

Selectmen's Meeting
April 10, 2006

The Selectmen met for their weekly meeting at 7 p.m. at the Campton Historical Society Building (Old Town Hall). The meeting was being held here tonight as there were five public hearings set for this evening. Four consecutive hearings were pertaining to a Feasibility Grant for the Beebe River Village District, and the fifth was to gather feedback from a proposed gift of land owned by Neighborfest. Present this evening were Selectmen James McGarr, Charles Wheeler and Sharon Davis. Selectman Homer was unable to attend due to the birth of a new baby, and Selectman Cheney was home sick.

Due to Selectman Cheney's illness, Selectman Davis agreed to chair tonight's meeting. Selectman Davis opened the first public hearing at 7:10 p.m. Informational packets were available for the those present at the meeting. The purpose of the first public hearing was to explain that Community Development Block Grant funds are available to municipalities for economic development, public facility and housing rehabilitation projects and feasibility studies that primarily benefit low and moderate income persons. Campton is eligible for \$500,000 a year for public facility/housing rehabilitation, and economic development projects as well as emergency funds. Feasibility Study funds are available for up to \$12,000 per year. The purpose of the block grant request is a proposed feasibility application to the Community Development Finance Authority for up to \$12,000 in CDBG money for a Beebe River Infrastructure Status and Needs Feasibility study, including determination of boundary lines. The majority of the residents in that area are low and moderate income. The project conforms with Campton's Housing and Community Development Plan's Goal of determining Beebe River Village District's infrastructure ownership via surveys and deeds in an effort to stabilize and strengthen the District's capacity to maintain the infrastructure. The Town is requesting \$12,000. The Selectmen then opened the floor for any public comments. Questions were raised about whether the Town would be liable for anything to do with this grant, what the grant would do, and who would determine what is allowed under the grant. Selectman Davis indicated that the Town would not be liable for any of this that we are simply applying for the funds on behalf of the District as the District cannot do this on their own. Donna Lane, a grant administrator, who the Town has used for the other Beebe River grants, determines what is covered under the grant, and submits paperwork and invoices for the Selectmen's signatures, and then forwards them to the Community Development Finance Authority for approval and funding to pay the bills. The study hopes to be able to determine the ownership of the roads, water and sewer lines so the District can be on solid ground with maintaining and upkeep of the infrastructure. The Board closed the first public hearing.

The second public hearing was opened, and the purpose of this hearing was to discuss the Housing and Community Development Plan which will be re-adopted by the Board tonight. This plan outlines the long and short term goals of the Town for its residents including encouraging a varied stock of safe, sanitary, decent and affordable housing for persons of all ages and income groups, encouragement of economic development and expansion of and retention of employment opportunities for all residents,

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encourage municipal and private water and wastewater systems that are safe, sanitary and meet DES regulations, preserve and promote the Town's historically and culturally significant structures, promote activities that protect the health and safety of residents and visitors, promote adequate health and social services, and the added goal of determining Beebe River Village District's infrastructure ownership via surveys and deeds in an effort to stabilize and strengthen the District's capacity to main this infrastructure. Selectman McGarr made a motion to adopt this plan, and it was seconded by Selectman Wheeler, and voted in the affirmative by all. With there being no public comment on this policy, the second public hearing ended.

The third public hearing was opened, and the purpose of this hearing was Residential Antidisplacement and Relocation Assistance Plan. Selectman Davis explained that this grant will not displace or cause the relocation of any persons or business. If the Town were to undertake a CDBG project which involved displacement or relocation, they would follow this plan. Copies of the plan were included in the packet given to the public. Public comment was asked, and there being none, the third public hearing ended.

The fourth public hearing was to give an update on progress of the Beebe River Water and Sewer project. The CDBG project of water and sewer improvements accomplished the following: new wastewater pumping station replaced a failed one, leachfields were constructed, and existing lagoons removed from service, monitoring wells installed, a new water storage tank constructed and limited pump controls installed to replace the unsanitary open reservoir. and the boil water order was lifted. There being no public comment, this fourth hearing was ended.

