

MINUTES OF THE MAY 6, 2013 BOARD OF SELECTMEN'S MEETING

MEMBERS PRESENT: Chairman David Canada, Selectmen Bruno Federico and Tim Copeland, and Town Administrator Paul Deschaine.

At 7:23 pm, Mr. Canada opened the meeting and then moved to go into non-public session to discuss a personnel issue. Mr. Federico seconded the motion, which passed unanimously.

At 7:28 pm, Mr. Canada moved to come out of non-public session and to seal the minutes due to the nature of the matters discussed. Mr. Federico seconded the motion, which passed unanimously.

At 7:35 pm, the Chair opened the general meeting of the Board of Selectmen.

TREASURER'S REPORT: Kevin Peck reported that he had \$2,264,168.77 in the general checking account. Mr. Peck stated he will be putting together an RFP for banks in the area to look into better rates for the Town.

NEW BUSINESS:

Randy Claar was present at the meeting and inquired as to what the Town was planning to do with the fill at the Park that was taken from the ice rink. Mr. Canada stated he will speak with Highway Agent Colin Laverty.

Kirk Scamman was present at the meeting to discuss his potential Land Use Change Tax liability for his property on Frying Pan Lane. Town Assessor Andrea Lewy was also present. Mr. Scamman stated he was getting ready to take the land out of current use for an auto storage lot, but in speaking with a real estate professional, he stated the values he received are much less than what he and Ms. Lewy discussed a year ago. Ms. Lewy stated that because Mr. Scamman will be leasing it to a commercial entity, that makes it a commercial lot, which is a much higher value than a residential lot. Mr. Scamman stated he has not hired someone to calculate the value of the property as of this time. Ms. Lewy will contact abutting towns for any commercial land sales that they have. The Board agreed that Mr. Scamman will wait until Ms. Lewy comes up with a true, final number and then review those comparisons with a real estate professional.

DEPARTMENT REPORTS:

ASSESSING: Ms. Lewy then presented several abatement applications to the Board for their review. Mr. Canada moved to approve the abatement requests for Scott Brown & Jamie Nappi, and Bradford Sawler & Cheryl Tessier, as recommended by Ms. Lewy, and to deny the abatement request for Ralph Pynn, as recommended by Ms. Lewy. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy then presented several Veteran Credit applications to the Board for their review. Mr. Canada moved to approve the Veteran Credit applications for Patrick Adams, Solomon Haskell, and Eric Katzman, as recommended by Ms. Lewy, and to deny the applications for James Reale

and R. Scott Sherman, as recommended by Ms. Lewy. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy then presented two Elderly Exemptions to the Board for their review. Mr. Canada moved to approve the Elderly Exemptions for Albert & Carolyn Blain and Robert Trask, as recommended by Ms. Lewy. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy then presented one Blind Exemption to the Board for their review. Mr. Copeland moved to approve the request from Rita Paquette, as recommended by Ms. Lewy. Mr. Canada seconded the motion, which passed unanimously.

Ms. Lewy stated to the Board that she has had some residents express concern regarding having their assessment cards available online. She mentioned the possibility of creating some sort of written document where they can opt out of having their assessment online. After some discussion, the Board agreed to have Ms. Lewy contact Avitar to see how they handle this type of situation, but generally felt that, as public information, and to avoid confusion, all assessments should be available.. The group also briefly discussed charging those who request copies of assessing documents.

Ms. Lewy updated the Board on the sales verifications process.

SECRETARY'S REPORT: Mr. Copeland moved to approve the amended minutes from the regular meeting on 4/29/13. Mr. Federico seconded the motion, which passed unanimously.

