

**TOWN OF CAMPTON
SELECTMEN MEETING
JUNE 4, 2007
MINUTES**

The Selectmen met this date with James McGarr, Chairman, Charlie Wheeler, Bill Cheney, Sharon Davis, and Craig Keeney. The Board spent the first half hour reviewing and signing the manifest and permits.

First on the agenda, a discussion of the modular walkway. Mark Laroche had presented the Selectmen with a proposal to do the walkway with a roof. He had quoted a price of \$7596.85 which included pressure treated lumber and a steel roof (29 gauge). The job would take two men at \$20.00 per hour and he figured approximately two weeks to complete the job. The Selectmen thought that the \$20.00 per hour for labor was very reasonable. They also discussed ways to save money, by using Kiln Dried wood and using rolled roofing instead of the metal roof. Selectman McGarr and Selectman Keeney said that they preferred using the pressure treated lumber because it could be used again for another project. Mark Laroche had also stated that the modular company would buy back the vinyl skirting for around \$675.00 when the lease it up. Selectmen Keeney had a suggestion that an opening with a door be cut in the meeting room area to have a direct access to the modular unit. The selectmen agreed that would be good idea and may save some money. May will call Mark Laroche and see if can do another proposal and have it for next week.

Next on the agenda, the Town Garage. Selectman Keeney said that he had two quotes, one from TBC for \$225,800 and one from Construx Inc., for \$229,000. Selectmen Keeney asked Mike Dunklee if he had his quote for the Town Garage. Mike said that he still did not have all the prices in yet. He said that he thinks that the wood building that he is proposing could be done for around \$180,000 to \$190,000, but he doesn't have all the information back yet. He asked the selectmen if he could have an extension until the end of the week. Selectmen McGarr said that we are on a time table. The selectmen agreed to the extension, but wanted him to definitely have the numbers by Friday, June 8, 2007. Selectmen Keeney said that the quotes from TBC and Construx were very close with really very little differences except for TBC has the rubber roofing, which the board likes. Selectmen Cheney inquired to see whether or not it would be good if some of the site work could be done before the steel arrives. Butch Bain said that maybe they could do some of the site work. Selectman McGarr made a motion to table the town garage decision until we a written quote from Mike Dunklee by end of the week. Selectman Davis seconded the motion. The selectmen voted in affirmative, unanimously. Selectman Davis said that when Mike Dunklee brings the quote into May at the Town Office on or before Friday, she would like it emailed to all the Selectmen for their review.

Next on the agenda, Annie Brown from Town and Forest Realty regarding the open house section in the sign ordinance. Selectman McGarr read the open house section

in the sign ordinance. "Off-premise directional signs are allowed for the purpose of directing the public to an "Open House" and do not require a permit. Such signs may not exceed 4 square feet of sign surface area. Messages shall be limited to name or identification, arrow or direction, and distance. Off premise directional signs may be erected no earlier than three (3) days prior to the "Open House" has begun and must be removed not later than one (1) day after the "Open House" has ended." Annie Brown said that she has been putting up signs for land open house for the Kelly subdivision on Perch Pond Road. Her interpretation of the open house section of the sign ordinance is that it means open to public, special occasion not just for a house. Selectman Cheney said that the signs were not being taken down. Selectman Davis also said that the signs were not being taken down in a timely manner. Selectman McGarr said that the common usage for open house means showing a house. Selectman Cheney said that no one is at the property to show the land, and usually open house relates to buildings being shown for sale. Selectmen McGarr said the issue you run into is that you should have someone there to show the property, and no one has been there on a regular basis. Selectman Davis agreed that no one has been there. Annie Brown said that the Kellys are usually on the property. Charlie Brosseau said that after the Open House signs went up he had to take down other off premise signs, it just opens the door for more off premise signs. Selectman Davis said that she is afraid that other realtors will go forward with more off premise signs. Selectman Keeney said that you can make anything a gray area with interpretation, but that is not the spirit of the sign ordinance. Selectman Davis said that maybe the Planning Board needs to define open house more clearly in the ordinance. Selectmen Keeney will bring it up at the next Planning Board meeting. Charles Brosseau said that he doesn't want the town to revert back to the way it was before the sign ordinance was enforced. Selectmen Wheeler said that he felt it would be all right if Annie put the signs up for the open house land, if there was an agent there to show the property, and the signs were taken down in a timely manner. The Selectmen agreed to try this approach for awhile.

