



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
DECEMBER 5, 2016

Selectmen Present: Susan Silverman, Nancy Carney

Selectmen Absent: Chris Holman

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

PRIMARY:

Matt Buonomano came in to talk with the Selectmen about the ski trails and shared that he had talked with the Recreation Commission about the ski trails and learned they might not be maintained this year. Ms. Favreau explained why they may not be maintain this year as part of the Recreation Program. Mr. Buonomano asked who maintained the ski trails. Ms. Favreau shared they don't have anyone on a regular basis. Mr. Buonomano shared he owns some of the trails and some landowners own some of the blue trail and they have been talking about what they want to do about the trails - very supportive. Mr. Buonomano noted that John Tommila sold a piece of property to someone in Massachusetts and it was being heavily logged right now. It is dangerous right now and we may not want someone up there. Mr. Buonomano shared he has an agreement with the Town and the Town was insuring the trails that were on his property. Mr. Buonomano has made some informal insurance inquiries and learned if the Town isn't maintaining the trails, Mr. Buonomano's homeowners insurance would take care of someone getting injured but if the Town starts to maintain, the Town should insure the trails due to the liability falling to the Town as they are grooming. Mr. Buonomano wanted to let the Selectmen know. Mr. Buonomano was trying to create a support group and the thought was to keep them as walking trails.

Mr. Buonomano asked if someone came before the Selectmen for a Construction Permit, do they consider the location of a class 6 road and what if a class 6 road goes through their property and they wanted to build a garage. Ms. Silverman shared that there was someone in the past that was on a class 6 road. Mr. Buonomano thought the Selectmen should be aware if someone was applying for a Construction Permit to make sure the structure wouldn't be put on a discontinued class 6 road. Mr. Buonomano mentioned there were places in town where this has happened.

The Selectmen thanked Mr. Buonomano for coming in.

***** APPROVE MINUTES**
- **November 28, 2016**

The Selectmen would review at next week's meeting.

***** 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 BILL HARPER

Bill Harper shared the need to reevaluate whether to take the spire down. Mr. Harper stated it should be stripped of the shingles, the weathervane looked good, and at the bottom there was no detail due to several layers of paint. Ms. Silverman shared what would really help the Selectmen was a sense of the timeline and an updated proposal from Mr. Harper. Ms. Silverman also shared they plan to clean up the bat guano. Ms. Favreau shared they had a signed contract and he was waiting to coordinate with Mr. Harper. Once cleaned up, Mr. Harper wanted to go back up within a couple of days to make sure there was no way anyone could get back in there. Ms. Silverman asked about a structural engineer to do an analysis of the structure. Mr. Harper wanted to use Ben Tyree and then decide whether to remove. Ms. Silverman asked how much

could we realistically do next year and was it a two year project. Mr. Harper would like to get it cleaned up so Mr. Tyree could get in there. Mr. Harper shared he also uses Ted Fellows and their fees are fair.

Mr. Harper thought it seemed like a logical progression. Mr. Harper shared he had a lot of irons in the fire and doing the Town's work – he couldn't do any other work until this time next year. Ms. Silverman shared she was unclear how much would need to be done. Ms. Favreau mentioned Mr. Harper's quote was \$71,700 and asked if that was enough or should we double the quote. Mr. Harper wanted to let Mr. Tyree decide what to do. Mr. Harper also mentioned the Selectmen needed to decide how far they would go to restore the lightening protection – needs to be done months in advance. Ms. Silverman asked if still feasible to do the glass. Mr. Harper stated the glass was for decoration and what mattered was the long copper rods. Mr. Harper shared that amethyst was the hardest color to find. Ms. Silverman asked if we could get a glass blower to make some. Ms. Favreau found 2 in a box. Ms. Carney asked how many glass globes there were. Mr. Harper thought there were at least 16. Ms. Silverman asked Mr. Harper for a revised estimate as the Selectmen would like to put in the CIP request for next year. Ms. Silverman asked if Mr. Harper could give an estimate by Thursday. Discussion was held on what to include in his new estimate. Ms. Silverman stated she would like a more firm number for the public hearing. Mr. Harper stated he would give a separate number for the lightening protection. Mr. Harper mentioned that historically it should have the lightening protection. Ms. Silverman stated the Selectmen would need to go to the historic district. Mr. Harper discussed the material he used when he did some repair work a few years ago. Ms. Silverman stated the need to be historic with durable materials.

