

MINUTES OF THE JULY 28, 2014 BOARD OF SELECTMEN'S MEETING

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

At 7:31 pm, Mr. Canada opened the general meeting of the Board of Selectmen.

TREASURER'S REPORT: Deb Bronson reported that there is \$9,520,228.70 in the general checking account.

NEW BUSINESS:

Mr. Canada introduced Nancy Ober who applied to serve on the Planning Board. Mr. Federico asked Ms. Ober to provide some background information to the Board. Ms. Ober stated that she worked for Shaw's Supermarket for 31 years in loss prevention and as a litigation specialist for their general liability claims department. Her experience includes receiving information, digesting the information, listening to the different parties and their opinions from a litigation standpoint, and then supporting the company's attorneys and directing them as to how to resolve cases. Ms. Ober also has experience with the investigation aspect of the cases. Mr. Copeland stated that hearing what Ms. Ober said and reviewing her application, he believes she will be a good asset to the Planning Board. Mr. Canada moved to appoint Nancy Ober to the Planning Board to take Mary Jane Werner's Alternate position and to finish her term. Mr. Copeland seconded the motion, which passed unanimously.

Members from the 300th Anniversary Committee came before the Board to discuss the possibility of having a Farmers' Market on the Scamman Farm at 69 Portsmouth Avenue in 2015 as a fundraiser for the 300th Anniversary. Susan Canada stated that it will also be a way to keep the Town informed about the upcoming 300th Anniversary Celebration. Joyce Rowe stated that she has been in contact with various Farmers' Markets to gather information and to help plan for this event. Doug Scamman stated that he thinks it is a good idea and he would be happy to host it. Mr. Canada asked about the liability insurance. Mr. Deschaine stated that he would discuss it with our insurance carrier. He will need details to provide to the insurance company. Mr. Deschaine stated that he is glad the Committee is beginning this discussion early because there are a lot of details that need to be ironed out. For example, who is sponsoring it, where it will be, insurance, zoning issues, port-a-potties, electricity, etc. Mrs. Canada stated that the Committee wanted to come before the Board for approval before delving too deep into the details. Mr. Canada asked Mr. Deschaine to elaborate on what zoning issues there might be. Mr. Deschaine stated that there is no use identified as a Farmers' Market in the zoning ordinance but there are elements that speak to Farm Stands. They are defined as being a single stand where 35% of the products are derived from the farm on-site. A zoning amendment could be drafted to fully address the Farmers' Market in a more equitable manner, and be in place by March 2015. The Board expressed unanimous support and gave permission for the Committee to go forward on this project.

SECRETARY'S REPORT: Mr. Copeland moved to approve the amended minutes of the July 14, 2014 meeting and the final amended minutes of the July 21, 2014 meeting. Mr. Canada seconded the motion, which passed unanimously.

DEPARTMENT REPORTS:

ASSESSING: Town Assessor Andrea Lewy was present at the meeting and presented three abatements for the Board to review. Ms. Lewy recommends that the Board approve a \$3,366 abatement for Teddy & Elizabeth Czyz, 235 Portsmouth Ave. Ms. Lewy explained that the main house is not livable due to damage to both the inside and outside of the structure. Ms. Lewy conducted a field inspection and interviewed Mr. Czyz and was told the main house has no sinks, toilets, , kitchen, baths, furnace, or hot water tank, and a majority of the rooms have no sheet rock. The building also needs a new roof, windows, and siding. The old pool has been removed and filled in to level the ground. The 9.35 acres of land has many challenges which include wetlands, a steep slope, and a large easement area, which makes it extremely complicated to develop. In addition to the main house, there is a second structure on the property. The smaller one is currently used as a rental unit The Board discussed the recommendation and made some adjustments based on the value of the two lots at \$135,000 a piece, and \$100,000 for each structure. While recognizing the condition of the main house, they felt it is comparable in value to a framed house under construction. Mr. Canada moved to reassess at \$470,000 rather than the \$392,200 recommended by Ms. Lewy. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy recommends that the Board approve \$1,578 abatement for NH Housing Authority for property at 99 Winnicutt Road, Unit 5. The Authority is a tax exempt organization and took title to the house prior to April 1, 2014. Mr. Canada moved to approve the NH Housing Authority abatement for \$1,578 as recommended by Ms. Lewy. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy recommends that the Board approve \$360 abatement for Robert & Donna Pare, 10 Point of Rocks Terrace. Mr. Canada moved to approve Ms. Lewy's reassessment of the Pare house. Mr. Copeland seconded the motion, which passed unanimously.

Ms. Lewy presented an amended Intent to Cut application from Edith Barker for the Board to approve. Mr. Copeland moved to approve the application. Mr. Canada seconded the motion, which passed unanimously.

Ms. Lewy reported that the revaluation is going well. The commercial hearings have taken place and there were a few adjustments that have been taken care of. Residential property owners will be notified of adjustments soon. The residential revaluation is ongoing and any review hearings requested will begin the week of August 11, 2014. Ms. Lewy reported that she is on schedule with the revaluations.

MEETINGS: The Chair 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:

Shelby Gemme requested the use of the Stratham Hill Park Scamman Pavilion on September 6, 2014 for a birthday party. The Board approved the request.

Dileep Kolli requested the use of the Municipal Center Meeting Room A on August 23, 2014 for a birthday party. The Board has concerns that the space will not be large enough for 100 people and requested Mr. Deschaine to inquire if Meeting Room B is also available and what the additional cost would be. The Board will make a decision next week.

