



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
April 10, 2017
7:00 p.m.

Selectmen Present: Susan Silverman, Nancy Carney

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

PRIMARY:

***** APPROVE MINUTES**
- April 3, 2017

Ms. Carney made a motion to approve the minutes. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes.
Approved – 2-0

***** APPROVE MANIFESTS**

Ms. Carney made a motion to approve the manifests. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes.
Approved – 2-0

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

7:15 MEET WITH SHANE LAMPINEN – BROADVEST CORPORATION
Re: BTLA Appeal

Shane Lampinen met with the Selectmen to discuss the abatement of property located at 66 Cross Road. Mr. Lampinen wanted to discuss the current use bill. Mr. Lampinen purchased the property for \$22,000 last August and got a bill that valued the property at \$29,000. Mr. Lampinen thought that since he paid \$22,000 the current use was 10% of that. Ms. Silverman shared it wasn't figured on the purchase price. The assessing agents look at similar properties and places a value. Our evaluation is re-done every 5 years. The assessors take a look at purchases over a period of time. A single purchase doesn't change the assessment of the property. Mr. Lampinen stated it was a 6 acre lot but the building footprint was only 1,800 square feet. The property was limited - mostly wetlands and flood zone and the useable area was small. Mr. Lampinen shared he brought up property that he thought would be comparable - Putney Road – 1.5 acres - purchased for \$20,000 and 8 acres on Fullam Hill Road sold for \$25,000. Ms. Silverman shared there are 5,000 wetlands bigger than an acre in Fitzwilliam. Mr. Lampinen mentioned the junk yard across the street and it could have been the reason the property sat on the market for 6 years. Ms. Carney shared before the property was subdivided – it wasn't even buildable, it was a wet piece of property but subdividing allowed for the ability to build on each lot.

Mr. Lampinen asked if it could be settled before the hearing or should he talk to Avitar. Ms. Favreau shared Avitar provided some comps and felt that the figure they used was comparable. Mr. Lampinen asked if they went out to the property. Ms. Favreau stated she wasn't sure. Ms. Silverman reviewed the determination letter from Avitar. Mr. Lampinen stated they were better lots. Ms. Favreau had talked with Mark Stetson and he felt the comps that they were using and their original value was good. Mr. Lampinen asked if he could meet with them. Ms. Favreau would ask them to give Mr. Lampinen a call. Ms. Silverman stated that Mr. Lampinen didn't agree with the value Avitar came up with in January and asked how far apart they were. Mr. Lampinen stated they weren't far apart. Ms. Silverman asked why we were doing this. Mr. Lampinen stated if they could split the difference that would be fine. Ms. Silverman shared Avitar were professional assessors and they were looking at sales and a single sale doesn't change an assessment. Mr. Lampinen asked if the Selectmen could split the difference. Ms. Carney stated she would like to look into it a little more and the Selectmen could have a decision tomorrow. Ms. Silverman agreed it wasn't worth going to Concord for the hearing. Ms. Favreau shared she needed to contact Avitar and she agreed that if they haven't gone out and looked at the property, looking at the property across the road, there could be an economic decrease in value. Ms. Carney shared the Selectmen might not have a decision tomorrow. Ms. Silverman shared that BTLA wanted parties to come to an agreement and the Selectmen needed some time to send Avitar out to look at the

property. Mr. Lampinen stated the hearing was scheduled for May 3rd and there was time. Ms. Carney shared the Selectmen would get back to Mr. Lampinen.

*** **VETERANS TAX CREDIT APPLICATION**

Ms. Silverman reviewed the Application for Property Tax Credit/Exemptions of Michael Grab (Map 31 Lot 20). Mr. Grab requested an All Veteran's Tax Credit.