Mr. Harper would get the Selectmen an estimate. Discussion continued on the slate roof, reason for the original failure and 4-5 squares would be needed. Ms. Silverman asked if Mr. Harper could go through the proposal with that type of detail. Mr. Harper shared that if the work was done on staging – it would be a fraction of the cost to do the work up in the air. Mr. Harper shared that work wouldn't begin until the weather was good and he would add onto his original proposal a crane and structural engineer.

The Selectmen thanked Mr. Harper for meeting with them.

7:45 MEET WITH DONNA HILL

Ms. Silverman thanked Ms. Hill for coming in to discuss where we were and stated the Selectmen's goal was to reach a settlement and as far as the town was concerned we would like not to go to the BTLA. Ms. Silverman shared that last week Ms. Favreau went through the scale slips and added up the 10% for each slip that Ms. Hill submitted. The number on the 3rd page isn't a lot different from the original. Ms. Silverman asked Ms. Hill for her thoughts. Ms. Hill stated the discrepancy was how the tax was computed for her timber tax. The town calculated by 10% of what she received. Ms. Hill also stated the law was 10% of the value of the stumpage and not 10% of the value the homeowner received. Ms. Hill shared her timber was low grade and it produced pallets and wood pulp. Ms. Hill noted the discrepancy was determining the value of the stumpage and the State provides a range for stumpage value which she submitted and it states – Average Stumpage Value List. Ms. Hill shared that everyone needed to use this listing. Ms. Favreau stated they use that. Charles Koch shared the State provides a range of value – so you grade the value of your timber within those ranges.

Mr. Koch shared the Town hires him to put you into that range. Assessing is subjective but he has a matrix – quality, access and operability are factored in there and he comes up with a percentage to determine her stumpage value. Mr. Koch stated Ms. Hill's stumpage value was high but she stated it had a lot of rot, so he reduced it from 75% to 66%. Ms. Hill asked if the scale slips from the mill – stating the value – they were low – gave unit price and volume received. Ms. Hill didn't pull out the grade of log. Mr. Koch stated Ms. Hill got paid per grade. Ms. Hill stated the need to take the grade and go back to the State. Ms. Hill shared if she got paid more for her logs that doesn't mean that is what they were worth. Mr. Koch shared someone could have paid her more than they were worth – if competitive bidding. Larry Richardson said when he worked at Tommila Brothers, he managed that property and every 10 years they would cut one side of the road and then the other – they were on a 10 year rotation and when Ms. Hill purchased the property, her husband cut it heavily and hydrated it. Mr. Koch stated he covered most of the lot and it wasn't what they represented. He shared it was pretty straight – mostly on the south side. Mr. Koch stated he would argue that it was better wood than representing. Mr. Koch shared Ms. Hill was nice enough to provide the scale slips. The rot factor was 2% and Mr. Koch asked John Tommila if that was pretty low. Mr. Tommila shared when they starting logging they hit a lot of red rot and he has information to present from his years of experience. Ms. Silverman stated where we are going with this was to reach a settlement. Mr. Tommila stated there was talk in Town that the Selectmen don't treat landowners well. Mr. Tommila also stated there was a sheet and there is one every 6 months – reporting of the mills – have a high and a low and take the average. Ms. Silverman showed Mr. Tommila the list. Mr. Koch explained how they arrived at their numbers. Ms. Favreau shared they don't charge everyone 100% - we have a matrix with a point system and Ms. Favreau reviewed what was included on the matrix. Ms. Favreau stated that quality was only one factor in the matrix. Ms. Silverman shared the other things that the Selectmen do is often have Mr. Koch go out and look – prior to the cut and checks out after. Ms. Silverman stated to be honest, she doesn't recall very many cases that have come up. Ms. Silverman shared that Ms. Hill has a right to come in. Ms. Hill shared her quality was on the low end and was included in the log slips. Ms. Hill stated she has 3's, 1's and 2's. Ms. Hill shared she was under Mr. Koch's matrix by 50%. Ms. Hill stated she used the matrix and came up with a \$1,000 difference for the timber tax. Ms. Hill also stated if you look at what she got paid – she did benefit through some kindness and the Town needed to go by the State list.