The Board then went on to the voting portion of the meeting. The Board had earlier in the evening already adopted the Housing and Community Development Plan. Selectman McGarr made a motion to adopt the Residential Antidisplacement and Relocation Assistance Plan. This motion was seconded by Selectman Wheeler, and voted in the affirmative by all. Selectman McGarr then made a motion to approve the submittal of the application and vote to authorize the Chairman to sign and submit the application, and upon approval of the CDBG application, authorize the Chairman to execute any documents which may be necessary to effectuate the CDBG contract. Selectman Wheeler seconded the motion, and the vote was in the affirmative by all.

Members of the public, and residents of Beebe River continued discussion about Beebe River. Selectman Wheeler indicated that Attorney General's Office has recently worked with the residents of Beebe River at reorganizing themselves as the District had been in danger of falling apart. Earlier this year, residents had held a budget hearing in February, and then in March held an Annual Meeting and voted in a budget to be raised by taxes to keep the District going forward. Residents had all come forward to fill the positions of Commissioners, Moderator, Bookkeeper and Treasurer. Selectman Wheeler indicated that the residents had demonstrated their support for continuation of the District, and the Selectmen were willing to help by applying for this grant on their

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behalf. One of the residents, Mrs. Bennett indicated that she had heard that Beebe River was once a nice little village with a lot of community pride, and she believed that Beebe could become that place again.

The Board announced that they had advertised the Neighborfest land public hearing at 8 p.m. so would wait until that time to start this public hearing. They announced that they would continue with the review of their correspondence that is part of the agenda at their weekly meetings. Pemi-Baker Solid Waste District had forwarded a copy of their minutes from last month's meeting, the agenda for the next meeting, and a copy of the waste disposal agreement with NCES for the next seven years which allows us to dispose of rubbish at the Bethlehem facility. In regards to more members for the Pemi River Local Advisory Board, Ann Marie reported that she had spoken with Martha Aguiar and Jessica Halm about being on the Board, and had left a message for Melissa Yelle. Martha, who was present tonight, indicated that she felt that with being a Trustee of the Trust Funds and an alternate on the ZBA that she was unable to take on any other commitments at this time. Jessica had also indicated that she felt that her commitment to the Conservation Commission did not give her any more time to take on another committee. Selectman Davis indicated that all the individuals who had applied for the building committee had been notified that they will either serve on the committee or be an alternate, and their first meeting will be on April 22nd at 9:30 a.m. in the Campton Town Office. Forest and Beverly Seavey had sent a letter seeking the Board of Selectmen's assistance in getting cable in their neighborhood on Windmill Road. They included a map which indicated that there are 29 homes within a mile radius of each other, and that meets the cable company's requirements. Ann Marie was requested to contact them in writing, and see if we can get a response within the next two weeks. Road Agent Butch Bain had submitted some prices he got for compactors and a saw, and preferred the compactor from Nations Rent in Portsmouth which was \$200.00 less than the Stone compactor, and the saw came with five free blades. Ann Marie also indicated that the State will be having their spring auction of surplus property in May, and she has given this information to Butch, and sent in paperwork for him to be authorized to purchase this surplus equipment when he sees something that his department could use. The Board discussed the ongoing issue from the paving done at Waterville Estates last summer, and agreed that both GMI and former Road Agent, Ray Mardin should be invited to come to a meeting and discuss what the scope of the work was for this paving project, and if it was done to the Road Agent's satisfaction. Selectman Davis reported that she had spoken to Fire Chief David Tobine about the possibility of storing some Town records in the Fire Station's basement, and he indicated that they are having water problems in the basement and have to remove some of their supplies. Ann Marie advised the Board that she had met this afternoon with two different companies about the water and mold and mildew problems in the Town Office's basement. The gentlemen from the epoxies and coating company indicated that in order to correct the water problems that he estimates the cost will run between \$25,000 to \$28,000. The gentlemen whose company deals with mold and mildew indicated that the amount of this is not too bad right now, but if the water continues to remain, the conditions for more mold and mildew will certainly

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increase. He will be getting back with an estimate as well. The Board discussed the vacancy in the Trustee of the Trust Funds, and decided that they will place an advertisement in the newspaper to see if any interested person comes forward. Kim Elfstrom had to decline at this time as she just had a baby.

