



**BOARD OF SELECTMEN**  
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**BOARD MEETING MINUTES**  
**August 27, 2018**  
**7:00 p.m.**

**Selectmen Present:** Nancy Carney, Daniel Baker, Charles Kenison

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

**PRIMARY:**

**\*\*\* APPROVE MINUTES**  
**- August 20, 2018**

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

**\*\*\* APPROVE MANIFESTS**

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

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

**\*\*\* CONSTRUCTION PERMIT**  
**- Map 25, Lot 19**  
**- Map 24, Lot 1**

**Map 25, Lot 19 –** Mr. Baker made a motion to approve the Permit for Map 25, Lot 19. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

The Selectmen agreed that an Occupancy Permit was needed. Occupancy Permit approval is contingent upon installation of a new septic system.

**Map 24, Lot 1 –** Mr. Kenison made a motion to approve the Permit for Map 24, Lot 1. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

Mr. Baker discussed the fees for a Construction Permit. His thought was that people were averse to paying. He wondered if dropping the price because inspections weren't done and requiring a Construction Permit for everything with a fee of \$20 was simpler. Ms. Favreau asked if it was the fees. Mr. Baker stated he wasn't sure and mentioned that it has gotten tighter in the past few years. Mr. Kenison agreed with Mr. Baker that a Construction Permit was needed for everything. Discussion continued on why the difficulty to come in to get one, the confusion of when one was needed, changing to under 120 square feet from under 50 square feet, and possibly lowering the cost. Mr. Kenison thought we should open a general discussion. Ms. Favreau shared that she would research other towns. Ms. Carney didn't think we were the only Town that has this issue. Mr. Baker stated he didn't want to rush to judgement on this.

**7:15 MEET WITH GENE CUOMO – NON-PUBLIC RSA 91-A:3 II(b) – Hiring**

Gene Cuomo discussed the e-mail from NH DOT. They would be replacing the culvert on Rt 119 W. NH DOT would like a letter of support from the Selectmen, as they are applying for an ARM grant to cover the cost. Mr. Cuomo shared that he received the information today and they need the letter of support by Thursday.

## BOARD MEETING MINUTES

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Mr. Cuomo shared that he received a call from Marilyn at EverSource. They have some projects that they want to keep the Town in the loop on. A meeting has been requested to include Mr. Cuomo and the Selectmen. Mr. Baker asked Mr. Cuomo to schedule the meeting when he was available and to let the Selectmen know and they would attend as their schedules allow.

Mr. Cuomo shared that the Permit for the Transfer Station needed to be displayed but he can't locate it. Mr. Cuomo has called the State and they are unable to locate it. The Permit number was 3.

At 7:37 p.m. Mr. Baker made a motion to go into non-public session under RSA 91-A:3 II(a). Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

At 7:54 p.m. Mr. Baker made a motion to leave non-public session. Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

\*\*\* **DISCUSS E-MAIL FROM STATE OF NH – WORK ON INTERSECTION OF HOLMAN RD & RT 119 W** – Discussed earlier.

### 7:10 **MEET WITH DANA RYAN, WOODBROOK ASSOCIATION**

John Hill, Dave Caruso, and Dana Ryan met with the Selectmen to discuss the boat slips at WoodBrook. Mr. Hill stated that he was the Treasurer at WoodBrook and mentioned last year's tax bill included a building value of \$60,000. When he called the Town Hall, he was told it was the new garage so he paid the bill. The last tax bill also showed \$60,000 and he requested a tax card from Ms. Favreau. The card showed 6 boat slips at \$10,000 each. Mr. Hill stated that WoodBrook doesn't own any boat slips. Ms. Carney shared that the assessor has repeatedly asked WoodBrook for the names of the owners of the boat slips. Ms. Favreau shared that she has talked with the assessor, who told her that research shows that properties that have boat slips have higher sales than those that don't. Mr. Caruso asked if it wasn't state property. Ms. Favreau mentioned that it was more attractive to some that the property has a boat slip.

Mr. Hill mentioned he owns property and was charged for a boat slip but never had one. He paid the tax for 15 years because everyone he talked to sent him to someone else. Ms. Favreau shared that if the Town knew who owned the boat slip, they would be charged. Mr. Ryan asked how the Town could randomly charge people for boat slips. Ms. Favreau had talked with the assessor, who stated there were a number of properties that have boats (shrink wrapped), some information came from MLS listings for properties for sale, and information from neighbors. Ms. Favreau stated if there were issues with the boat slips then WoodBrook needed to keep track of the owners. Mr. Hill stated it was a private organization that owned them. Mr. Hill asked about paying the tax for 15 years. Ms. Favreau stated she didn't remember Mr. Hill coming in but if he did, she would have assisted him. Ms. Carney asked where he went in the Town Hall. Mr. Ryan stated his property at WoodBrook was worth what it is without a boat slip, it doesn't increase the property. Mr. Baker stated the need to find out who owns the boat slips and if WoodBrook doesn't, the Town wouldn't charge them.

