

MINUTES
SELECTMEN'S MEETING
AND
PUBLIC HEARING
JULY 12, 2010

The Board of Selectmen met for their meeting at 6:30 p.m. at the Campton Historical Society Building. Present were, Selectmen, Charles Cheney, Charles Wheeler, Craig Keeney, Sharon Davis and Marsh Morgan. The Board signed the manifest and reviewed the bills. They signed 4 Tax Abatements, 2 Timber Tax Warrants, 3 Residency Applications, 1 Warrant for Collection of Taxes, 1 Appointment of Deputy Forest Fire Warden, 3 Building Permits, Anthem's Group Health Contract, 1 Notice of Intent to Excavate and 1 Notice of Intent to Cut.

A list of members of the public who attended the meeting who were not on the agenda, but were interested parties pertaining to the agenda, is attached hereto. Any interested party who would like a copy of the attendance list may request one at the Selectmen's Office at the Campton Town Office.

Chair Sharon Davis called the meeting to order at 6:45 p.m. and called on Carol Lenahan, of the Garden Club to discuss the Liberty Tree Elm Memorial Project. Carol explained that the Elm Research Institute in Keene contacted Towns within New England offering municipalities the opportunity to acquire an Elm tree 14 to 19 feet tall, with a 3 inch "caliper" and a bronze tablet describing a historic event in 1775 which influenced commemorating the Elm tree. The cost of the whole project is \$1,775; however, a grant was guaranteed in the amount of \$1,275 as long as the remaining \$500 was contributed. Carol stated that through contributions they have already acquired the \$500.00; however, Carol asked if the Highway Department staff (with their equipment) could dig the hole to plant the tree, as the ball of the tree weighs 400 pounds. Carol explained that she has been discussing this project with the Historical Society and the Conservation Commission and both were very much in favor of the project. Both groups supported the location of the planting of the Elm to be on the Pattee property. Discussion pursued on actual location on the property, but concerns for the power line and salt resistant issues will now lead to more research before actually establishing the specific location on the property. Also concern was expressed by Selectman Davis as to whether or not the decision to locate the tree on the Pattee property was in line with what was told to the public when the Pattee property was purchased. Melissa Greenwalt-Yelle confirmed that the Conservation Commission agreed that the tree would not conflict with what had been addressed to the public for use of the land. The consensus of the Board was to go forward with the project. Chair Davis made a Motion to grant permission for Ann Marie Foote, Town Administrator, to execute any documentation pertaining to the project in order to expedite for an August 14th commemoration. The Motion was seconded by Selectman Wheeler, and the Motion was unanimously approved.

At 7:00 p.m. Chair Davis opened the one bid received from Donna Lane for the Beebe River Feasibility Study Project. The bidder applied for the position as a Grant Administrator, to be hired by the Town, to manage a \$12,000.00 Community Development Block Grant. The specific grant management/administrative services will include coordination with the Town, Beebe River Village District Board of Directors, engineering consultant and Community Development Block Grant, (CDBG), maintenance of records, accounting, meetings, reporting and other federal adherence required by the CDBG. Chair Davis read the proposal and noted that Donna Lane has 25 years of experience in this field and Ann Marie confirmed that this would be the third grant for the Town that Donna Lane has completed (if the Board agreed to hire Ms. Lane). There was concern and questions presented by James McGarr regarding the successfulness of the Grants written in the past involving Donna Lane. Ann Marie clarified Donna Lane's track record. At this point, it was unanimously agreed by the Board that Donna Lane would be hired for the Grant Administrator position for the Beebe River Feasibility Study Project and will be compensated \$1,400.00.

