



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
May 4, 2015

Present: Mrs. Silverman, Ms. Carney
7:00 pm: Ms. Carney called meeting to order.

PRIMARY:

***** APPROVE MINUTES**

***** APPROVE MANIFESTS** Ms. Carney made motion to approve. Mr. Holman seconded. Ms. Carney –yes, Mrs. Silverman – yes, Mr. Holman –yes. Approved 3-0.

6:30 CONFERENCE CALL WITH ATTORNEY ARTHUR CUNNINGHAM

7:00 MEET WITH TAX COLLECTOR JANE WRIGHT Board met with Jane Wright and reviewed tax lien properties.

179 Route 12 North: Board discussed options.

Brian Aube: Tax Map 04, Lot 05 & 06; Board will write a letter to Mr. Aube.

Patrick Ceriello: Tax Map 31, Lot 09-12; Board will write a letter to Mr. Ceriello

Richard and Ramona Lord: Tax Map 10, Lot 41-01; Board discussed selling as is.

Craig & Lori Robidoux: Tax Map 12, Lot 11; Board will write a letter to Robidoux's.

Winston & Elaine Roy: Tax Map 11, Lot 06; Board will write a letter to Mr. & Mrs. Roy.

Kim Smith: Tax Map 10, Lot 21-04; Board will write a letter to Ms. Smith.

Mike & Lola Grab: Tax Map 31, Lot 20; Board will write a letter to Mr. & Mrs. Grab.

179 Rt 12 North: Ms. Carney made a motion to waive. Mrs. Silverman seconded. Approved 3-0. Ms. Carney –yes, Mrs. Silverman –yes, Mr. Holman –yes.

Bateman: Mrs. Silverman made a motion to sign C. Bateman property. Mr. Holman seconded. Approved 3-0. Ms. Carney – yes, Mrs. Silverman –yes, Mr. Holman –yes.

Gordon Greer: Tax Map 29, Lot 20; Board will write a letter to Mr. Greer.

Mr. James Dunham Estate, RBS Citizens; Board will contact Rick.

Richard Ward: Tax Map ; Board will write a letter to Mr. Ward.

Kevin Murphy: Tax Map ; Ms. Carney made a motion to waive. Mrs. Silverman seconded.

7:15 MEET WITH ECONOMIC COMMITTEE Board met with Ms. Suzanne Gray. Ms. Gray stated that one third of the meeting there is a committee. Mrs. Silverman stated that all members' appointments are up this year. The Board and Ms. Gray discussed dissolving the Economic Committee. Ms. Gray stated the problem the committee has is that it is really for small businesses and it is hard to get small business owners to join the committee. Mr. Holman stated that the concept of the committee is great and that he has been actively trying to recruit people for membership. Mrs. Silverman stated that the Town's concern might be what the purpose is for this committee and that the charge may be to let something else emerge. Mrs. Silverman suggested exploring other ways of communicating. Mr. Holman stated that having other committees to break up the pipeline is important. Ms. Carney asked if another meeting time would work better. Mr. Holman suggested soliciting possible members from business owners. Ms. Gray stated that they produce the annual brochure, and have promoted Monadnock open doors. Ms. Gary stated that there is some momentum and that she would hate to see it stop. Ms. Gray asked if the committee could extend membership offers to business owners with a business in town yet the owner lives in another town. The Board suggested using alternates for this status. Mr. Holman suggested having representation from Mr. Mikes and Dunkin Donuts as a member.

PIPELINE COALITION Mrs. Silverman discussed the Pipeline Coalition with Ms. Gray and Ms. Stephanie Scherr. Mrs. Silverman stated that the Coalition is in the process of hiring an attorney. The Board discussed Ferc having scoping meetings in every town. Mrs. Silverman stated that all four state representatives have signed it. Mrs. Silverman stated that we need to prepare for these meetings and that these meeting will probably be in June. Ms. Scherr stated that Winchester is already preparing for scoping

meetings. Mr. Holman asked Ms. Scherr and Ms. Gray for their top five to ten areas of concern. Ms. Scherr asked who the three lawyers are that will be interviewed during tomorrow's Coalition meeting.

Mrs. Silverman stated that Economic Committee will have the ability to post on the new town Website.

