



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: Monday, August 9, 2010

MEETING CALLED TO ORDER: 6:43 pm

SELECTMEN:

Chairman, Daniel Poliquin
Selectman, Michelle Curran - excused
Selectman, John Sherman

Vice Chairman, Charles Blinn - excused
Selectman, Robert Gray
Town Manager, Sean Fitzgerald

AGENDA:

MINUTES:

Motion by J. Sherman to approve the Minutes of July 26, 2010 as written.

2nd by R. Gray.

Vote 3-0-0. (absent: M. Curran & C. Blinn)

Motion carries.

PUBLIC COMMENT:

Roy Jeffrey, Tom Cullen and Bill Hallahan approached the Board of Selectmen.

R. Jeffrey discussed the delivery of the most recent World War II Veteran Citations and the day that he, Sean, Tom and Bill shared.

T. Cullen discussed the 82nd Airborne and being part of WWII.

B. Hallahan discussed the war and sleeping in trenches and holes.

The Board thanked Roy, Tom and Bill for their contributions.

Marilyn Neary approached the Board and noted she was here for Emily Low from Rockingham Nutrition and Meals on Wheels and invited the Board members to their lobster luncheon scheduled on Thursday, August 19 to raffle off a 2009 Smart Car. She noted she has been employed by Meals on Wheels for about five years and has seen the citations that the Board spoke about earlier in some of the homes that she visits. She delivers hot meals, helps the elderly and is honored to do such. She invited the members of the Board of Selectmen to a free complimentary lobster lunch next Thursday and hoped that one if not all Board of Selectmen would be able to attend and participate in pulling the winner for the 2009 Smart Car Raffle which is being held at the Vic Geary Center. Tickets are still available for purchase for both the car and the meal. Anyone interested in attending was asked to RSVP to their Brentwood Office at 603-679-2201 by Friday, August 13th.

J. Sherman is not able to attend because he will be out of Town that day.

TOM DUNN – UPDATE ON LGC HAPPENINGS

T. Dunn with the NH Local Government Center approached the Board and gave them handouts to review. He discussed dues which are \$5,816.52; membership benefits; summary of workshops; training; resources; risk management; on line and hybrid courses; and website.

J. Sherman discussed training for summer counselors that is offered by LGC and noted the Town was making good use of it.

T. Dunn noted the LGC program was governed by current local officials like the Board of Selectmen and they are always looking for new members. He invited the BOS to join.

TIM MOORE – PLAISTOW/MBTA UPDATE

REPORT OF MEETING WITH COMMISSION CAMPBELL, NH DOT

S. Fitzgerald discussed the meeting with Commissioner Campbell last Tuesday at the Commissioner's request.

T. Moore discussed the movement of rail for Plaistow; Pan Am and MBTA signed track age rights; double track has gone away; submitted CMAQ application; general discussions with MBTA; informal offer of putting money up; absolute commitment from Rich Davey regarding matching Tiger II and CMAQ funding; filing Tiger II grant; meeting with MBTA next Thursday; cost estimates; rail service; getting the MBTA and NH DOT to sign a similar agreement as to what they did in Rhode Island; NH DOT being supportive of the project; prior reluctance of NH DOT; CMAQ funds; Tiger II funds; and the need of NH legislature approval.

R. Gray discussed his attendance at the meeting with Commissioner Campbell; the Commissioner appointed the Deputy Commission of the department as point man; the Commissioner thanked everyone for coming; the Commissioner offered the Town toll credits for this project, he committed those dollars for the Town; and Senator Jajuga mentioned he spoke to Senator Baddour who indicated he had a brief discussion with Governor Patrick regarding this meeting and he seemed supportive of the project. He suggested having a public hearing on this matter to keep the public informed.

S. Fitzgerald noted the public hearing was a great idea and suggested having it after the 23rd of August which was the deadline of the grant. Tonight's update was merely informational.

T. Moore suggested holding a public hearing on August 30. He discussed the possibility of having more precise cost information in a few weeks down the road and then suggested if that was the case then they should wait a couple more weeks.

J. Sherman agreed with Bob but was willing to wait until they had more of a cost estimate. He inquired as to what the commitment of funds from the Town of Plaistow was.

