



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: Monday, July 26, 2010

MEETING CALLED TO ORDER: 6:37 pm

SELECTMEN:

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

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

AGENDA:

MINUTES:

Motion by R. Gray to approve the Minutes of July 13, 2010 as written.

2nd by J. Sherman.

Vote 4-0-1.

Abstain: M. Curran.

Motion carries.

PUBLIC COMMENT:

No one present to speak.

CITATIONS OF APPRECIATION

WWII

C. Blinn presented Certificate of Appreciation to WWII Veteran, Raymond Senechal.

Board members each said a few words of praise.

Plaistow Troop 18

D. Poliquin thanked Troop 18 for their time and dedication during Old Home Day with recycling. He noted recycling is important to do and they did a great job.

C. Blinn and D. Poliquin handed out citations to: Stephen Morin, Nic Bianchi, Bryce Whittaker, Nick Unger, Luke Unger, Patrick Radford, Avtar Dhaliwal, Branden Birmingham, Nick Bealo, Jacob Poirier, Drew Hogg, Ben Flyzik, Nate Flyzik, Dylan Beaulieu, Nick McCartney, Kyle McCartney, Ben Sargent, Stuart Currier, CJ Bowen, Zack Bowen, Shawn Andrews, Wesley Clapp, Zack Hailson and Mike Gallant.

Board members thanked the Boy Scouts and commended them for a job well done.

Historical Society

D. Poliquin thanked Jeanne Smith, Bob Hobbs and Diann Robinson for their hard work decorating the second floor of Town Hall for Memorial Day with donated uniforms and items from the Historical Society to commemorate the WWII Veterans.

Board members presented a Citation of Appreciation to Historical Society members: Jeanne Smith, Bob Hobbs and Dianne Robinson.

Labor Negotiations Update – Attorney Mark Broth – Non Public RSA 91-A:3,II (a)

D. Poliquin noted the Board would be going into Non Public.

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

***Board members polled: D. Poliquin = yes C. Blinn = yes
 M. Curran = yes R. Gray = yes J. Sherman = yes.***

Board returned at 8:31 pm from Non Public.

D. Poliquin welcomed everyone back from Non Public.

Wil Corcoran, Assessor's Agent – Assessment Update

Wil Corcoran and Marybeth Walker approached Board of Selectmen. Handout given to Board of Selectmen regarding Emerging 2010 Ratios – Recommendations.

W. Corcoran noted this was the time of year that he speaks of what is happening with the markets in Plaistow. He discussed RSA75-8 and noted this past year had been stable; the Town had seen more sales per year; last year there were 54 sales from July to June; this year there were 65 and in Plaistow we have seen a 17% increase.

J. Sherman noted these sales are actual sales not foreclosures.

W. Corcoran discussed loss of value in condominiums; one commercial sale; last year there were 7 sales on Route 125; we were about 20% under assessed last year; the commercial was Petro King; and single families are at 92%. He spoke about Price-Waterhouse, Coopers & Lybrand who put out internal rates of return.

Board discussed commercial properties.

D. Poliquin inquired how Wil based the condos at a ratio of 105%.

W. Corcoran noted there were 20 sales and they were consistently selling over the past year. He discussed current Market.

R. Gray discussed reducing condos to 100% across the board.

W. Corcoran discussed tax burden.

Board discussed sales in Town and information that they receive on those sales.

Consensus of the Board was to wait two weeks to make a decision on the recommendations presented tonight by the Assessor's Agent.

W. Corcoran discussed Tax Rep that represents Taurus Investment; appeal in from 2008 because of vacancies; Taurus' request for an audience of the Board; past history and declining of location; difference of opinion; the requests to discuss with Board of Selectmen and Wil's suggestion to hear both sides.

Consensus of the Board was to allow this person to come in on August 9th with the presence of Wil Corcoran.

W. Corcoran suggested the meeting be in Non Public because it was in litigation.

Grants - \$10,000 Moose Plate Grant Program (Clock Tower) – (Motion to Accept the Grant)

D. Poliquin discussed the Town receiving a Moose Grant and noted a motion was required to accept this grant.

S. Fitzgerald discussed the reporting documents that the Town would have to sign off on for the grant which included the scope of work to replace portions of the clock tower and the \$10,000 being additional funding to the money given by Donald Sargent. He noted a meeting would be held in a couple of weeks with a craftsman of the clock. He was hopeful that the completions would be done by fall.

***Motion by J. Sherman to direct the Town Manager to proceed with accepting the \$10,000 Moose Plate Grant.
2nd by M. Curran.***

M. Curran noted she very much appreciated the dedication and time spent on this. She spoke to Donald Sargent who was quite happy that the Town received the additional \$10,000 grant.

S. Fitzgerald noted he wanted to recognize Leigh Komornick who helped make this grant possible.

***Vote 5-0-0.
Motion passes.***

TOWN MANAGER'S REPORT:

S. Fitzgerald discussed the following items:

- Meeting with Carol Faxon, WWII Veteran on Monday, July 19 to present him with his official citation signed by the Board of Selectmen, Governor Lynch and Representative Major.