7:50 MEET WITH MARK BELIVEAU
- **179 Rt 12 N**

Mr. Beliveau stated that he is an attorney for Ocwen company representatives. Mr. Beliveau explained that U.S. Bank is the owner of the mortgage on the 179 Route 12 North property. Mr. Beliveau stated that he is here on behalf of the mortgage company, for the current owner, named 179 NH Rt12 LLC. Mr. Beliveau explained that there was a \$1.2 million loan from Leaman Brothers and that six months later the mortgage was assigned to U.S. Bank. Mr. Beliveau stated that the owner made few mortgage payments then abandoned this property. Mr. Beliveau said that this asset then was lost for a while. Mr. Beliveau said that U.S. Bank did not want to foreclose so the bank appointed a receiver and C.P. Management is the receiver. Mr. Beliveau said that he will leave copy for our Town's file. Mr. Beliveau stated that the receiver then secured and preserved this property and listed it for sale. The Board and Mr. Beliveau discussed New Hampshire DES's concern of the underground storage tank. Mr. Beliveau stated that the Receiver had tank pumped out on January 15th of this year and that 1,790 gallons was removed and the tank has a sealed cap. Mr. Beliveau explained that the filing status with New Hampshire DES is Temporary Closure, because now that the tank is empty, it does not have to be monitored. Mr. Beliveau said that the January 16, 2015 State issued letter to the town was a day after the tank had been pumped so this letter is not relevant because the tank is now sealed. Mr. Beliveau stated that he wanted selectmen to know that they are on top of this situation. Mrs. Silverman asked Mr. Beliveau to explain situation with taxes. Mr. Beliveau stated the tax liens are currently half a million dollars. Ms. Carney stated that her concern if the town takes this property is about the condition of building. Mrs. Silverman said that she does not want to take this property although the town has this right. Mr. Beliveau said that what the lender hopes to happen is to get a sale of around \$495,000 to \$595,000 so that the town and lender receives some money, and an owner could put the property back into productive use. Ms. Carney stated that the ultimate goal is to have that property serving, yet we cannot make any promises about the town's position. Ms. Carney stated that the Selectmen would like any paperwork Mr. Beliveau has to offer. Mr. Beliveau gave the Selectmen a copy of the court's decision. Ms. Carney asked if there are any reports of any other hazardous materials on this property. Mr. Beliveau stated that CR Bard had an underground storage tank that had leaked and there is still contaminated soil present. Mr. Beliveau stated that C.R. Bard is actively monitoring and is still complying with annual monitoring and sends reports to the State.

8:12 MEET WITH CHIEF DISALVO Ms. Carney made a motion to go into non-public session, Mrs. Silverman seconded and the motion passed 3-0. Roll Call vote: Mrs. Silverman – yes, Ms. Carney –yes, Mr. Holman –yes.

Chief Disalvo asked permission from the Board to recruit a part time certified position. Mrs. Silverman stated that this is fine. Chief Disalvo stated that this will provide the coverage for the summer while he is two people down. Board agreed.

8:30 MEET WITH CHRISTOPHER RAMSEY Ms. Carney made a motion to go into non-public session, Mrs. Silverman seconded and the motion passed 3-0. Roll Call vote: Mrs. Silverman – yes, Ms. Carney –yes, Mr. Holman –yes.

*** **DISCUSS WEBSITE** Board reviewed current set up and information.

- **Department access** Board discussed protocols and limitations.
- **Slogan** Historic Fitzwilliam
- **Pictures** Logos
- **Welcome greeting**
- **Local Attractions** Board recommended that Mrs. Favreau work with Suzanne Gray

*** **COMPENSATION FOR VIDEOGRAPHER** Board discussed the videotaping John Tibbetts took of last week's meeting with Kinder Morgan. Mr. Holman stated that compensation should depend on the final product. Mrs. Silverman stated that we need to specify what we want but we should do a small compensation for the videotape of last week's meeting with Kinder Morgan. Board discussed raw footage. Mr. Holman made a motion to compensate. Mrs. Silverman seconded. Approved 3-0. Ms. Carney –yes, Mrs. Silverman –yes, Mr. Holman –yes.

*** **BUILDING PERMIT EXTENSION REQUEST**

Map 04, Lot 19 Mr. Holman made a motion to extend. Mrs. Silverman seconded. Approved 3-0. Ms. Carney –yes, Mrs. Silverman –yes, Mr. Holman –yes.

Map 02, Lot 12-02 Mr. Holman made a motion to accept. Mrs. Silverman seconded. Approved 3-0. Ms. Carney –yes, Mrs. Silverman –yes, Mr. Holman –yes.

Map 03, Lot 15 Mr. Holman made a motion to accept construction permit. Mrs. Silverman seconded. Approved 3-0. Ms. Carney –yes, Mrs. Silverman –yes, Mr. Holman –yes.

*** **OCCUPANCY PERMITS** Ms. Carney stated that 17 Martinville Lane is all set. Ms. Carney stated that Templeton Turnpike is all set for occupancy. Ms. Carney stated that West Lake Road is not ready for an occupancy permit.

*** **REVIEW EQUALIZED VALUATION** Board reviewed.

REVIEW:

*** **VARIOUS COMMITTEE MINUTES** Board discussed a subcommittee.

9:45 pm Mr. Holman made a motion to adjourn.

Respectfully submitted by,

Donna Hill

Ms. Nancy Carney, Chairman

Christopher Holman

Mrs. Susan Silverman

Board of Selectmen