T. Moore noted there was no direct commitment. He discussed NH DOT purchasing Westville Homes; not having a tax revenue from that site; loss of revenue of approximately \$24,000 per year; making it back by charging for parking at the park and ride; installing solar panels on the rail station; news kiosk; coffee shop; and the rental of space cost coming back to the Town.

R. Gray wanted to see an analysis of soft costs; costs that Tim pointed out; and information from the Police Chief and Fire Chief regarding what the cost to the Town would be for additional coverage or employee need.

S. Fitzgerald indicated he would have that information in a couple of weeks when he meets with DOT officials.

J. Sherman inquired if any of these plans have to go through the Planning Board.

T. Moore didn't think so because it was the DOT but agreed with John Sherman that the Planning Board should hold a public hearing.

J. Sherman inquired if there would be any need of approval from the Board of Selectmen.

S. Fitzgerald noted there would be an acceptance of the funds needed by the Board of Selectmen.

J. Sherman felt all of this was great news and he thanked Tim for his efforts.

T. Moore discussed participating indirectly in another Tiger II planning grant which was less stringent but more competitive.

NON PUBLIC – RSA 91-A:3, II (e) TAURUS/ASSESSORS

Motion by R. Gray to go into Non Public under RSA 91-A:3,II (e) Legal Matters.

2nd by J. Sherman.

Board members polled: D. Poliquin = yes R. Gray = yes J. Sherman = yes

Board went into Non Public - Board returned from Non Public at 9:35 pm.

RATIO STUDIES - WIL CORCORAN

S. Fitzgerald noted this subject was a continuation from the last BOS meeting.

J. Sherman discussed Wil's analysis which showed condos were assessed too high and noted if they did not do anything the typical condo assessment would be at 105%. Wil's recommendation to the BOS was to make an adjustment to condo assessments.

W. Corcoran discussed his handout.

R. Gray discussed residential assessments noting they are not typically at 100% or higher.

W. Corcoran discussed bringing the assessments down to the common level and applying adjustments to the condominium section on a case by case basis between 5 and 10% depending upon what the sales tell them.

J. Sherman inquired if there were any inconsistencies and if there were some complexes that were too low.

W. Corcoran noted no and discussed some complexes being under assessed.

J. Sherman discussed range between 5 and 10% and inquired what the overall assessment would be - somewhere near 95%.

D. Poliquin thought it would be somewhere around 98%.

W. Corcoran discussed the sales and the possibility of it moving the number down to 94%.

J. Sherman noted all Board members agreed that condos were too high but bringing them all to the same number would not make sense because of the inconsistency in the condo category.

W. Corcoran discussed C.O.D (Coefficient of Dispersion) which tells the assessors how far off their assessments are and the State says anything under 20 is fine.

R. Gray discussed giving Wil the discretion to increase or not and inquired if there would be more abatements.

W. Corcoran thought it would reduce the number of abatement requests.

J. Sherman discussed the state allowing the assessments to be between 80 and 120%.

Motion by J. Sherman to direct the Assessing Agent to adjust the assessments for condos downward by between 5 and 10 % by complex per Assessor's discretion to take effect immediately.

2nd by R. Gray.

Vote 3-0-0.

Motion carries.

TOWN MANAGER'S REPORT:

S. Fitzgerald discussed:

- Plaistow First Committee meeting which was informative and included a bus tour around Town;
- Capital Improvement Plan meeting which was held on July 27th;
- Vic Geary visit on July 29th for coffee and refreshments with the Seniors. He plans on returning on August 24th with Chief Savage and to bring black raspberry ice cream to the Seniors and discuss elder crime and predatory activities;
- Site walk behind Safety Complex with Alden Palmer;
- Joint Loss Management Committee meeting which was held on July 29. The committee looked at an inclement weather policy for recreation.
- Garden Road Bridge update which they are gearing up for the installation and reconstruction of the bridge's precast arch which has gone into production. There is a meeting scheduled for August 23 to review the timeline and discuss emergency access during the road closure;
- EPA conference calls with Kathleen Woodward to review Consent Agreement. The Town is working with the school to establish an educational program and working on rain barrels;
- Meeting on July 29 to discuss the relocation of the dog kennel. The cost of the kennel is estimated at \$36,000 and the Police Chief has proposed to raise the funds privately.