Ms. Carney made a motion to approve the All Veteran's Tax Credit for Michael Grab. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

*** **CONSTRUCTION PERMIT**

Map 23, Lot 3
Map 4, Lot 19 – Extension Request
Map 10, Lot 28

Map 23, Lot 3 – Ms. Carney made a motion to approve the amendment to the original permit for Map 23, Lot 3. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

Map 4, Lot 19 – Extension Request – Ms. Carney made a motion to approve the extension request for Map 4, Lot 19. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

Map 10, Lot 28 – Ms. Carney made a motion to approve the permit for Map 10, Lot 28. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

*** **REVIEW TAX DEED NOTICE FROM TAX COLLECTOR**

Ms. Silverman asked Ms. Favreau to review the list. Ms. Favreau shared that she had reviewed the list and shared that it was pretty much the same properties. Ms. Carney asked about the Rettig property. Ms. Silverman shared that the house was worthless and suggested asking to see if any of the abutters would want to purchase the property. Ms. Silverman suggested doing a sealed bid beyond the abutters. Ms. Favreau would look into. Ms. Silverman wanted to get an idea of what it was worth and noted it would be good for the Town to get the property back on the tax roll.

The Selectmen postponed review of the Tax Deed Notice until next week.

*** **DISCUSS COMMENTS ON SOCIAL MEDIA POLICY**

Ms. Silverman reviewed and discussed the comments received regarding the Social Media Policy draft from the Recreation Department. The Recreation Department made changes to their existing page. Ms. Favreau shared that the Library has their own Social Media Policy and they don't feel that they should be part of the Town's policy. Ms. Silverman shared that they don't need to.

*** **REVIEW QUOTE FROM ARBORCLIMB**
RE: Tree Work

Ms. Favreau shared that Dan Baker asked to explore bids to reduce the cost. Ms. Silverman stated the reason she thought it best to go to an arborist. Ms. Favreau noted this quote was a lot less than the first quote. Ms. Silverman shared not doing the sugar maple tree removal would reduce the estimate by \$1,575. Ms. Silverman asked who Mr. Baker had in mind. Ms. Favreau shared she didn't know, it was just his comment. Ms. Favreau would contact Jonathan at ArborClimb to come in and meet with the Selectmen. Ms. Favreau shared that Mr. Baker wasn't part of the original conversation.

*** **NON-PUBLIC SESSION - RSA 91-A:3 II(a) - Employee Matter** – The Selectmen postponed until next week.

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OTHER BUSINESS:

UPDATE ON KEENE CITY COUNCIL'S LEGISLATIVE DELEGATION MEETING ON TUESDAY, APRIL 4TH. Ms. Favreau gave an update on the meeting. Topic discussed were: state budget and purchasing salt at the county's rate.

Ms. Carney shared that an RSA states that every town must provide fire services and not emergency management services. Ms. Carney stated the State has never supported that EMS needed to be supported. A meeting would be scheduled with Fitzwilliam and Southwest Dispatch to discuss the issue of what was going on - too many calls and not enough people. Ms. Carney discussed how towns provide coverage.

Ms. Favreau shared Bill Harper would be coming in next week to meet with the Selectmen. The Selectmen need a plan and a timeline.

Ms. Carney asked if the pieces of the steeple could be taken away from the Town Hall and relocated to the fire station in order to clean up the area.

The Selectmen discussed the new evaluation form.

NON-PUBLIC SESSION - RSA 91-A:3 II(a) - Employee Matter

At 8:00 p.m. Ms. Silverman made a motion to go into non-public session under RSA 91-A:3 II(a). Ms. Carney seconded and the motion passed 2-0. Roll Call vote: Ms. Carney - Yes, Ms. Silverman - Yes.

At 8:11p.m. Ms. Silverman made a motion to leave non-public session. Ms. Carney seconded and the motion passed 2-0. Roll Call vote: Ms. Carney - Yes, Ms. Silverman - Yes.

Ms. Favreau reported that she had signed up for a couple of workshops next week - Benefits Administrator and Labor Law.

ON-GOING BUSINESS:

Ms. Silverman made a motion to adjourn the meeting at 8:18 p.m. Ms. Carney seconded and the motion passed. 2-0

Submitted by:

Sheryl White
Secretary to the Board of Selectmen

Susan Silverman, Chairman

Nancy Carney, Vice Chairman
Board of Selectmen