



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
September 11, 2017
7:00 p.m.

Selectmen Present: Susan Silverman, Nancy Carney, Daniel Baker

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

PRIMARY:

***** APPROVE MINUTES**
- **September 5, 2017**

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

***** APPROVE MANIFESTS**

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

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

7:15 MEET WITH MARK STETSON, AVITAR
Re: Revaluation

Ms. Silverman asked Mark Stetson to review the MS-1. Mr. Stetson reported there was a 14.2% change over last year, including utilities. Mr. Stetson noted the \$575,000 increase was from new construction this year and that Laurel Lake had the biggest increase. Mr. Stetson shared that Woodbrook saw a significant increase in sales over \$100,000. Mr. Stetson noted that 10 of the 16 dock owners had been identified. Mr. Stetson wanted to keep tabs on the Woodbrook sales and he might do an update next spring just for those properties. This would require an addendum to the manual. Mr. Stetson shared that if sales continue as they are, it would be warranted and fair to the rest of the Town. Mr. Baker asked about doing the lakes as well as Woodbrook because he didn't feel they should be singled out. Mr. Stetson shared they were a unique property and he would look at a year's worth of sales to develop a new building value for those structures. Mr. Stetson noted an amenity value has also been added.

Ms. Favreau shared that someone had called in questioning the date for abatement. Mr. Stetson shared that a second letter had been sent to those property owners that met with Avitar regarding an abatement filing deadline. Mr. Stetson reviewed the letter and determined that it was correct.

Ms. Silverman made a motion to accept the new summary valuations. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

Mr. Stetson would redo the MS-1 cover page for the Water District for the Selectmen to sign. Mr. Stetson shared that the MS-1 went to the equalization website and Avitar would take care of it.

Ms. Silverman asked if the Selectmen had any other questions or concerns.

Ms. Silverman shared Hinsdale's Pilot Solar Program information was received. It was a yearly estimated payment breakdown. Mr. Stetson shared that he didn't have that information. Ms. Silverman noted this project was twice the size of the project planned for Fitzwilliam and that NextEra dropped it from 65 to 30 megawatts. Ms. Silverman shared that they were still negotiating and would be starting in 2018. Ms. Silverman hoped that Mr. Stetson could review and explain. Mr. Stetson shared there were usually two elements to the assessment. First, was the underlying assessed value to the land owner of the

leased property. Most lease agreements stipulate whoever is leasing is responsible for those property taxes and it was a separate issue. It would stay as property taxes. Second, there was a value for those that are generating electric. State Statute allows the town to enter into a Pilot Program with entities that have renewable energy. Ms. Silverman asked how that would affect the MS-1. Mr. Stetson shared that money comes into the Selectmen's Office and not the Tax Collector's Office. It's revenue that would be reported on the MS-4. However, if the assessed value was worth 5 million that wouldn't show up on the MS-1 as taxable value – shows as an exempt pilot for the term of the pilot. The Statute is for no more than 5 years with 5 year renewables. The County tax would use that because the State doesn't think it's fair for a town to take money in lieu of taxes. The State's utility value would be used to calculate the State's share. Mr. Stetson asked if the school tax was 75/25 and thought this would be affected as well. Mr. Stetson shared what the Town of Groton experienced with the increase in their County tax. The schedule was longer than 10 years but the depreciation was fast. Mr. Stetson reviewed Hinsdale's Solar Pilot Program information. Mr. Stetson stated if he knew what they would sell the power for he would be able to calculate what that would generate in taxes. Mr. Stetson shared that these were private contracts.

Mr. Stetson and the Selectmen discussed the fiscal impact – county tax, what goes into the school valuation equation, the possibility of a change in the school formula, values going up due to recovery from the decline 5 years ago, town's having different assessors, and protections for the solar company doesn't necessarily provide the same protections for the town. Mr. Stetson reviewed RSA 72:74 – Payment in Lieu of Taxes.

The Selectmen thanked Mr. Stetson for meeting with them.

7:45 MEET WITH NICK NOYES, LIBRARY TRUSTEE

Nick Noyes met with the Selectmen to discuss replacement of the tree that was removed. Mr. Noyes shared the Trustees decided a tree on the Library side of the fence made more sense and there was only room for one tree because of the overhead wires. They would like it to be 7-10 feet in from the fence. Ms. Silverman asked how close it would be to the building. Mr. Noyes thought it would be more than 50 feet away and would be located on the south side of the building. Discussion was held on the type of tree they wanted to plant. Mr. Noyes was leaning towards the red maple and shared that oak trees were very messy. Ms. Silverman shared the way the Library looks now was very sunny. Mr. Noyes shared they thought they were contributing to the effect on the green.

Mr. Noyes shared the Library Trustees wanted the Selectmen's input. Ms. Silverman shared that the Town doesn't have the funding in the budget and suggested that the Library add it to their budget and plant it next spring. Mr. Noyes asked if the Selectmen didn't mind them getting a 20 foot tree or should they go smaller. Mr. Baker asked about the health of transplanting a large tree versus a small tree. Mr. Noyes would bring the information back to the Library Trustees. Ms. Silverman shared that the arborist would help them determine the size of the tree to purchase.

The Selectmen thanked Mr. Noyes for meeting with them.