Susan McGrail requested the use of the Stratham Hill Park Front Pavilion on August 30, 2014 for a graduation/birthday party. The Board approved the request.

Frank Zagami requested the use of the Stratham Hill Park 4H Pavilion on September 20, 2104 for a family reunion. The Board approved the request.

Virginia Fenlon requested the use of the Stratham Hill Park Scamman Pavilion on September 7, 2014 for a family reunion. The Board approved the request.

ADMINISTRATION:

Mr. Deschaine reported that he received an email from the Town's Consultant, Mapping and Planning Solutions, regarding getting the Towns' input on the Stratham Hazard Mitigation Plan of 2014, which is different than the Emergency Operation Plan that the Board acted on last week. This one is still in draft form. It will need to be sent to the State and then the Fed's for their review and approval. They are looking for any final comments before they send it. The Board gave their approval for Mr. Deschaine to communicate to the Consultant that the Board was satisfied to send it for such review.

Mr. Deschaine asked the Board if they had any questions or comments on the draft Comcast Franchise Agreement and if they would like to schedule a required public hearing. The Board directed Mr. Deschaine to schedule the hearing.

Mr. Deschaine reported on the estimates for the tree removal/trimming on Stratham Hill in order to improve communications with the antenna in Rye. Three estimates were provided: Option 1 is for \$3600 with Urban Tree Service doing all the work, Option 2 is \$2890 which includes the Highway Department assisting them by dragging the brush and chipping it. Option 3 is from Asplundh Tree Experts who provided an estimate of \$890 but was much more limited than what Urban Tree Service would do and does include the Highway Department assisting them. Mr. Canada stated that the cost sharing should be based on the full service option with payment of \$1200 each from the Rockingham County Sheriff's Department and the State Police, with Stratham's cost to be \$490 cash plus the value of labor from the Highway Department. Mr. Canada moved to use Option 1 for the cost sharing amount and use Option 2 for the work with

the Highway Department assisting as part of Stratham's financial contribution. Mr. Copeland seconded the motion, which passed unanimously.

Mr. Deschaine reported the response he got from the employees who wish to participate on the Performance Management System Study Committee. Seth Hickey, Val Kemp, Lesley Kimball, and John Scippa have expressed an interest to participate on the committee. Mr. Canada asked if we have established their mission, because he recalls it involves reviewing job descriptions. Mr. Deschaine stated that it goes beyond that as they will work on an evaluation process. Mr. Deschaine also would like to charge the committee with providing what they are hoping to accomplish as it will give definition to the committee and ownership in what they are working on. The Board approved the committee.

Mr. Deschaine reported that Joe Dyrkacz has been trying to get someone to evaluate the complaints regarding 28 Bunker Hill Avenue in terms of pests and/or water leakage. He is still investigating the water in the basement and has instructed Mr. Dyrkacz to see if it is something he can fix. If it is something major he should bring it back to the Board so we can discuss what the alternatives are. We had two companies look at the problem but only received one estimate for treatment and that was from Terminix. Mr. Canada suggested having Terminix come in for a one-time treatment and have Mr. Dyrkacz come in monthly to check the traps, as well as investigating if he can fix the leak in the basement. The Board agreed with Mr. Canada's suggestion.

Mr. Deschaine reported that he received an application for a parade permit from a group called Groupe Esprit de Corps that will have a relay running challenge from Montreal to Boston. Part of their route brings them through Stratham on September 20, 2014 between 6:00 pm and 8:00 pm. The runners will only run on Bunker Hill Avenue and Chief Scippa does not have a problem with letting them do this. Mr. Federico moved to approve the Groupe Esprit de Corps road rally from Montreal to Boston as proposed and have the Chair sign it. Mr. Copeland seconded the motion, which passed unanimously.

Mr. Deschaine presented the RFP he has prepared for the Town's annual audit for the Board's review and approval and a list of auditor's the RFP will be sent to.

Mr. Canada asked Mr. Deschaine for an update on AutoFair. Mr. Deschaine reported that a draft incorporating everything mutually agreed upon plus our requested changes has been sent to AutoFair for their review. Mr. Canada said he spoke with Doug Scamman and he will sign off any rights he has but does not want to participate in the easement from AutoFair.

Mr. Canada reported that there is a new Grant available called Transportation Alternatives with a deadline of August 6, 2014 to submit a letter of interest. Mr. Canada would like to give Mr. Daley the authority to submit a placeholder for the Grant application and then have the Town Center Committee work on a proposal to present to the Board of Selectmen. If we do not get it in by the deadline then we won't have a shot at it. Mr. Copeland stated that he is not in favor of a Phase 2 and does not want to spend taxpayer money on this, especially not for a traffic light. Mr. Canada stated it is simply a placeholder and the Board does not have to except anything, but it does give us the option to submit something if the Town Center Committee comes up with

something that is acceptable. Mr. Federico moved to allow Mr. Daley to put a placeholder in so the Town Center Committee can put together a proposal. Mr. Canada seconded the motion, which passed with a vote of 2-1.

At 9:15 pm, Mr. Canada moved to go into non-public session to discuss a matter that could affect the reputation of another, not a member of the Board. Mr. Copeland seconded the motion, which passed unanimously.

At 9:24 pm, Mr. 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 9:25 pm, Mr. Canada moved to adjourn. Mr. Copeland seconded the motion, which passed unanimously.

Respectfully submitted,

Debbie Hensley
Executive Assistant