At 7:15 p.m. Chair Davis called on Fran Wendelboe. Ms. Wendelboe introduced herself by stating that she has been a New Hampshire resident for 33 years and is now running for State Senate, District 2. Ms. Wendelboe expressed that she is a "proven tax fighter", voting against State Income Tax, and against any new taxes. She expressed that she supports the need to cut taxes and keep borrowing to a minimum, and reducing the tax burden on small Towns. She did not support the increase in New Hampshire Retirement municipalities' percentage contributions which is also putting an additional burden on municipalities. She supported the revenue from the Rooms and Meals contributions to remain for municipalities. Ms. Wendelboe then thanked the Board for their time and left her cards and brochures for further information on contacting her. The Board then wished her luck on pursuing her candidacy.

While Nick Sceggell was preparing to set up for his Power Point presentation for the Public Hearing, Chair Davis called on Ann Marie to review correspondence. Ann Marie stated that she received from Hannah Joyce all the necessary State permits for the Parade and Road Race being held on July 31, 2010 for the Campton Old Home Day celebration.

A response was received from Commerford Nieder Perkins, LLC regarding a current use question pertaining to property owned by Darlene King Jennings and her family and now on the market for sale. The question being: Does installing a driveway create a land use penalty, and if the property sells, if the cost of the driveway would be subtracted from the sales price as she felt she had to improve the property in order to sell it? The response from the Town Assessor was: The driveway area would come out of current use and a penalty imposed for that area. That area would be at a rear acre value rate, not the future home site rate. Unless a home site is created, the big penalty is yet to come. If they do clear a home site and disturb the earth in preparation for a house then the full penalty will be imposed on the home site area as well. The Assessor also stated that the cost of the driveway does not play into any penalty or site value equation that he can think of.

An invitation was received from Grafton County Commissioners for a Grafton County Open Dairy Barn Day, on July 24, 2010, between 10:00 a. and 2:00 p.m. Festivities will include a barbecue (\$1.00), free ice cream and milk, farm and land displays, tractor rides, live animals and viewing historical barns.

Further confirmation was received from the State of NH, Public Utilities Commission addressed to Laura Spector, Town Attorney confirming the Town was not liable for claimed damage to FairPoint Communication's underground facilities issued to the Town of Campton on October 15, 2009.

New Hampshire Municipal Association forwarded information and dates pertaining to 2011-2012 Legislative Policy Process, with important dates of floor policies due August 13, 2010 and Policy Conference being September 17, 2010. Ann Marie will supply copies to the Board to review.

Also a letter was received from Campton Village Precinct informing Water Customers of a rate increase in order to qualify for federal benefits to rectify serious problems with the water mains. The Precinct did express that they will be willing to work with certain individuals making monthly payment plans.

An invitation was received from Plymouth Regional Senior Center to celebrate 100 years of "the old B & M Station" which is scheduled for July 18, 2010, in Plymouth.

Educational training workshop registration forms have been received for Road Management for Town Officials. Ann Marie stated that Road Agent, Butch Bain also receives copies, and his staff has previously, and continues to participate, in these Work Shops.

Also, a response letter was received from Mark Nieder and Cindy Perkins, Town Assessors, addressed to Stephen Hamilton, Director, Property Appraisal Division, NH Department of Revenue Administration. This "strongly worded" response letter addresses issues pertaining to Josephine Belville's USPAP Compliant Report dated June 5, 2010.

At 7:30 p.m. Chair Davis then opened the Public Hearing concerning Groundwater Reclassification Application and called on Nick Sceggell to do a Power Point presentation on the reclassification. Nick explained that he is working under a grant with the State to help Towns upgrade their groundwater reclassification. Nick has been working in conjunction with the Campton Conservation Commission and Campton Village Precinct Commissioners in doing the groundwork for this project. Nick presented a very detailed and informative presentation explaining exactly what ground water reclassification is and what the new classifications mean. He reviewed the work completed to date which was accomplished with members of the Conservation Commission identifying 15 commercial businesses in the Town of Campton which handle or store hazardous materials located above the aquifer. Nick explained what the Town's responsibilities would be for the reclassification project if the Town went

forward with the project. That being, the designated Code Enforcement Officer would do inspections and survey the 15 businesses (every 3 years) referring to standards set by the State to make sure of compliance. Training would be offered by the State and all forms for surveys will be provided by the State. Nick also presented a proposed estimate of costs that would be encountered by the Town for this project (every three years). He also presented the preventative advantages by going forward with the project and a scenario of avoided possible costs to the Town by going forward with this project. It was emphasized by Jessica Halm that this project is a preventive measure to protect our water supply, not meant to create problems for small businesses.