Ms. Silverman reviewed Ms. Hill's application and asked what number Ms. Hill felt was fair - \$2,591. Ms. Silverman asked if anyone wanted to add anything. Mr. Richardson shared that Ms. Hill's letter stated she received a \$3,516 timber tax and

changing to 66% was \$3,380. Mr. Richardson stated that wasn't right – he didn't think. Ms. Favreau reviewed the list and shared her original spreadsheet which showed all of the values at 75% and the values at 66%. Mr. Richardson reviewed Ms. Favreau's spreadsheet. Mr. Richardson and Mr. Koch reviewed the list. Ms. Silverman asked how far apart they were. Ms. Favreau asked if Mr. Hill agreed with how the matrix was worked up. Ms. Hill stated what Mr. Richardson had stated earlier – she was looking for the 3 range – 50%. Ms. Hill stated she is under 50% which she has stated numerous times. Mr. Richardson shared that Ms. Hill stated she was between medium and low. Mr. Richardson shared maybe they could strike a compromise. Ms. Hill shared her number of \$2,591. Ms. Silverman stated the difference was \$781. Ms. Silverman shared they weren't that far apart and they are trying to reach some kind of a settlement. Ms. Silverman stated they have Mr. Koch here because the Selectmen don't have the knowledge to decide one way or the other. The goal was to reach some kind of settlement and understanding and asked if they could find a middle ground so they don't have to go to BTLA. Ms. Favreau asked if they wanted her to figure out the value at 58%. Ms. Silverman felt that they needed some kind of rationale and understanding. Ms. Hill shared her number. Ms. Silverman stated she understood what Ms. Hill was saying, as she had stated that numerous times. Mr. Richardson shared the real culprit was the tax. Ms. Silverman shared the quality was what Ms. Hill was stating was less than 50%. Ms. Favreau shared grading the wood at .5 – which is between low and medium. Ms. Silverman shared they were \$694 apart. Mr. Tommila asked if they would settle for \$300. Ms. Favreau asked if we could randomly come up with a number. Ms. Silverman shared this was a settlement conference and that was why she asked if they could find a number they could agree with. Ms. Silverman asked Mr. Koch if they needed to fit it into the matrix to justify the number. Mr. Koch stated whatever the settlement number would be they could work it backwards. Ms. Hill shared if it came out a little bit under \$3,000 it would be fine with her. Ms. Silverman stated we needed to be consistent and asked Ms. Hill if she would agree. Ms. Hill replied yes. Ms. Carney asked if we could do and formulate with their procedures how we got to their numbers and get close enough. Ms. Carney was concerned about getting close. Mr. Richardson stated to take out one of the factors and you would end up with a 3.18 valuation. Mr. Koch shared that was what Ms. Favreau was trying to calculate. Mr. Koch stated the matrix was rigid for a purpose and we need to come up with a number that fits within the system. Ms. Favreau agreed that they couldn't just randomly come up with a number. Ms. Favreau shared that dropping down to 50% comes out to \$3,180. Ms. Hill asked Mr. Richardson if it was good. Ms. Hill agreed with the 50%.

Ms. Silverman shared that she appreciated Ms. Hill's willingness to come in.

Ms. Silverman made a motion to change the yield tax assessment to \$3,180.97. Ms. Carney seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

Ms. Silverman thanked everyone for coming in to solve this and appreciated Ms. Hill working with the Selectmen.

The Selectmen thanked Mr. Koch for attending the meeting.

