

Selectmen's Meeting
July 25, 2005

The Selectmen met for their regularly scheduled meeting. Present were Selectmen Charles Cheney, Jon Homer, Charles Wheeler, and James McGarr. The Board spent the first half hour reviewing and signing the manifest. They also signed several residency applications and a numbers of Intents to Build. They also signed an abatement.

At 7:30 p.m., the Board met with Paul Denton and Gloria Paradis from the Community Development Finance Authority to discuss Beebe River. Mr. Denton wanted to follow up on the meeting that Councilor Ray Burton came to in Campton back in May, and keep the momentum going on trying to resolve and expedite the remaining problems at Beebe River. He indicated that the Town can apply for another planning or feasibility study grant in the amount of \$12,000 to address more infrastructure within Beebe River which could include the roads. He then asked Gloria Paradis to discuss the grant in more detail. Gloria indicated that the present grant is just about finished, and the important thing to look at is that the boil order has been lifted, the water is safe to drink, and the source of the water has been secured. She did indicate that there are still legal issues to be resolved in relation to the eminent domain for Albert Nault's well. Money has been put aside for the securing of this well from the original grant. Unfortunately, a lot of the funds had to go to address these legal issues, and some of the things that they had hoped to get accomplished with this grant did not happen. Gloria indicated that the Town would be able to apply for a one year \$500,000 grant which could be used to put in water meters, and fix up the roads. Ann Marie indicated that she had spoken with Donna Lane, and she is prepared to apply for the grant for us. Gloria indicated that Donna has written hundreds of these grants, and is a grant writer who does not charge for her services unless the grant is awarded. Both Gloria and Mr. Denton felt that the project would score high because of the needs still to be addressed at Beebe River. Gloria also indicated that if the Beebe River Village District could come up with some matching funds that this could help as well. They could consider taking out a bond like the Campton Village Precinct did when they improved their water system back in 1989. The Board thanked Paul & Gloria for coming, and they will talk with them again as the time draws near for the grant to be submitted.

The Board met next with John Kelly, a local real estate agent who is working with Albert Nault to sell his lots down at Beebe River. He wanted to ask the Board to consider releasing the lots that are part of the Shannon Drive subdivision that have frontage on Beebe River Road. He indicated that if Mr. Nault could sell these lots that he would then be able to put the actual road, Shannon Drive in, and be able to sell the other lots. He indicated that Mr. Nault figures it would cost about \$12,000 to do this work. He indicated that he had reviewed the letters at the Registry, the original one, restricting the lots to be sold until the road was built or the bond put back in place, then in December of 2004, one lot

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9A was released, and then in January another letter releasing the lots so Pioneer could foreclose on them. Mr. Kelly would like to see the Board release lots 1A, 2A, 7A and 8A. He also indicated that he has read the Memorandum of Understanding signed back in 1997 between the Town and Mr. Nault. Selectman Wheeler indicated that these lots are part of that memorandum and that it stipulates that \$55,000 is owed to the Town upon the sale, or by 1992. The Town has never received this payment, and wanted to know if the lots were sold, if the Town would be paid. Mr. Kelly admitted that there was a great deal of mortgages against these lots, and he did not think that there would be enough money realized after the sale of the lots, and the buildings to pay this money. He did indicate that any outstanding taxes would be paid. He indicated that there have been offers on lots 2A and 7A and a lot of interest and activity on the bottling plant the asking price for this being \$250,000 for, \$75,000 for the sawmill, and \$65,000 for the remaining building. The people interested in the lots want to put houses on them. Selectman Johnson indicated that there is a water easement that goes through one of the lots. Selectman McGarr indicated that those lots were suppose to be designated for commercial development, and that Mr. Nault was awarded the bid based on his business proposal. Mr. Kelly indicated that he had seen the plan, and it was very impressive, but he also questioned the zoning of Beebe River. The lots are in the rural residential zone, but the Zoning also contains language which allows commercial development by special exception from the ZBA which they did for Mr. Nault's bottling business. The Board also questioned with all the trucks going in and out whether residential use would be the best use of these lots as well. Mr. Kelly felt that if Mr. Nault sold these lots that he would finish the road, and the other lots could be sold as well. Selectman Wheeler indicated that he did not feel that Mr. Nault would in fact build the road just as he has not kept his word on other matters stated in the Memorandum of Understanding. Mr. Kelly stated that he was aware that Mr. Nault had done work under the Brownfields and had removed 96 truck loads of contaminated soil, and replenished it. Selectman McGarr indicated that he has a copy of the report, and it is still an opened case. Selectman Cheney indicated that he had no problem with the lots being sold as residential as this is what zoning allows. Selectman McGarr indicated that the subdivision had been approved by the Planning Board with the plan showing a road being built to access the interior lots. Selectman Wheeler indicated that releasing the lots could start a dangerous precedent, going against what the Planning Board originally approved. Selectman Johnson would like to see some kind of agreement that the \$55,000 to the Town would be paid if the lots were sold. Selectman McGarr again stated that the Board should not go against the Planning Board's stipulations, and cited other subdivisions in Town such as Panorama and Luther Haartz where they were required to build the road. Selectman McGarr questioned how selling these lots would benefit Campton, and Selectman Homer added how does it benefit Beebe River. Selectman Wheeler suggested that the Board talk with the Planning Board. Selectman McGarr advised Mr. Kelly that another letter was going out reversing the

