac.org. The director, John DePew, sent a nice note to Town Hall thanking the Town for taking part in his film, it was a wonderful tribute to the Town.

OTHER BUSINESS:

D. Poliquin discussed mail he received from LGC regarding the 27th Municipal Volunteer Awards. (He gave paperwork to Sean). Wednesday's Concert on the Green with the B Street Bombers at 6 pm. This Saturday the Landfill is open from 7am – 3pm. Also, this Saturday is Waste Management's White Goods pick up day, however you must contact Waste Management to schedule a pick up.

SIGNATURE FOLDER:

Signature Folder and Manifest are going around.

SELECTMEN'S REPORTS:

M. Curran discussed:

- Cable Committee change over and meeting untelevised. Suggested to give list of available persons to Chairmen of Boards and Vice Chairs of Board.

S. Fitzgerald discussed getting more people involved and helping with those situations.

- Meeting with Barry Sargent; considering a holiday evening at the Town Hall. Went over preliminary things and suggestions; run through of Town Hall; asking Selectman for comedian theme to this evening; selling advance tickets at some point and she noted that all of this was currently in preliminary stages.
- She saw Chief Savage, Sean and Margo Sullivan during their stroll down Main Street regarding traffic concerns and safety issues.

R. Gray discussed:

- The repaving of Sweet Hill Road and thanked whoever is responsible (Doug DePorter).
- Planning Board Meeting last Wednesday, July 15. Final approval of Colonial Auto Body on Main Street; he did not vote in favor of the project however it did pass by majority vote of the Board.

- Concert going on during Planning Board meeting and noted that minutes are a crucial and imperative part to the Planning Board meeting and thought they ought not to have a concert on the same night as a Planning Board meeting.
- Budget and the way it was going; how budget is going to work; programs for his computer and software he needed.

J. Sherman discussed:

- First CIP meeting, considering request in more detail at the next meeting; taking in consideration things that might be in the master plan; and the next meeting is not scheduled as of yet.

C. Blinn discussed:

- Someone from the Friends of Recreation gave him a picture of 2009 Cow Patti Bingo and he thanked them for the picture.
- He didn't have a meeting last week however the Plaistow fire truck is not dead and gone, it is in Brentwood. The boom is extended and a flag is hung from the boom. Plaistow's name is still listed on the side of the truck and he wasn't sure if having the name on the truck is a good thing or not. If someone wants to see the truck they can drive up there to see it.

D. Poliquin noted that they usually leave the name on it for value.

- The B Street Bombers are well worth seeing on Wednesday night.
- The movie, 27 Down, that is going to be shown is more than just a regular movie. Plaistow has been well represented in this movie. He saw the first one, it was really good. John DePew had complimented Plaistow, it is well worth bringing the family to see.

S. Fitzgerald noted that this is not a kid's movie, it has some language in it, and it has a theme, a crime mystery.

D. Poliquin discussed:

- No meeting this past week so he has nothing to report.

Motion by J. Sherman to go into Non Public under RSA 91-A:3,II (e) Beede
2nd by R. Gray.

Board members polled:

D. Poliquin = yes; R. Gray = yes; M. Curran = yes; C. Blinn = yes; J. Sherman = yes

Meeting adjourned at 9:28 pm.

Respectfully Submitted,
Audrey DeProspero