DEPARTMENT REPORTS CONTINUED:

Highway Agent Colin Lavery was present at the meeting to discuss the Roberts drainage easement on Stratham Heights Road. He stated he has been working with Emanuel Engineering and they gave him an estimate to do a drainage study. Mr. Lavery stated that just past Guinea Road, the water dams because the neighboring lawns are so low in that area. He stated they would like to build the crown of the road up about four to six inches and carve a slight swale in both sides of the road within the right of way. They would then install two oversized catch basins and run a twelve inch pipe under the road. The estimated cost for this study is between \$3,000 and \$5,000 depending on how much survey work needs to be done. The work itself would cost approximately \$10,000. The group discussed the removal of trees in the area that are not in the Town's right of way which would make the work much easier. The landowner is opposed to the tree removal. Mr. Canada moved to allow Mr. Lavery to spend up to \$5,000 to hire Emanuel Engineering to conduct the required study for this easement. Mr. Federico seconded the motion, which passed unanimously.

Mr. Lavery stated that he will talk with Randy Claar about the fill at the Park he inquired about earlier in the meeting.

The group discussed creating a septic pumping schedule or septic inspections for Town systems. Mr. Laverty stated he would be comfortable handling this and will get in touch with Greg Blood to assess every Town owned septic system and establish a schedule.

MEETINGS: The Chair then reviewed the meetings scheduled for the coming week and reviewed the meetings held this past week.

PARK PERMITS/MUNICIPAL CENTER RENTALS:

The following Park permits and Municipal Center rentals were discussed and acted upon:

Mr. Copeland moved to approve a request from last week from Michael Jordan to use the Park on September 22, 2013 for an ITLLC company picnic. Mr. Federico seconded the motion, which passed unanimously.

Scott Sherman requested the use of the Park on August 31, 2013 for an Air Force picnic. The Board approved the use and agreed to waive the fee.

Paul Deschaine requested the use of the Park on June 15, 2013 for a baby shower. Mr. Copeland moved to approve the use and to waive the fee. Mr. Canada seconded the motion, which passed unanimously.

Pat Elwell requested the use of the Municipal Center on June 6, 2013 for an Exeter Area Garden Club meeting. Mr. Copeland moved to approve the use and to waive the fee. Mr. Canada seconded the motion, which passed unanimously.

Jeff Cormier requested the use of the Park on May 19, 2013 for a birthday party. The request was approved.

Roger Thompson requested the use of the top of the hill at the Park on June 21-23, 2013 for their annual amateur radio club event. Mr. Copeland moved to approve the use and to waive the fee. Mr. Canada seconded the motion, which passed unanimously.

Michelle Peek requested the use of the Park on June 29, 2013 for a graduation party. The request was approved.

ADMINISTRATION:

Mr. Deschaine stated the tenants at 28 Bunker Hill Ave. have inquired as to the Town's intent with the property. They would like to discuss buying the property with a water tank easement to the Town. Mr. Canada stated he did speak with the tenants and explained that there is going to be a water tank installed on the property and feels it is best that the Town maintain control of the property. The Board discussed possibly allowing for a rental credit if the current tenants did ultimately buy the property. Mr. Copeland moved to allow the tenants, if they purchase the property after the water tank installation, to credit them for \$400 per month off the selling price

for each month they pay rent hereafter. Mr. Canada seconded the motion, which passed unanimously.

Mr. Federico moved to allow up to \$200 be spent for the purchase of refreshments for the Memorial Day services, and have Mr. Copeland coordinate same. Mr. Canada seconded the motion, which passed unanimously.

Mr. Deschaine stated that regarding the process for purchasing the Cushman property, Town Counsel has been working with the bank on the necessary paperwork.

The group then had a discussion reconsidering purchasing title insurance for the Cushman property. Mr. Canada moved to purchase title insurance for the Cushman property. Mr. Federico seconded the motion, which passed unanimously.

OLD BUSINESS/APPOINTMENTS:

Mr. Canada will be following up with the folks who have not submitted their volunteer committee appointment applications.

Mr. Federico moved to reappoint Claire Ellis to the Recreation Commission and reappoint Jeff Karam to the Board of Adjustment. Mr. Copeland seconded the motion, which passed unanimously.

At 9:21 pm, Mr. Canada moved to adjourn. Mr. Copeland seconded the motion, which passed unanimously.

Respectfully submitted,

Stacey J. Grella
Executive Assistant