J. Sherman inquired if the dog kennel and funds would happen this year.

S. Fitzgerald noted they could get a jump on it this year.

- Several meetings with NHDOT regarding the service road and connecting to Old Road;
- Planning Board Agenda;
- Highway Safety Meeting scheduled for Friday, August 20. Town staff will be presenting concerns regarding speed limits on various Town roads.

J. Sherman requested Sean to give an update to the Rite Aid project.

S. Fitzgerald noted the Town received \$90,000 that was owed to the Town.

J. Sherman indicated this was a victory for the Town and inquired when the improvements on Westville Road would take place.

S. Fitzgerald discussed reviewing the scope of improvements which might come at the end of the Rite Aid Plaza, sometime next spring.

- NHDOT has offered the Town \$2,500 for drainage easement which the Town has rejected. The point of access has been granted however the Town feels that the land is worth more than the appraised value of \$2,500 so they are still discussing.

OTHER BUSINESS:

J. Sherman discussed his travel last week to the Netherlands and their efficiency of transportation. When you land in Amsterdam, you walk over to purchase a train ticket to get to your hotel and there is no car rental needed. Their efficient train travel has reduced their car traffic. He noted train traffic can improve the transportation system.

SIGNATURE FOLDER:

D. Poliquin informed the Board that the Signature Folder and Manifest were going around.

SELECTMEN'S REPORTS:

D. Poliquin discussed:

- His attendance at the meeting about the extension road which will run parallel to Route 125 and noted it was a fruitful meeting. The Town's concerns and items such as plowing issues, and wet land issues were brought up;
- No other meetings;
- He missed Commissioner Campbell's meeting; and
- The Concerts on the Greens have been great and the ice cream socials during the concerts are delicious. It is free entertainment on the Town Green and you can eat cheap ice cream.

R. Gray discussed:

- Busy couple of weeks.
- Lots of items and meetings he attended Sean has already reported on.

- Attended meeting with Commissioner Campbell and he was glad that the Commissioner was on board.
- Sean and he went out to PARC to visit the summer playground Counselors. He was very impressed with the Counselors and what he saw going on. He had a chance to talk to Erin regarding what was going on, the improvements of the program, items such as a basketball court, tennis courts and adding an additional week to the program. He suggested to them to prioritize what is important to the program and submit the list to Carli and the Rec Commission. The poster boards that were put up at the field for anonymous suggestions were filled in and had great suggestions listed.

J. Sherman discussed Exit Interviews being conducted this week with the Summer Rec Staff.

R. Gray discussed last Wednesday's Planning Board meeting: approval for 159 Main Street, the dentist office which is putting in a circular driveway; discussion with the Representative from 18 Plaistow Road (125 Plaza), they are looking to put a convenience store in there much like Foods Plus; Sullivan Tire is looking to have a Customer Appreciation Day; parking in front of 140 Main Street was reviewed and the Planning Board was recommending improvements and going to send to the BOS; Leigh Flower Shop is moving to 166 Plaistow Road; and he had a discussion with Leigh regarding the Ron Brown Project, he has submitted another plan, however what has happened was that the plans were submitted with a check which did not cover the costs and the Planning Board has already notified the abutters of the property and they are going to have a hearing because the abutters were notified.

S. Fitzgerald discussed his conversation with Leigh regarding all working out appropriately.

R. Gray discussed his attendance at the Plaistow First Committee meeting and the scheduled upcoming meeting on August 18th.

J. Sherman discussed:

- His attendance at the Plaistow First Committee meeting noting he was excited about the outcome. The bus trip around Town was like a show and tell and was very useful. He is unable to attend the meeting on the 18th.
- CIP is tomorrow night.

D. Poliquin reminded all: landfill is open this Wednesday from 4pm to 8pm and there is a concert in the park is this Wednesday from 6pm to 8pm.

S. Fitzgerald noted there was no need for another Non Public this evening.

Public Meeting adjourned at 10:45 pm.

Respectfully Submitted,
Audrey DeProspero