The time being 8 p.m., Selectman Davis called to order the public hearing to receive feedback on an offer by the Neighborfest Committee to give the Town of Campton the land where they proposed to put their community center. This land consists of 9.5 acres and is located within the Town of Thornton. The Selectmen requested that Chris Bolan one of the long time Neighborfest Committee members give some background as to how this offer came about. Chris explained that the beginnings of Neighborfest started back in 1997 when a small group of people got together with the idea of creating a community center for the residents of both Campton and Thornton. Both Towns had no facility for recreational activities, other than their respective schools, and there was no gathering place for the senior citizens of either community. Neighborfest's vision was to create something that would address these needs for both communities. They started with a festival that they held in 1998 over a two day period at the Branchbrook Campground which included crafts, music, historic displays, and plenty of food. Over the years, the program was sometimes seen as a Town of Campton event rather than Thornton as well. The committee members tried to recruit more Thornton residents and even called the event the Thornton Campton Neighborfest. Other various fundraising was held including dinners, canoe events and theater events. In order to try and meet their fundraising goals, the committee hired Jennifer Morris to help apply for grants available for recreational purposes. Neighborfest was also advised that already sponsoring recreational programs would give them a better chance at receiving these grants. In 2002, Pike Industries donated a piece of land to Neighborfest, after Owl Street Associates gave up their option on it, to help achieve the goals of the committee. Jennifer Morris put together an Adventure Day Camp that ran each day from 8 a.m. to 5 p.m. for children, ages 3 to 15. The Town of Campton was very supportive of this program, and donated \$20,000 over a two year period for the camp. Thornton donated \$4,000, and had some concerns about the cost of the program. They already had a camp in place through the ADAPT program. Chris indicated that the camp did well the first year, but the second year they had to pay \$14,000 from their funds to cover the costs. Chris indicated that many of the volunteers, including himself, were just burnt out, and felt that they needed some new volunteers to help keep things going. Chris did mention that both Diane Arsenault and Kate Wheeler had both been helpful over the last few years, but when they ran out of funds, they could no longer keep Jennifer on the payroll. Some of the original members of the committee got together a few months ago, and voted to offer the land to the Town of Campton with the stipulation that it be used for recreational purposes. Since this offer, Chris Bolan had received a letter from the Thornton Board of Selectmen, and heard some feedback from both Thornton and Campton residents, about this offer. It was felt that by offering land to Campton, which is in Thornton, would create a divide among the Towns. The Thornton Selectmen's letter stated that they did not believe that was the intent of Neighborfest's vision for this property.