*** **REVIEW COMPLAINT**

- **Fishing at Boat Ramp**

Ms. Favreau reported that she had spoken with Chief DiSalvo and this has been taken care of. Ms. Silverman asked that Mr. Handy be contacted and given an update.

*** **DISCUSS COST TO REPAIR ELEVATOR**

Ms. Silverman shared the part has been ordered. Ms. Favreau reported it would be paid out of the General Government Buildings fund and Ms. Favreau probably won't be able to pre-buy oil this year.

*** **CONSTRUCTION PERMIT**

Map 7, Lot 2-02 – Ms. Silverman made a motion to approve the permit for Map 7, Lot 2-02. Ms. Carney seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

Map 4, Lot 57-7 – Ms. Carney made a motion to approve the permit for Map 4, Lot 57-7. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

*** **DECIDE ON 2017 AMBULANCE RATE INCREASE**

Ms. Favreau shared that a letter was received from Certified Ambulance Services. Ms. Silverman reviewed the letter and the available options. Ms. Carney asked if she could speak on the matter. Ms. Carney shared with the increase of medical supplies and the number of calls, not sure if looking at an increase – 3.8% Medicare inflation rate - might be beneficial for the town.

Ms. Carney made a motion to go with the 3.8% Medicare inflation rate. Ms. Silverman seconded. Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 2-0

*** **OFFER OF DONATION OF VOICE RECORDER**

Ms. Favreau reported that Dana Pinney came into the office today and offered to donate his voice recorder that he used during the sound meetings and wanted to know if we could use it. Ms. Favreau shared with Mr. Pinney that the Board of Selectmen do not record meetings. Ms. Silverman suggested that it be donated to the Library.

*** **NON-PUBLIC SESSION – RSA 91-A:3 II(e) – Legal Matter**

At 9:47 p.m. Ms. Carney made a motion to go into non-public session under RSA 91-A:3 II(e). Ms. Silverman seconded and the motion passed 2-0. Roll Call vote: Ms. Carney - Yes, Ms. Silverman - Yes.
At 9:52 p.m. Ms. Carney made a motion to leave non-public session and seal the minutes as disclosure would adversely affect the reputation of the person other than a member of the board. Ms. Silverman seconded and the motion passed 2-0. Roll Call vote: Ms. Carney - Yes, Ms. Silverman - Yes.

*** **REVIEW BUDGETS**
- **CIP**

Ms. Silverman reviewed the requests and associated costs but noted they haven't been approved. Requests total \$563,400.

Ms. Favreau shared that there is a Trust Fund Capital Reserve for the Ambulance. Ms. Carney asked if it was needed because we have funds coming in and 50% goes towards a new ambulance. Ms. Favreau shared there was \$1,200 in the account and she needed to find out if it had to go to the General fund or the Ambulance Revolving fund. Ms. Carney asked about the Police Building Expendable Trust and if it was different than the Town's General Government Building fund. Ms. Silverman stated it was too late to do anything this year but it was something to think about for 2018 and add to it. Ms. Favreau read the Warrant Article – can only be used for a police station.

*** **REVIEW LETTER FROM SOUTHWEST REGION PLANNING COMMISSION**
Re: Brownsfield

The Selectmen reviewed the letter and agreed to contact SWRPC to put Meadowood in as a site recommendation – the part by Bowker Pond.

*** **BUDGET WORK SESSION**

OTHER BUSINESS

- *** **Letter regarding compliance – 20 Jaffrey Road** – The Selectmen reviewed.
Invitation to Retirement party – Reverend Lynda Tonking Tolton – The Selectmen reviewed.
Notice of Maintenance Work – Eversource – The Selectmen reviewed.
Review Cheshire County Budget – The Selectmen reviewed.

Reminder: Selectmen meeting on Sunday, December 11th at 1 p.m. for budget discussion.
Informational meeting – School budget – January 11th at 6:30 p.m.

ON-GOING BUSINESS

Ms. Silverman made a motion to adjourn the meeting at 9:06 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