Next on the agenda, Grafton County Sheriff Doug Dutile. Sheriff Dutile said that he knew that the Campton Selectmen were concerned about the 22% increase in the Grafton County Budget. Sheriff Dutile also noted that the Campton Police Department was not happy with fact that they cannot receive more service from the Sheriff's Department helping the local police with transporting of prisoners to the jail. Sheriff Dutile wanted to let the Selectmen know that he had 451 assists in the Town of Campton in 2004, and in 2005 the Sheriff's department had assisted with the investigation of the Campton Mobil Station with 224 hours and it is still not closed. The Grafton County Sheriff's department has assisted the Town of Campton with over 750 man hours. Sheriff Dutile realizes that the budget is way up and there will probably be some budget cuts. State Representative Aguiar said that it will be about three weeks and then they will present the proposed budget to the entire delegation. Representative Aguiar said that the State Representatives can

make recommendations on the proposed budget, and are trying to find ways to trim the budget. Representative Aguiar said that there were large increases in salary, and some were justified. The problem with the salary increases was that it was done in one year, and not done over a period of time. Selectman Davis said that a lot of folks do not get an increase at all. Selectmen Keeney wanted to know what happened to the five million dollar surplus. Representative Aguiar said that it goes to offset the tax rate, but he doesn't completely understand it. Chief Warn said that he felt that the numbers were accurate, and the assists had improved a lot. The Chief also said that the town had used the Sheriff's Department detective and that was working out well. The Selectmen thanked Sheriff Dutille for coming to their meeting.

Next on the agenda, Peter DeMarco called about having the Road Agent and the Selectmen check on Panorama Road. Butch Bain said that he would go look at the road and then get back to the Selectmen.

Next on the agenda, Selectman McGarr read the letter from the state regarding the CDBG grant, and that the town has been approved for \$12,000. Selectman Wheeler made a motion to use the CDBG grant monies for the feasibility study for Beebe River. Selectmen Cheney seconded the motion. The Selectmen voted in affirmative, unanimously.

Next on the agenda, the Selectman Keeney had concerns about Mike Dunklee not having a general contractor for the town garage project. The Selectmen continued a discussion about the quotes from TBC and Construx, and they liked TBC's proposal.

Next on the agenda, Randy Mardin, Sr. had come into the Town Office regarding Eastern Corner's Road. Randy wanted to know if it was a Class VI road. Selectmen Keeney said that Randy had called him regarding Eastern Corner's road as well. Selectman Davis said that Mr. Deluca had called her regarding the road in the last year. Butch Bain said that town plows the road to the cemetery, and the road to the camps (Deluca and Mardin) is not maintained. Selectman Keeney said that he has been looking into Class VI roads. If a road has been used consecutively for over 20 years it is considered a Class VI road.

Next on the agenda, Selectman Keeney wanted to tell the Selectmen that he is going to talk to the Planning Board about having the Code Enforcement Officer make more inspections. Selectman Davis said that maybe the town should adopt the state Boca code. Chief Warn offered to do a Code Enforcement Ordinance if the Selectmen wanted him to.

Next on the agenda, Butch Bain said that the Bog Road has a sink hole from the Pike trucks coming in and out daily from the Jencks subdivision. He is going to talk to Shorty from Pike to see if they can repair the road.

Chief Warn said that he is starting to get a lot of calls regarding noise. They have complaints about the logging trucks and mowing lawns early in the morning. Selectman Davis said that the logging trucks on Perch Pond Road start at 4:30 AM. Chief Warn said that he would be willing to do a draft noise ordinance and bring it to the next meeting.

Selectman Davis made a motion to go into Non-Public session under RSA 91-A:3, II © Selectman McGarr seconded the motion. The Selectmen voted in affirmative, unanimously.

When the Selectmen continued their meeting after coming out of Non-Public session They talked with Butch Bain regarding the paving for the upcoming season. Butch said that he was getting proposals from GMI and Pike. He had a proposal from R&D paving. Selectman Cheney said that we should be receiving money from Fema. Butch would like to hire a part-time person to help out with the highway department this summer. Mackey Avery will be out with knee surgery, and he will need extra help. The Selectmen agreed that a part-time person for the summer would be helpful. Butch will put an ad in the newspaper.

The Selectmen adjourned at 9:15 PM.

Respectfully submitted,

May Brosseau
Asst. to Town Administrator

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