Chair Davis then opened the Public Hearing for questions and discussion by the public. There were four commercial businesses present at this meeting out of the 15 identified. There was discussion about the additional burden to the small businesses (as most of the businesses in question have a small staff); concern about government control when the businesses felt they were already doing their part (as businesses) to protect groundwater. James McGarr, Town Health Officer, pointed out that local control, such as Town Code Enforcement Officer, Charles Brosseau monitoring the businesses would be more favorable as opposed to State control. There was still concern from some Board members that the cost of this project would escalate with the likelihood of more and more businesses becoming involved. Chair Davis presented the question to the businesses present as to whether or not they were in favor of filing an Application for the Town of Campton to do the inspections. Out of the 4 businesses present, 3 businesses were not in favor of filing the Application. Chair Davis explained that this Public Hearing was an informative session, and no vote would be taken at this time. It was also explained that if the Board decided to go forward with the Application, another Public Hearing would be held before the State approved the Application. The Public Hearing then adjourned at 8:30 p.m.

Chair Davis then moved for a Motion to approve the Minutes of the previous meeting. Selectman Morgan had several revisions and Selectman Keeney had one revision. A Motion was then made by Selectman Morgan to approve the Minutes as revised, the Motion was seconded by Selectman Wheeler, and the Minutes were unanimously approved as presented.

At 8:45 p.m. Chair Davis then called on Police Chief Warn regarding a weather related issue at the Police Department Building. Chief Warn explained that the present window air conditioner at the Police Department is not sufficiently cooling the building and the temperature had reached 86 degrees this week. Chief Warn also explained that measures which they have taken in the past for ventilation and cooling purposes are just not working. Chief Warn was concerned about damage to the computers, comfort and health issues for his staff and also the public that enter the building. Chief Warn explained that there were no other windows to install additional air conditioners and that electrical power needed to be upgraded in order to facilitate any additional type of cooling system. Chief Warn's suggestion was to install central air and he received an initial quote of \$5,600 which he was able to drop down to \$5,300. The Board inquired about cutting holes in the wall to accommodate additional units. Chief Warn was concerned about

security of the building and also stated that even with installing additional units the electrical would have to be upgraded. The Board definitely recognized the severity of the problem, but was definitely concerned about finances and was trying to find a solution which would be less costly. After discussion of the time frame for further research, (which would probably take this problem into the end of August), the budget and then deciding the money for this project could come out of the Contingency Fund, Selectman Davis, Selectman Wheeler, Selectman Cheney and Selectman Morgan were in favor of the central air conditioning project at the Police Department Building. Selectman Keeney felt that more research needed to be done. Selectman Davis made a Motion to go forward with the air conditioning project for \$5,300 and the money would be taken from the Contingency Fund. The Motion was seconded by Selectman Wheeler, and the Motion was passed by majority.

Chair Davis then called on Selectman Wheeler for Selectman's Input. Selectman Wheeler stated that the Town Junkyard issue is being handled through the Town with the Code Enforcement Officer which leads to the Groundwater Reclassification issue possibly being monitored by the Town. The Board decided to continue this discussion at a future date.

There being no further business Chair Davis made a Motion to adjourn, seconded by Selectman Wheeler, the meeting adjourned at 8:50 p.m.

Respectfully submitted,

Eleanor M. Dewey
Office Assistant to Ann Marie Foote, Town Administrator