



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
FEBRUARY 29, 2016

Selectmen Present: Nancy Carney, Chris Holman, Susan Silverman

Ms. Carney called the meeting to order at 7 p.m.

PRIMARY:

***** APPROVE MINUTES**
- **February 22, 2016**

Mr. Holman made a motion to approve the minutes. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

***** APPROVE MANIFESTS**

Mr. Holman made a motion to approve the manifests. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

***** REVIEW SIGNATURE FOLDER –** The Selectmen reviewed and signed.

7:15 MEET WITH ATTORNEY MARK BELIVEAU
Re: 179 Rt 12 N

Attorney Mark Beliveau met with the Selectmen to discuss a potential buyer for the Concord Industries property. Attorney Beliveau shared that Turnkey Lumber Corporation out of Lunenburg, Massachusetts was the potential buyer and they wanted to expand their business. The company works in all N.E. states and does pre-fab work and wanted to take more of the wood production in-house. The owner, Juliano Fernandes, has other businesses, it is a Delaware Corporation and is registered in Massachusetts. Attorney Beliveau shared that Mr. Fernandes has been to the property on two occasions and envisioned hiring 25-30 people and have it be a production facility to create the wood products. The company does build to suit work. They would be hiring labors, drivers, office personnel and sales people. Purchasing this property would double the size of the company. Attorney Beliveau stated the company currently has about 20 employees.

Mr. Fernandes offered \$375,000 for the property, is very serious and has the ability to purchase and finance. Mr. Holman asked if Mr. Fernandes was ready to buy now. Attorney Beliveau stated that Mr. Fernandes claimed he was ready to purchase now. Attorney Beliveau shared the purchase details – offer of \$375,000 – servicing agent would pay half of net proceeds to the town against outstanding taxes. $\$375,000 - 6\% \text{ real estate commission of } \$22,500 = \$352,500 - \text{NH transfer tax of } \$2,812.50 = \$349,687.50 \text{ net proceed (divided by 2)} = \$174,843.75$. Attorney Beliveau stated that this was the proposal with the balance against the current taxes forgiven. Ms. Silverman asked if the building would be torn down and Attorney Beliveau said no – that Mr. Fernandes thought that the structure was strong and the plan was to gut the inside and repair the roof and heating system. Attorney Beliveau shared that Mr. Fernandes doesn't plan to add an additional building and there would be no outside storage. Attorney Beliveau was careful to say that Mr. Fernandes doesn't want to rule out – never expanding – but not now. Attorney Beliveau stated that Mr. Fernandes would not be renting to a third party as he would be using all of the space. Ms. Favreau stated that \$654,665.13 was the total due and the Town would be asked to forgive \$479,821.38. Attorney Beliveau asked if this would need to be part of a town meeting vote and the Selectmen stated that they have the authority to make the decision – given authority at a prior town meeting. Attorney Beliveau asked for that documentation and stated that Mr. Fernandes' attorney would ask for clarification that the Selectmen have the authority. Ms. Carney stated that the Selectmen are the authorized agent to negotiate taxes and discussion continued on the authority of the Selectmen. Mr. Holman asked how the money would be distributed. Ms. Carney stated that the Selectmen would make the decision to put all towards principal or split and that a date was needed. Attorney Beliveau explained their process and he expected approval by the Court. Attorney Beliveau thought that the process would take approximately 90 days.

Mr. Holman asked about the money being made off of the cell tower and why it wasn't coming back to the town. Attorney Beliveau stated that the former owners continued to receive the money from the cell tower, which was approximately \$2,400 - \$2,500 per month. Mr. Holman stated that this was money that could go to the town. Attorney Beliveau stated that the money goes to maintaining the property and while the property was abandoned, the previous owner that abandoned the property continued to collect the rent. Once it came to the attention of the bank – it was distributed to the bank. Mr. Holman stated that it should be given to the town. Ms. Carney stated that the Selectmen needed to have a discussion first. Attorney Beliveau asked if all of the current Selectmen would remain on the Select Board. Ms. Carney stated that her term expires and she was running unopposed. Ms. Carney stated that the Selectmen would discuss, find documentation for authority and would get back to Attorney Beliveau to let him know what the town would be willing to do. Ms. Favreau asked if Attorney Beliveau wanted a letter because the Selectmen wouldn't want to abate until the closing. Attorney Beliveau would attach the letter to the Petition to the Court.

The Selectmen thanked Attorney Beliveau for meeting with them.