8:00 MEET WITH BUDGET COMMITTEE

Carl Hagstrom, Andrew Wood, Kathy Stark, Ben Thomas and Martin Nolan met with the Selectmen to review expenditures through the end of August 2017. Ms. Silverman shared that a few budgets were low. Ms. Favreau shared budgets should be at 34% unexpended. Ms. Silverman asked if they wanted a general overview and everyone agreed. Ms. Silverman shared there are some capital projects that haven't been done at this time. Ms. Stark asked if the capital reserve projects would be done this year. Ms. Favreau shared the only thing for capital outlay that hasn't been done was the fire escape. Mr. Nolan asked about the sprinkler system. Mr. Thomas shared the door was repaired. Mr. Nolan stated the sprinkler and the door were the 2 projects. Ms. Favreau shared that payment should have come from the Capital Outlay fund and not the Library fund. Ms. Silverman shared it was a Warrant Article and should have been paid out of it. Mr. Thomas shared that he didn't know about the sprinklers.

Ms. Silverman shared the new valuations went up and noted that \$575,000 was new construction. Ms. Silverman also mentioned the number of sales over \$100,000 at Woodbrook. Ms. Silverman shared what the thought was regarding the increase in sale prices.

Ms. Stark asked about the schedule. Ms. Favreau shared that she was working on the schedule and would send it out. Ms. Silverman asked who was taking minutes. Ms. Favreau shared that Marion Wheeler had agreed to take minutes. Mr. Hagstrom asked when budgets were due. Ms. Favreau shared budgets were due October 24th.

Mr. Nolan asked if he could speak to the Budget Committee members. Mr. Nolan shared that he wasn't sure how many meetings he would be able to attend and stated he would leave it at the Committee level to determine if he could continue to serve when he could or if they wanted him to resign. Ms. Favreau shared that Mr. Nolan would have to resign and if not, then he would attend as he could. If Mr. Nolan resigns, the Budget Committee would appoint a replacement. Discussion was held on the terms of Budget Committee members and it was noted that Dan Baker would be the Selectmen's representative, and Nancy Carney would also be in attendance.

*** **REVIEW LETTER FROM AVITAR**

Re: Solar Exemption Recommendations

Ms. Silverman reviewed the letter from Mark Stetson, Assessor Supervisor with Avitar regarding Solar Exemptions. Mr. Stetson recommended approving the applications for Map 15, Lot 12; Map 15, Lot 3-1; Map 8, Lot 45-2; Map 18, Lot 20-1; Map 38, Lot 7; Map 10, Lot 21; Map 17, Lot 2; and Map 9, Lot 10-1.

Map 15, Lot 12 – Mr. Baker made a motion to approve the exemption. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 15, Lot 3-1 – Ms. Carney made a motion to approve the exemption. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 8, Lot 45-2 – Mr. Baker made a motion to approve the exemption. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 18, Lot 20-1 – Ms. Carney made a motion to approve the exemption. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 38, Lot 7 – Mr. Baker made a motion to approve the exemption. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 10, Lot 21 – Ms. Carney made a motion to approve the exemption. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 17 Lot 2 – Mr. Baker made a motion to approve the exemption. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

Map 9, Lot 10-1 – Ms. Carney made a motion to approve the exemption. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney – Yes, Ms. Silverman - Yes. Approved – 3-0

*** **REVIEW LETTER FROM AVITAR** – The Selectmen reviewed.

Re: Map 9, Lot 9

*** **CONSTRUCTION PERMIT**

Map 19, Lot 6

Map 19, Lot 6 – Ms. Carney made a motion to approve the Construction Permit for Map 19, Lot 6. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0
The Selectmen agreed that an Occupancy Permit was not needed.

*** **RAFFLE PERMIT**

- **Associated Sportsman’s Club**

Raffle Permit for the Associated Sportsman’s Club on November 18, 2017.

Ms. Carney made a motion to accept. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

*** **REVIEW ZBA MEMBER RESIGNATION**

Ms. Silverman reviewed the resignation letter of Gretchen Wittenborg from the ZBA. Ms. Silverman asked Ms. Favreau to draft a thank you letter. Ms. Silverman mentioned that Chad Beede was the alternate and could move onto the Board. Ms. Silverman noted that Dan Sutton might be interested in being an alternate. Ms. Silverman shared, if the Selectmen agreed, to reach out to Chad Beede to see if he was willing. Ms. Carney suggested asking Steve Filipi if he agreed and to bring it to the ZBA Board.

*** **REVIEW UPDATED LAND USE FEE SCHEDULE**

The Selectmen reviewed the Land Use updated fee schedule. Ms. Carney shared that some of the fees have been approved by the Planning Board.

*** **DISCUSS LETTER REQUEST FROM PLANNING BOARD**

Ms. Favreau and the Selectmen discussed the request. Ms. Silverman stated the Selectmen do enforcement but this was a Planning Board issue and they needed to ask for another meeting. The Selectmen agreed. Ms. Silverman asked Ms. Favreau to follow-up with the Land Use Assistant.

*** **REVIEW NEWSLETTER ARTICLES**

The Selectmen and Ms. Favreau reviewed the articles for the newsletter.

OTHER BUSINESS:

Ms. Favreau shared that the cost for the repairs of the door at the Public Safety Building was \$2,400 and asked the Selectmen if they wanted her to put in a claim. Ms. Favreau shared that it does affect the Town's rating. Mr. Baker shared that insurance companies look at frequency and severity. Mr. Baker also shared there was a time frame for putting in a claim. Ms. Silverman asked Ms. Favreau to find out if it would be a negative impact. The Selectmen agreed to let Ms. Favreau act on the information she received.

Mr. Baker made a motion to adjourn the meeting at 8:57 p.m. Ms. Carney seconded and the motion passed. 3-0

Submitted by:

Sheryl White
Secretary to the Board of Selectmen

Susan Silverman, Chairman

Nancy Carney, Vice Chairman

Daniel Baker
Board of Selectmen