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Actually it was just the opposite to bring the Towns together, and Thornton Selectmen ask the committee to consider ramifications of all possibilities prior to a final decision of disposal of this land. Chris Bolan then asked Darlene Jennings to give her thoughts on the decision by the committee. Darlene indicated that the vote by the committee was unanimous, and she felt that Campton's support of Neighborfest over the years has been outstanding, where Thornton's has been lukewarm. She indicated that Neighborfest had approached the Town of Thornton about applying for Community Block Grants on their behalf for the building, and were told that they could not do this as it would jeopardize any grants that they wanted to apply for. The question was brought up as to whether Campton could even legally accept this land. Selectman McGarr commented that any Town can legally accept land anywhere, even in Washington, D.C. if they so desired, and the Town votes to accept it. Sally Kriebel, who is a Thornton resident, asked if she could be allowed to speak. The Campton Selectmen had no problem with this, and invited her to speak up. Sally indicated that she is here at the Campton Historical Building in her Thornton Historical Society tee shirt, and wanted to mention that the Thornton Historical Society is trying to get organized. One of their problems is that they feel it would make sense to move the Old Town Hall on NH Rt 175, next to Crawford's field, somewhere else in Town, but the Town does not have any land for them to move it to. She indicated that some of this 9.5 acre parcel would be a great place to locate it. She also indicated that when she was on the Thornton Board of Selectmen that she supported Neighborfest, and sympathized with some of the head banging that she knew they did with the Town of Thornton. She indicated that she had contacted both Selectmen Lee Freeman and Ralph Perron when she heard about this offer to Campton. Chris Bolan indicated that in order to dissolve the Neighborfest organization that they must dissolve its assets which is this piece of land, and under the regulations as a 501C-3 organization, the assets must be given to a non-profit or charitable organization, a Town, or federal agency. Selectman Wheeler indicated that the Campton Selectmen do not want to get into a political controversy with their neighboring Town. Diane Arsenaault commented that unfortunately since the 9/11 attacks, grant monies have had to be redirected to homeland security and local police and fire needs, not recreational needs. Tom Mullen asked to be heard as a representative of Owl Street Associates. He indicated that Owl Street actually paid Pike for this piece of property, and that they gave up about 9 1/2 units of housing when they did not exercise their option, and if Neighborfest was not going to continue with their goal for a recreation center, that Owls Street Associates would want the land back. Owls Street Associates has been supportive of Neighborfest, and would like to see their vision go forward, but he did not think giving it to the Town of Campton was politically viable, and the hard feelings of doing this, could take decades to overcome. Tom indicated that there needs to be another solution. He proposed that perhaps it could go to Owl Street Associates since their facilities are located within the boundaries of both Towns, and they could create a joint Town facility, with the approval of a joint Town Committee. Owl's Street Associates could make a donation to help accomplished this and have a public/private arrangement to make the facility perpetually available to citizens of both Towns. Tom indicated that it is part of Owls Street Associates Master Plan to plan on future elderly housing and assisted

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living care, and this facility with its plans for a community center that will have serve as a gathering place for the senior citizens of both Towns as well fits into their Master Plan. Chris Bolan commented that he was glad to hear all these comments, and felt that this was the most interest shown in Neighborfest in the past five years. Selectman Davis indicated that Chris Bolan needs to go back to his Neighborfest committee, and they must continue to work a little longer to keep their group intact, and arrange to have both Boards of Selectmen from Campton and Thornton meet, and see if they can come up with a solution that benefits and serves the needs of both Towns. Police Chief Chris Warn commented that while he is a Thornton resident, that he spends most of his awake hours in Campton as its Chief, but he would like to see a resolution which keeps the communities working together, and not the opposite of what the original purpose was for this land. Bayard Hancock wanted some clarification about the amount of land that they were talking about and whether they had a building plan. Darlene Jennings commented that the land is a 9.5 acre piece, and Neighborfest has in the past had drawings of the concept of the building that they had hoped to build posted around Town, and available at the previous Town Meetings over the years. Other residents offered some comments in the same spirit of working together. Lester Mitchell ended the hearing with a bit of history. Lester explained that back in 1867 the Town of Thornton was broke, and the Town of Campton lent them \$10,000. When it came time to pay the money back, Thornton did not have it. It was agreed that Campton would take some of Thornton's land in repayment of the loan. Lester went on to say that this piece of land is along the West Branch of the river, heading up to Ellsworth, and the story goes that the surveyor and the crew had a little refreshment when they went up the river, and that is why the boundary line is so uneven. Lester ended by saying that this is the present, look to the future, and try to avoid the mistakes of the past.

The Board then met with Police Chief Warn for a personnel matter. With a motion from Selectman Wheeler, and seconded by Selectman Davis, the Board went into Non Public Session under RSA 91-A:3 II (c). The Board came out of Non Public Session with a voted from Selectman McGarr, and seconded by Selectman Wheeler, and voted in the affirmative. The vote also included sealing these minutes as well..

Under other business, Selectman Wheeler indicated that he had spoken to Pike, and they apologized for the delay, and will get back to the Town shortly with a Purchase and Sale Agreement for the land for the Town Garage.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Ann Marie Foote
Town Administrator

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