D. Poliquin noted he was turning the meeting over to Buzzy Blinn at 9:18 pm for a few moments.

S. Fitzgerald discussed:

- This Wednesday he would be heading out with Roy Jeffrey to present more Citations to WWII Veterans.
- Visit with Recreation Department. He watched a number of recreational programs this past week and noted the Town has transitioned the Summer Recreation Program from Ingalls Terrace to PARC. A number of parents have gotten in touch with him and noted how happy they were with the move.
- Continuing work with Tim Moore and Cliff Sinnot of RPC to move forward with the TIGER federal funding.
- Commissioner Campbell coming to Plaistow Town Hall on August 3.
- EPA Administrative Order and meeting with Attorney's of the EPA.
- Plaistow First Committee – first meeting on Wednesday, July 14; second meeting this Wednesday at 3:30 and the scheduled bus tour of the Town.
- Draft Minutes – discussions have been had regarding posting of draft minutes to Town's web site. He opened the discussion up to the Board for their opinion. He suggested posting only approved minutes of all Boards and Committees to eliminate any confusion. He noted the practice of the Board of Selectmen is not to post draft minutes and he was looking toward the Board for their opinion.

J. Sherman noted he was ok with not posting draft minutes.

M. Curran agreed.

R. Gray agreed.

S. Fitzgerald noted the Town would make drafts minutes available to the public if they requested them but postings to the Town web would be approved minutes only.

S. Fitzgerald discussed:

- Wal Mart grand reopening that he attended on Friday, July 16. Community groups were given grants such as the Vic Geary Seniors for Christmas and Programming, the First Baptist Church Youth Group and the Sandown Food Pantry. He noted Wal Mart is a very large volume store and they certainly do make every effort to support community efforts.
- Relocation of the Town Kennel and the continuous work of both Chief Savage and Dan Garlington regarding the relocation of the Town Kennel. There have been some offers to date and there is a meeting scheduled for later this week to itemize the expense.
- Meeting with JRM to review their service over the past month with the Town. Largely the Town has received positive comments, however they are still working out the kinks.

D. Poliquin returned at 9:21pm.

S. Fitzgerald discussed:

- Garden Road Bridge timeline, hopeful that the construction schedule will be in soon and the anticipated date of the project to be done is mid fall.
- Meeting tomorrow morning with Alex Vogt of the NHDOT regarding the G-Segment which is the last portion of the Route 125 widening project.

M. Curran discussed the previously approved minutes of July 13 and noted that on Page 5, 14th paragraph the notation of Duston Avenue should actually read Main Street.

Both R. Gray, who made the motion to accept the minutes and J. Sherman who seconded the motion agreed to Michelle's change.

OTHER BUSINESS:

M. Curran noted she was contacted by a person regarding a matter with an employee and she directed them to the Town Manager.

D. Poliquin congratulated John Sherman for making it to the finals of the standup comedy competition.

D. Poliquin noted there were rumblings about cancelling of the concert last Wednesday evening because the concert was cancelled around 1pm and the week before it wasn't cancelled until 6pm. He wasn't sure what contractual obligations the Town had to these people however the residents wanted to know why it wasn't posted on the Town Green signs as being cancelled.

S. Fitzgerald noted he spoke to Carli about how to formalize procedures, he discussed weather patterns and trying to reschedule the concerts, and noted that typically the Town does not put down nonrefundable deposits on bands.

SIGNATURE FOLDER:

D. Poliquin noted the Signature Folder and manifest were going around.

SELECTMEN'S REPORTS:

M. Curran discussed her attendance at several Family Mediation meetings noting their big news item was that they were looking for an Executive Director and they have received several applications. The Director, Rich Cram gave his two week notice, which was sadly accepted, however the organization is in favor of going back to its grass roots community oriented programs. She noted Rich was an incredible asset to the organization and they will be accepting applications to the end of the month. The opening is listed on Craigs list and NH LGC.

M. Curran noted she had no other meetings to speak of.

C. Blinn discussed the joint meeting between the Conservation Commission and Planning Board. He noted they are right back where they started from with the EPA leaning towards making the decision on where we are going to enter and exit. It was the same thing the BOS heard and there seems to be no cooperation with the EPA. They seem more concerned with the financial aspect.

R. Gray noted prior to the joint meeting he had a Planning Board meeting and the only item on the agenda was the Rite Aid project because of the phasing project. The Planning Board approved the phasing project as it was originally proposed. He spoke of the joint meeting with Planning and Conservation noting the EPA listened to their concerns but what they will take from that he was unsure. He discussed Jim Brown's decisions noting that Jim's opinion changes on a day to day basis because of the information that just keeps coming in. He noted he and Sean have been working with Sumner to schedule a meeting with attorneys from the PRPs.