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agreement with the mortgage company to release the lots.

The Board met next with Bryan Christiansen who is the Manager of Government and Community Relations for Comcast Cable. Bryan stated that he is familiar with Campton as he use to come to the Town Office when he worked for Congressman Bass. He also indicated that due to anti-trust laws, he would not tonight be able to answer any specifics questions about the cable system in Campton. He did indicate that Comcast is the largest cable company in the country and in New Hampshire. He indicated that they have a Manchester office where decisions are made locally rather than out of state. He could not state specifically what the future of the Adelpia office in Campton is, but did indicate that local offices are an important part of their operation. He indicated that the cable industry is looking at setting up retail stores for customer service where people can stop in and see how high definition cable looks on the screen or how the high speed Internet system works. Selectman Wheeler asked about getting cable into neighborhoods that don't have cable now. Bryan indicated that they would have to look at the business end of it, and if they were to get enough customers to make it profitable to extend the line. Selectman Wheeler asked if a petition signed by potential customers in an area would help, and Bryan stated this would help. He encouraged the Board to reach out to other local communities that have Comcast to get their opinion on their service. Because Adelpia is being sold because of a bankruptcy, the Town really does not approve or disapprove the sale. The Town could disapprove the sale, but they would have to prove that Comcast is legally, technically and financially not capable of operating the system. He did indicate that Comcast would be honoring the present agreement in place between the Town and Adelpia. He indicated that different communities served by Comcast have free cable and Internet in its schools and library.

The Board met next with Stephanie Elson, the Brown University student who has been contracted by the Town this summer to do a GIS mapping project in conjunction with getting her Master's Degree. Also accompanying her tonight was Steve Hamburg, a long time Campton property owner, and Stephanie's professor from Brown. Stephanie presented the Board with a progress report that she had prepared for tonight's meeting. Stephanie explained that she has been collecting data from Town Office records since spring and entering the information into her laptop computer. She has also met with the Planning Board Conservation Commission and Historical Society to see what information they feel is important to have as part of this project. She listed the work that has been completed to date which includes data on zoning, lot lines, public and protected lands, roads, trails, soil drainage, elevation, current land cover, streams, waterbodies, FEMA floodplains, national wetlands inventory. Historic Land use going back to the 1800's were put together by Steve Hamburg, rare plant and animal occurrences put together by the State, and 2003 aerial

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photography from the State. Stephanie indicated that unfortunately she did run into problems with the digital maps that the Town had done two years ago. The lines are not completely closed, and do not work with the GIS overlay. The paper maps also have some discrepancies with relation to size and roads not properly labeled. Stephanie had included some photos of some of the maps that she could create from this information. FEMA flood plain maps that could be overlaid on the tax maps would make it clear what parcels are and are not in the floodplain. Stephanie indicated that FEMA will have new official floodplain maps out in October, but she was able to use that information to create the maps she has, but just cannot refer to them as "official" FEMA maps until then. These maps that Stephanie is developing will provide information that will show the total buildable area of piece of land and this will be a tool that the Town can use rather than take the developer's word for it. Selectman Johnson commented on some inaccuracies in the FEMA maps which shows properties on Owl Street which are 80 feet above the river as being shown in floodplain. Stephanie indicated that in her final report there will be an accuracy assessment of the data. Steve Hamburg mentioned that there are tools available to record data right from the field using a GPS system with a PDA which could be linked to a Town computer. The Conservation Commission would like to include the snowmobile trails, and Jane Kellogg has offered to walk those trails. Steve indicated that one of these devices costs about \$600.00. Molly, another student from Brown has been collecting the timber tax data which will show where and what timber cuts have occurred over the years. Steve indicated that the Board of Selectmen should be thinking about what information they want to see include in this project as right now is the window of opportunity to let Stephanie know what other information to include in her project. The other thing the Town needs to consider is having someone who is versed in GIS to come in on a monthly or somewhat regular basis to keep this information current. Steve indicated that there are a few people in Town who have this knowledge, and the Town could budget for this plus a user friendly computer system for the public to look up information as well. Stephanie indicated that she needs to have the updated Tax Maps to continue with the project, and Ann Marie will call John March to let him know the importance of getting these maps to us right away. When Stephanie met with the Planning Board, the members of the Board spoke about the possibility of including some money in their budget for a computer and a site license for the software.