Ms. Carney stated that they needed to know how much money had been received off of the tower, as that figure would help them make their decision. The Selectmen agreed to wait to discuss until they have a date. Ms. Favreau asked if there was a warrant article that gave the Board of Selectmen authority to abate property. Ms. Silverman asked Ms. Favreau to contact DRA to get clarification.

CONSTRUCTION PERMIT
- **Map 22, Lot 6-1**

Map 22, Lot 6-1 – Ms. Silverman made a motion to approve the permit for Map 22, Lot 6-1. Mr. Holman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

NON-PUBLIC SESSION - RSA 91-A:3 II(c) AND RSA 91-A:3 II(b)

At 7:22 p.m. Mr. Holman made a motion to go into non-public session under RSA 91-A:3 II(c) and RSA 91-A:3 II(b). Ms. Silverman seconded and the motion passed 3-0. Roll Call vote: Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes.

At 7:42 p.m. Ms. Silverman made a motion to leave non-public session and seal the minutes. Mr. Holman seconded and the motion passed 3-0. Roll Call vote: Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes.

NOTICE OF EVERSOURCE VEGETATION MAINTENANCE

Ms. Carney reviewed the notice concerning the vegetation maintenance that Eversource has scheduled for Fitzwilliam. Eversource plans on carrying out brush mowing of undesirable woody vegetation within their distribution right of way.

SIGN PERMIT

Map 4, Lot 67 – Mr. Holman made a motion to approve the sign permit for Map 4, Lot 67. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

APPOINTMENTS
- **Zoning Board of Adjustment**
- **Recreation Commission**
- **Historic District Commission**
- **Economic Committee**

Zoning Board of Adjustment – Ms. Carney shared that Steven Filipi, Gretchen Wittenborg, and Robert Handy were interested in serving as members of the Zoning Board of Adjustment.

Ms. Silverman made a motion to appoint Steven Filipi, Gretchen Wittenborg, and Robert Handy to the Zoning Board of Adjustment for 3 year terms. Mr. Holman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

Ms. Carney shared that Chad Beede was interesting in serving as Alternate to the Zoning Board of Adjustment.

Mr. Holman made a motion to appoint Chad Beede as Alternate to the Zoning Board of Adjustment for a 3 year term. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

Recreation Commission – Ms. Carney shared that Christianne Filipi and Bonnie Jones were interested in serving as members of the Recreation Commission.

Ms. Silverman made a motion to appoint Christianne Filipi and Bonnie Jones to the Recreation Commission for 3 year terms. Mr. Holman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

Historic District Commission - Ms. Carney shared that Kenneth Beckwith was interested in serving as a member of the Historic District Commission.

Mr. Holman made a motion to appoint Kenneth Beckwith to the Historic District Commission for a 3 year term. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

Economic Committee - Ms. Carney shared that Marchelle Tighe was interested in serving as a member of the Economic Committee.

Mr. Holman made a motion to appoint Marchelle Tighe to the Economic Committee for a 2 year term. Ms. Silverman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

*** **TOWN HALL RENTAL APPLICATION**

Ms. Carney reviewed the Application for Rental of Town Property request from the Fitzwilliam Historical Society for their Antique Show on July 16, 2016. They would need 1 police officer for special detail.

Ms. Carney stated that a vote would be taken next week once Ms. Favreau got clarification on where the Antique Show would be held.

*** **REVIEW EQUALIZED ASSESSMENT RATIO**

Ms. Carney reviewed the determination letter of the equalized assessment ratio from the Department of Revenue. The overall equalization assessment – sales ratio for land, buildings and manufactured housing was 103.8%.

*** **IRS MILEAGE REIMBURSEMENT RATE**

Ms. Carney reviewed the letter from the IRS with regard to the new mileage reimbursement rate of 54 cents per mile.

Ms. Silverman made a motion to approve the new mileage rate of 54 cents per mile, effective March 7, 2016. Mr. Holman seconded. Ms. Carney - Yes, Mr. Holman - Yes, Ms. Silverman - Yes. Approved – 3-0

OTHER BUSINESS:

HealthTrust – Public Hearing Notice on rates for the July pool – March 10th - 10 a.m. at Lincoln Town Hall, Lincoln and at HealthTrust, Concord at 5 p.m.

Motion to retain expert SEC

Mr. Holman made a motion to adjourn the meeting at 8 p.m. Ms. Silverman seconded and the motion passed. 3-0

Submitted by:

Sheryl White
Secretary to the Board of Selectmen

Nancy Carney, Chairman

Chris Holman

Susan Silverman
Board of Selectmen