J. Sherman inquired as to who actually chose the alternatives.

S. Fitzgerald noted the Principally Responsible Parties.

J. Sherman discussed the property that borders Old County Road and inquired if it was always part of the Beede property or was it separate.

M. Curran discussed Sun Realty Trust owning the property and it being two separate parcels. She noted it was private, then Mark Henry purchased it and rented it out, then the contaminants were found and then State came in and took it over. It has always had a right of way, a very narrow section near wet lands.

R. Gray discussed the area and the EPA not approving the access road because it has more of a wet lands impact.

J. Sherman noted because they moved it, it's introducing a number of new problems. He inquired about the specifics of the wet land impact.

S. Fitzgerald noted it was less than 3,000 square feet which was found to be a minimal impact.

J. Sherman discussed the originally proposed area on Old County Road and inquired how many square feet of wet lands were impacted. He noted if they said no, then they must have done an estimate on the impact.

S. Fitzgerald noted they didn't look at all the best options. The EPA should not accept that report and they should pay attention to public safety officials.

J. Sherman noted looking at the report there is 1/8 the impact of traffic on Kelly Road than on Main Street.

S. Fitzgerald discussed the traffic impact to the Town.

J. Sherman inquired why the property was allowed to change owners without the back taxes being paid.

S. Fitzgerald noted because they quit claimed. They did not have assets to pay back taxes and the attorney's recommendation was not to enforce or pursue.

R. Gray discussed the change of hands on this deed to this limited liability cooperation; the concern regarding payment of back taxes; his inquiry and discussion with Sumner regarding their payment and the Town's ability to take the land.

R. Gray discussed:

- Attendance at Recreation Red Sox game. He had a great time even though the outcome of the game was not the same. He is going to another game with the Recreation Department in two weeks when the Red Sox play Seattle.
- Attendance at Plaistow First Committee meeting. They had full attendance and everyone seemed to be interested in what they were doing. The bus trip is going to help everyone out.

J. Sherman discussed:

- Attendance at the Plaistow First Committee meeting noting it went very well. They should get a good outcome from that committee. He inquired about the kind of schedule that the Board of Selectmen was looking for from the committee and suggested getting a report from the committee at least by the end of the year for the Town Report and if there were any pressing issues then they should bring them to the Board. He noted he was not comfortable about constraining the committee to a deadline without discussing it with the Board but thought they would do a good job. Their next meeting is this Wednesday and he is hopeful to be there.
- CIP is tomorrow night at 6:30.
- On the BOS Agenda it says Rec Commission when it really should be Friends of Rec.

D. Poliquin discussed:

- Attendance at Rec Commission meeting.
- Storm which Sean already addressed with Town Staff. He noted there was no danger to the children however there were a lot of concerned parents and the decision was made a little late but all worked out well in the end.
- Moving the Recreation program to PARC which Sean spoke of earlier.
- The Town owning some children's golf equipment which they received through a grant and has not been within the confines of the Town which was brought to Sean's attention.
- Question of the draft minutes being posted to the Town's web site which has been addressed.
- Recreation canoe trip and the concerns; the trips availability being made only to kids of certain ages and then it being left up to the parents.

J. Sherman discussed one of the issues with the canoe trip was they were limited by the number of canoes; the organization does not have that many canoes; discussion of multiple trips; kids not being under the control of the counselors; and kids being under the control of the people who run the canoe trips.

D. Poliquin noted the Rec Director had not been present at the Rec Commission meeting and noted Sean would look into this.

S. Fitzgerald noted he spoke to the Rec Director who informed him that she would be present and make time to be at all of those meetings in the future.

D. Poliquin discussed the Playscape donation that the Board accepted quite a while back and the commission being ready to go however they have not purchased the Playscape yet. They are waiting for the Town to address a drainage issue and some members of the commission feel that

the entire area needs to be raised but the Town may not be able to afford the entire area, possibly only the area where the Playscape is going.

S. Fitzgerald discussed the Town being ready to go; the Friends of Rec raised \$50,000; and the Town needing installation plans for the Playscape to properly install the drainage for it.

D. Poliquin discussed Friends of Rec handling all the payments to the umpires however they no longer will be doing this and it will come back to the Town and will be the Town's responsibility.

R. Gray inquired if the umpires were willing to accept checks from the Town.

J. Sherman noted umpires expect to be paid at the beginning.

D. Poliquin noted Friends of Rec pay two lump sums and pay those distributions throughout the year.

D. Poliquin noted that he planned on being here for the Alex Vogt meeting tomorrow.

Non Public RSA 91-A:3, II (a) Public Employees; (c) Matters of Reputation and (e) Legal
Motion by R. Gray to go into Non Public under RSA 91-A:3,II (a)Public Employees and
(c)Matters of Reputation.
2nd by J. Sherman.

Board members polled: ***D. Poliquin = yes*** ***C. Blinn = yes***
 M. Curran = yes ***R. Gray = yes*** ***J. Sherman = yes.***

Public Meeting adjourned at 10:05 pm.

Respectfully Submitted,
Audrey DeProspero