A taxpayer scheduled for 8:45 p.m. did not appear, and the Board briefly discussed the issue she was coming to talk about in relation to a dog not licensed before the deadline, and the additional fees assessed due to this deadline not being met. Ann Marie had a copy of a memo from the Town Clerk explaining the situation, and a letter that was sent. The Town Clerk's Office also sends out reminders to owners about registering their dogs. Police Chief Warn who was present at the meeting indicated that his department also sends out letters before the civil forfeiture is assessed. Selectman Homer suggested that it

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might be helpful if reminder notices were sent closer to the deadline date as people have a tendency to wait until the last minute to register their dogs.

The Board then went on to review their correspondence. A letter to Attorney Britain had been done over, and was sent out with the signature of three of the Board Members rescinding the release of the Nault lots on Shannon Drive. A report from Josephine Belville from the DRA was distributed in reference to the Town's assessing practices. There were two areas that she made recommendations for the Town's action which included sending out request for new forest stewardship plans for people whose property is in current use under stewardship, and for any taxpayers that receive an exemption or credit that are in a trust that they fill out a form PA 33. Ann Marie commented that she had advised Josephine that they were going to be sending out letters in reference to the stewardship properties once they had finished recovering the information lost in BMSI from the merge. This information is almost complete. Ann Marie indicated that she and May were somewhat surprised by the comments about the PA33 as they had advised Josephine that they had checked the deeds and made sure that taxpayers in trusts were actual owners and residents of the property they received the exemption for, but will send out the letters to all properties in trust now advising that DRA has required that we do this. Additional correspondence was received from Attorney Tom Cowie in reference to Beebe River. Attorney Cowie's client wanted to know if the Selectmen would consider changing the boundaries to eliminate his properties from the Beebe River District. This request actually brought an amused response from the Board as it would be impossible to draw boundaries to exclude certain properties within this small area. The Town received a letter from the State indicating that we will receiving federal money from a FEMA grant we applied for a few months ago in relation to a winter storm. The amount of the check will be \$10,286.22.

The Board then reviewed the minutes from the previous meeting. Selectman Wheeler made a motion to approve the minutes as written, and this was seconded by Selectman Cheney and voted in the affirmative. Selectman Homer mentioned that the Board should start reviewing some of the sealed minutes from previous meetings, and seeing if they should be continued to be sealed or not.

Under other business, Ann Marie mentioned that Road Agent Ray Mardin had wanted the Selectmen to go look at Cindy's Lane as last Friday's rainstorm had brought a lot of material from that road down onto Pond Road which is a Town road. Ray indicated that he had not been able to contact the developer, Greg Jencks. Police Chief Warn offered some additional information about this matter. He indicated that both the PD and the Fire Department were called over to that area due to some fallen trees on Pond Road, and they were not able to immediately locate the Road Agent. He indicated that some mention was made about dirt from Cindy's Lane filling up the culvert on Pond Road. Selectman

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Homer mentioned that some erosion controls would take care of this problem.

Chief Warn had a few items he wanted to pass along to the Board. He has had some property dispute issues with the Stickneys and a Mr. Carter on Stickney Hill Road, and was looking for some direction on the status of the road after the Stickney's farmhouse. There was some dispute about OHRV use on the road as well. The Chief also indicated that there was dispute between KC Tire and Albert Nault about KC Tire's trucks being on Mr. Nault's property, and the Police needed to know where the property lines were. The Board advised the Chief that it was up to Mr. Nault to know where his property lines, not the Police Department. He also mentioned that the Board may hear about a problem with a juvenile having a paintball target range at his home. The Chief indicated that as long as he is on his property, and not getting any paint on the neighbor's property, that he is not breaking the law. The Chief also wanted to know what he should be telling people who inquire as to whether the Police Department is going to be part of the planned municipal building. The Board indicated that he should just indicate that the Town Office is definitely planned there, but the Board is still open for input as far as what other Town departments could go there.

The meeting adjourned at 10 p.m.

Respectfully submitted,

Ann Marie Foote
Administrative Assistant