

Minutes
Board of Selectmen Meeting – Work Session
September 6, 2018

Board of Selectmen members present: Chairman Colin Stubbings, Randy Subjeck, Donald Mitchell

Members of the public present: Gary Hebert, Wayne Godfrey, Diane Stelzner, Suzanne Woodard, Terry Robie

Chairman Stubbings called the meeting to order at 7:02pm and stated the meeting is being recorded solely for the purpose of accurate minutes and that others in the room may be recording but have not declared that fact. He added that this is a work session and input from the public is not allowed unless agreed upon by the majority of the Board.

Terry Robie led the Pledge of Allegiance.

Chairman Stubbings asked Terry to speak on the zoning issue he had questions about. Terry said there is a property on Lake Armington that belongs to the Lamarre's. They want to tear the building down and sell the lot. Terry's question to the Board was, what to do about the zoning ordinance that states the owner of the property only has 1 year to sell it or rebuild on it. He explained to the Board that after one year, if it still hasn't sold, it then becomes a non-conforming lot. Terry asked the Board if it does sell within one year, after the current building is torn down, does it then become an issue with the new owners, with it being a non-conforming lot? Chairman Stubbings responded by saying the current owners should ask the Zoning Board for a variance that would allow for more than 1 year. He also told Terry to ask Steve Daly to look into it more and report back to the Zoning Board, then Terry can report back to the Board of Selectmen. Selectmen Subjeck said he'd like to go take a look at the property. There was no further input on this subject.

The next item Chairman Stubbings discussed was an intent to cut the Town has received from Joseph Pekala. He stated it was for Map R12 Lot 10-1 & 10-2 with a start date of 9/12/2018 and the forester is Alex Barrett. The estimated report shows 80 MBF of White Pine, 40 of Hemlock, 8 of Spruce, 1 of Hard Maple, 1 White Birch, 2 of Yellow Birch, 1 of Ash, 1 of Soft Maple, 15 of Beech wood and tie logs, 90 ton of hardwood pulp, 60 ton of Pine pulp, and 200 ton of hemlock pulp, with an additional 40 cord of fuel wood. Chairman Stubbings said the taxes on the property are current and has no issues with it. The Board then approved the intent to cut and said it would be sent to the Department of Revenue Administration (DRA).

The next item up for discussion was an excavation tax warrant for Jared Shipman. Mr. Shipman submitted his excavation report, which he reported 12,650 cubic yards of sand. Chairman Stubbings said he has processed the report and has generated a warrant to go to the Tax Collector. The excavation is for Map R01 Lot 17 and the total of the warrant is for \$253.00. The Board approved the excavation tax warrant and there was no further discussion.

Chairman Stubbings said he had the financial reports for August; however, they were submitted early and are not complete due to other invoices from August that may still come in.

Chairman Stubbings went on to say that the Bookkeeper and the Consultant have been working on the MS reports for the DRA. The MS-434 is completed and just needs to be signed and submitted. The Board had no issues with the MS-434.

Motion to accept the MS-434: Selectman Subjeck

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

Next up was the MS-535. The Board had no issues with this form.

Motion to accept the MS-535: Selectman Subjeck

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

Next, the Board reviewed the MS-1. The issue the Board had with this form was the Solar Exemption was left out. Chairman Stubbings said in March of 2016 the Board signed and approved a solar credit for Rich Dion. At that time the credit should have been forwarded to Avitar by the assessing clerk and it was not. Chairman Stubbings has called Jamie Dow at the DRA because it should have been applied in the past and he asked her what we needed to do. Chairman Stubbings also said he has been in contact with the property owner about the credit. They didn't notice that the tax credit had not been being applied. The Board agreed there wasn't anything they could do for the past years of missed credits, but they can correct it for the future tax bills.

Motion to accept the MS-1: Selectman Subjeck

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

The Board reviewed a spreadsheet submitted by consultant Matt Angell, that would be used to help create the tax rate. Chairman Stubbings said the spreadsheet is a summary of the other 2 reports. If they release \$17,000 from fund balance the tax rate would be \$6.65 but it puts the fund balance below the 5% margin the DRA sets for municipalities to not go below. If they released \$16,000 the tax rate would be \$6.66, which would still put them below the 5% margin. If they released \$15,000 the tax rate would be \$6.67 and it would leave the 5% margin in place. Chairman Stubbings went on to say that if they go further than the \$17,000 up to \$18,000 the tax rate would go down but the retained fund would be below what the DRA requires. The more funds that get released, the tax rate would go down but the fund balance gets further away from what the DRA requires.

Motion to release \$15,000 from fund balance to reduce tax rate: Selectman Subject

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

Next, Chairman Stubbings asked for additional items. Police Chief Gary Hebert gave Selectman Subject the revised town policy regarding video camera recording for Town Meetings. Chief Hebert added new language from the New Hampshire Supreme Court, the New Hampshire Municipal Association, & RSA 41:8. He told the Board they need to review it and vote it in. He also stated that if they are going to put it in place, they need to enforce it and need to be consistent with it. Chairman Stubbings suggested it needed more improvement and wanted a chance to review it. The Board reviewed it with Chief Hebert and suggested some changes. Chief Hebert said he'd make the changes and send it via email in time for the next meeting.

Also in additional items, Wayne Godfrey asked the Board about a new touchless paper towel dispenser and paper towels that fit it. The Board had no issues with him getting one.

Motion to accept Wayne's proposal for a new paper towel dispenser: Selectman Subject

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

There were no more additional items.

The Board reviewed the minutes of August 28, 2018.

Motion to approve the minutes with changes: Selectman Subject

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

Chairman Stubbings asked if there was a requirement for non-public. The Board said yes for the reason RSA 91-A:3, II(d) Consideration of the acquisitions, sale or lease of real or personal property which, if discussed in public, would likely benefit a party whose interests are adverse to those of the general community.

Motion to enter Non-Public: Selectman Mitchell

Seconded: Selectman Subject

The Board entered Non-Public at 8:28 PM.

The Board reconvened a public session at 9:16PM.

Motion to seal the minutes because it would render a proposed action ineffective:

Selectman Subject

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed. These minutes were recorded by Chairman Stubbings

Motion to adjourn: Selectman Subject

Seconded: Selectman Mitchell

All in favor, 3-0

Motion passed.

Adjournment, 9:17 PM.

Respectfully Submitted,



Johnna K. Bishop

Administrative Assistant



Colin Stubbings, Chairman



Randy Subject



Donald Mitchell

Approved: