

MINUTES  
SELECTMEN'S MEETING  
OCTOBER 4, 2010

The Board of Selectmen met for their meeting at 6:30 p.m. at the Campton Town Office. Present were, Selectmen, Charles Wheeler, Charles Cheney, Craig Keeney, Sharon Davis and Marsh Morgan. The Board signed the manifest and reviewed the bills. They signed 2 Residency Applications, 1 application reimbursement regarding forestland and 2 Building Permits.

A member of the public who attended the meeting who was not on the agenda was Nancy Griswold.

Chair Davis opened the meeting at 6:45 p.m. and she asked Lloyd Willey, Waterville Estates Village District Commissioner, (the first appointment for the evening), if he had any conversation with Butch Bain, Road Agent concerning road issues in Waterville Estates previous to this meeting. Chair Davis made it clear that the Board did not want to by-pass the Road Agent before discussing any road issues. Mr. Willey confirmed that he spoke with Butch Bain concerning the road issues in Waterville Estates, but expressed that his presentation encompassed not just the roads but, "The viability and success of Waterville Estates Village District (WEVD) and Campton". Mr. Willey introduced Mike Mahoney, who will be involved with WEVD's new project of reopening the ski area in Waterville Estates. Mr. Willey began by stating that increased values in WEVD will reduce taxes overall for the rest of the Town. Mr. Willey then proceeded with a lengthy Power Point presentation; some of the points being focused on were the following:

Objectives of Waterville Estate Village District (WEVD), which involved:  
improving the market value of the land and condominiums;

The composition of WEVD, which gave a breakdown of condos, house, lots and full time residents;

The relative importance of WEVD to Campton pertaining to tax revenue, actual count of WEVD children attending Campton Elementary School and the percentage of Town paved road in WEVD;

Cooperative Activities with the community a few being: the Annual Fishing Derby and the upcoming availability of the Ski Area for Campton residents;

Property Tax Review, which pertained to tax revenue and other revenue (vehicle registrations and State allocations), which WEVD generates for the Town of Campton;

The Effects of loss of property values in WEVD due to neglect of WEVD roads resulting in depreciated values vs. an increase in WEVD property tax revenues by maintenance of roads and property values maintained;

WEVD's plans for increasing property values, a few being: added outdoor pavilions, added shuffleboard and horseshoe venues, a \$150,000 investment to reopen the Ski Area and a three-year \$250,000 investment plan for WEVD roads;

WEVD Road Maintenance Plan, History of the Town Road in WEVD, Current Road Conditions in WEVD;

Request for a Plan for Improving WEVD roads, Parker (this is where the ski area is located) and Lower Winterbrook being the highest priority; the fact that WEVD is ready to assist the Town in its paving program, upgrading, ditching, and, WEVD requests that the existing road paving priority plan adopted by the Town in 2008 be honored. The presentation also offered consideration for solving the problem with cost of repaving figures vs. a 10% increase in values of property increasing property tax revenue and implementing a 3 years paving plan being paid for in 3.1 years with increased property value revenue. There were also illustrations of examples of upgrades, new additions and refurbishing that WVED has undergone in order to increase property values in their District.

At the end of the presentation Mr. Willey asked the Board for a plan to initiate accumulating a large investment to be allocated for road maintenance.

Chair Davis then asked for comments from the Board. Selectmen, Charles Cheney, Charles Wheeler, and Craig Keeney did not necessarily agree with the logic that increased values means increased revenue for the Town. Selectman Morgan expressed that larger investments would not see an increased tax flow right away. Selectman Wheeler expressed that there are other portions of the Town that also need road paving for year-round residents and he did not necessarily agree with the logic that paving roads increased property values. Selectman Charles Cheney brought to Lloyd Willey's attention that the Town has worked with WEVD in the past by taking over roads (some of these roads not having a good base) and that he didn't want to get involved with "a lot of bonding". Selectman Keeney expressed that the Department Heads work very hard to keep their budgets down, and the Board's goal, in turn, is to lessen the burden on the taxpayers. Chair Davis summarized by stating that the Board would take all the suggestions and proposals this evening under consideration when they get into the budget process. However, she warned that because of the economy, i.e. some people being foreclosed upon, and a continued high jobless rate, the Board might have to consider the budget staying flat this year.