Discussion was held on the deceitful nature of calling it a building and randomly taxing WoodBrook, people complained about Avitar at the WoodBrook meeting last week, wanted information on the Town being able to tax for boat slips, and why Stateline wasn't being taxed. Mr. Baker stated the Town could tax but agreed the correct person needed to be taxed.

Mr. Kenison asked about the dock. Mr. Hill shared that the boat ramp was common land, with a walkway out to the pier. All docks are like that. One two foot wide blank by 20 feet – slips start and go out as a T. Mr. Baker asked if it was a common dock. Mr. Hill stated no. The owners have a lock. Mr. Carney shared that the Selectmen would get back to Avitar. Ms. Carney also shared that the property cards show features and that was where boat slips would be. Mr. Baker shared Avitar only has those categories for the billing.

Mr. Hill stated that he, as Treasurer, paid \$2,000 for boat docks and he shouldn't have. Mr. Ryan asked for an abatement. Ms. Favreau shared that they missed the deadline for 2017 and couldn't file until after the December billing. Mr. Ryan asked about what happens if they don't pay. Ms. Favreau explained the process. Mr. Hill wanted to know who would get them the information. Ms. Carney mentioned they would be asked to come back in. Mr. Baker confirmed the questions: basis for charging for dock, equitable to other properties with docks, and assessments in the area.

Mr. Baker mentioned that letters were sent out after the reassessment and people could come in to meet with the assessors. Mr. Ryan stated that most people were not looking at features and they have been wrongly taxed for years and to be told there isn't any recourse. Mr. Baker shared it was State regulations. Ms. Favreau shared the Town can't go back and tax, as it is State Law.

Mr. Hill gave Ms. Favreau his contact information. Mr. Ryan stated it was a beautiful town and the last thing they wanted was to come before the Town. The Selectmen agreed they needed to make sure everything was fair. Mr. Hill shared he could get the information on the owners of the dock but wanted the information from the Selectmen first.

They thanked the Selectmen for meeting with them. The Selectmen thanked them for coming in.

**BOARD MEETING MINUTES**  
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**\*\*\* DISCUSS PLANNING BOARD MEMBER RESIDENCY**

Ms. Carney shared the person was registered to vote, and registers a vehicle in Fitzwilliam. Mr. Baker stated as long as a resident.

**\*\*\* STEEPLE PROJECT**

Mr. Baker would contact Jay Southgate. Mr. Baker asked to hold off paying final bill from West Rindge Builders until the column has been returned. Mr. Baker mentioned we were still waiting to receive a bid from them for the clock tower. Mr. Baker would try to get in touch with Mr. Southgate and lock down dates, look at amending the application, and getting a bid from West Rindge Builders.

Ms. Carney asked if West Rindge Builders was going to fix the front lawn. Mr. Baker commented that the columns look nice painted.

**\*\*\* DISCUSS SEPTEMBER MEETING SCHEDULE**

The Selectmen reviewed their schedule and agreed to meet on Tuesday, Sept. 4<sup>th</sup> at 9 a.m. (Monday, Sept. 3<sup>rd</sup> is a Holiday) and leave the other dates as scheduled. The Selectmen discussed having a day meeting during the year instead of just during the summer.

**OTHER BUSINESS:**

The Selectmen approved the vacation request of the Road Agent.

Ms. Favreau mentioned the Budget Committee was meeting for their first organizational meeting on Thursday, August 30<sup>th</sup> at 7 p.m.

Mr. Baker asked about EverSource. Ms. Favreau would follow-up.

Ms. Carney mentioned the need to have two Selectmen at the Town Hall on Election Day - Tuesday, September. 11<sup>th</sup>.

**ON-GOING BUSINESS:**

**August Meeting Schedule: 7:00 pm – Monday – August 27, 2018**

Mr. Kenison made a motion to adjourn the meeting at 8:15 p.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:

Sheryl White  
Secretary to the Board of Selectmen

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Nancy Carney, Chairman

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Daniel Baker

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Charles Kenison  
Board of Selectmen