At 7:20 p.m., Chair Davis called on Raymah Simpson. Mrs. Simpson is the Republican candidate running for Registrar of Deeds. Mrs. Simpson gave a background of her personal history and her experience in municipal government and stated that she is presently the Bristol Town Clerk/Tax Collector. She expressed that, if she is elected, she

didn't want to change a thing until she actually sits down with the staff to see what they have to offer in the way of reform. Mrs. Simpson stated that she would also be meeting with Tax Collectors and Assessors. Ann Marie mentioned some billing issues and some address issues that our office is having with the Registry of Deeds and Mrs. Simpson acknowledged the problems and a desire to make improvements. The Board then thanked Mrs. Simpson for coming.

Chair Davis then called on Ann Marie to review correspondence. A letter was received from NH DOT regarding the request for the installation of a crosswalk in the vicinity of Owls Nest Golf Course in Campton. The NH DOT explained that although the location meets minimum standards for consideration of a marked crosswalk, "...the rural locations on a relatively low volume roadway would make it an undesirable application." Therefore, the DOT agreed, at the present time, to install pedestrian warning signs in advance of this crossing to alert motorists to be aware of crossing traffic. Ann Marie will inform Owl's Nest Golf Course of the State's decision.

A notice was received from the State regarding a public hearing for October 28, 2010, at 10:00 a.m. will be held at the Department of Revenue Administration, 109 Pleasant St., Concord concerning the requirements of audits at the municipal level and also the level of such auditors.

An informative letter was received from Alain Bennett, Beebe River Village District Commissioner concerning an ongoing problem with a landlord property owner pertaining to a sewer and water issue.

Pamphlets were received from University of NH Cooperative Extension, and distributed to the Board, regarding Forest Laws Workshops for Municipal Officials, which will be held in Antrim, NH, Stark, NH and Chester, NH. Ann Marie will pass this information on to Arthur Morel and Selectman Keeney commented that a copy should be given to the Conservation Commission.

New Hampshire Local Government Center forwarded their Publications Catalog for Fall 2010 and also "The Basic Law of Budgeting - A guide for Towns, Village Districts and School Districts" which Chair Davis took to review.

A notice was received from Time Warner regarding a Business Class phone line program. Ann Marie suggested to the Board that they consider inquiring to see if the Town would save money by switching from Fair Point to a Time Warner system. The Board was in favor of Ann Marie contacting Time Warner.

Ann Marie reminded the Board of the Conservation Commission's request to take an official vote on (and the Conservation Commission be present when the vote was taken) the Groundwater Reclassification Application. It was then determined by the Board that at the Selectmen's Meeting scheduled for October 18, 2010 the Board would be prepared to vote on the Groundwater Reclassification Application. However, the Board would not

be prepared to make any comments on the Drinking Water Protection Plan on October 18<sup>th</sup>. Ann Marie will inform the Conservation Commission.

Ann Marie also inquired if the Board would allow her to hire Mark Laroche to clean out the basement, replace light bulbs, remove the window air conditioner in the Meeting Room of the Town Office, and replace the plastic for the winter in the walkway to the Selectmen's Office. The Board unanimously agreed.

Chair Davis also suggested that Ann Marie acquire some much needed chairs for the meeting room of the Town Office and research the budget for the possibility of this purchase. We need 8 chairs. Ann Marie will shop around for a good price.

Chair Davis then called on Butch Bain who asked for permission to purchase four new tires for the loader and also tires for the grader for a total purchase price of \$12,500. Butch explained that there is over \$128,000 remaining in his budget due to lower winter maintenance, and he would prefer doing this purchase this year rather than to have to budget for the purchase in a tight budget year. After discussion, the Board agreed to have the Road Agent go forward with the total tire purchase of \$12,500 this year.

There being no further correspondence, Chair Davis proceeded to move for a Motion to approve the Minutes of the previous meeting. Selectman Morgan made a Motion to approve the Minutes as presented. The Motion was seconded by Selectman Wheeler and the Minutes were unanimously approved.

Chair Davis then proceeded with Other Business – Selectmen's Input. Selectman Morgan explained that he had a personal problem with the State pertaining to the State requirements for designated classification of property as a "farm" and he will be dealing with the Farm Bureau.

Chair Davis stated that Ann Marie would be meeting with the Heads of the Departments again this year concerning their Proposed Budgets (as agreed by the Board), and the Board would like Ann Marie to set up a tentative schedule.

There being no further business, Chair Davis made a Motion to adjourn, seconded by Selectman Morgan, the meeting adjourned at 8:00 p.m.

Respectfully submitted,

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