

MINUTES

June 19, 2006

The Selectmen met for their weekly meeting. Present were Selectmen Sharon Davis, James McGarr, Jon Homer and Charles Wheeler. Selectman Cheney is on vacation. The Board spent the first half hour reviewing and signing the manifest. They also approved several Intents to Build, one new resident, a sign permit, and several warrants to collect yield taxes.

At 7:30 p.m., Selectman Wheeler as acting Chairman called the meeting to order. The first appointment on the agenda was with Patrick Miller, Chairman of the Building Committee. Patrick had come in to give the Board an update on how the committee was progressing. He provided a copy which showed what had been done to date, and what was projected over the rest of the year. He praised the members of the committee for their commitment to this project and commenting that all members have been showing up at the meetings, taking on tasks and completing them, and that they are an excellent team. The committee has been working at gathering information from site visits to the Police, Fire and Town Offices, and discussions with the department heads of each building. Visits to other Towns facilities were also made as well as studies into utility costs and maintenance. The committee is going to be going through the surveys that they requested each department to put together, and Patrick indicated that they were quite extensive. He indicated that the committee will development several different options, and would like to plan on presenting an interim report in early September to the Selectmen and hold a public hearing to get input from the public to see if they feel that they are heading in the right direction. At this time, the committee feels that a phase approach on the buildings is what they are looking at proposing. They also want to look at a 20 year period for use of the building. Patrick commented that officials from both Holderness and New Hampton had indicated that their buildings were already out of room. He indicated that the committee is looking at waiting to see what kind of impact the substation will have on the Fire Station before they propose too much for the Fire Department. He indicated that the team feels that the Police Department has issues with the lack of a holding room and separation for juvenile arrests, and this is a public safety issue. He indicated at this point it looks like the Town Office buildings have the most issues, particularly with the air quality and water issues. Some of the goals that he mentioned in his handout were taking a long term view of the buildings needs, a healthy work environment, energy efficiency in the buildings with Energy Star standards for construction, water efficiency like use of waterless urinals, and low faucets and water closets, a safe work environment, meeting space for Town committees, keeping the tax impact low, maybe multiple buildings clustered together and building aesthetics in keeping with local architecture. Selectman Davis commented that the committee members were a bright, enthusiastic group of people who all carry the load. Selectman Wheeler thanked Patrick for coming in, and commended the committee for all the hard work that they have done so far, and commented that they all seemed to have their ducks in a row, and indicated that he liked the phase idea.

Next on the agenda was a group of trustees and elders from the Campton Baptist Church. Michelle Betts, who is a Trustee introduced, Debbie Melanson, Danny Avery, Bob Spiller and David and Lanie Goodwin who are the Sextons for the Church. Ann Marie explained to the Board that it came to the Town's attention that the Parsonage was no longer being used by the minister when David Goodwin was hired as a Town employee and indicated his residence as the address of the parsonage. Under the State Statues, a parsonage must be occupied by the minister in order to be tax exempt. Michelle and the other trustees explained that Pastor Veinotte is no longer living there, was given a housing allowance, and built a home in Campton on which he pays taxes. The Church has increased its ministry with a day care center, and a much larger Sunday school, and has turned the parsonage into a Parish House. This house is used for bible studies and Sunday school classes and has also been designated by the Fire Chief as the designated building evacuation meeting place. While the Goodwins reside there, they also do the maintenance and security for all of the buildings on the Church grounds, and only pay a stipend which goes exclusively for church ministry. A lot of churches across the country are now doing this so the parsonage can be used for other church purposes, and the pastors become regular community members in their own homes. The Selectmen agreed that their explanation certainly justified keeping the building as non taxable, and a copy of the trustees letter explaining this change will be attached with their A-9 non taxable status form to show our Department of Revenue Administration monitor from the State if she so requests it.

Greg Minor from GMI was scheduled to come in at 8:15 p.m., but had called earlier in the day to cancel due to an illness in his family. He will call to set up another time and date. The Board took this opening to go over their correspondence. Correspondence from the State of NH Forest Service advised us that Eleanor Mardin will be the Forest Ranger covering our community now. Ann Marie received an email from Nancy Benedix who was unable to attend the meeting to advise that she had spoken with the owners of Branchbrook Campgrounds and they were not able to offer any more time for space than Goosehollow. It is her opinion that the Town wait until next summer to begin the program as she believes it will be more successful if it is run as a full time summer program and will have the ability to accept more children. Minutes and the agenda for the Pemi Baker Solid Waste District were distributed to the Board Members. The Board received an invitation to the Russell Colbath Homestead in Conway on June 24th hosted by White Mountain National Forest Supervisor Tom Wagner. The Community Development Finance Authority will be holding a CDBG writing workshop on June 22nd in Concord. Our Town Attorney has sent a letter advising his hourly rate will be increasing by \$10.00 an hour effective July 1, 2006. Compliance Officer Charles Brosseau, at the Selectmen's request, visited with Tim Scanlon at the Sunset Grill, and brought back a copy of his approval letter from the NH Liquor Commission for the little deck off of the bar area of the restaurant, and confirmed that the deck is a temporary structure. There was also another compliance issue that Charlie was dealing with at Mt. Vista. A permit had been issued back in October for an addition which was approved, but the property owner had also added another addition on the other side that was not approved, and does not meet the setbacks. Ann Marie had drafted a letter for the Board

to sign. The letter advised them to take this non compliant addition down as soon as possible. The Board would like the letter to state a definite date, and suggest August 1st. Ann Marie will redo the letter with that date for the Board's signature. She also indicated that she had a tax agreement matter to discuss which they could do later in Non Public Session.

The next appointment of the evening was with David Stickney who was later joined by his brothers, Morgan and Morgan's son, Drew. David wanted to discuss the end of Cox Road that was designated a Class VI road. He indicated that when Eddie Pattee was Road Agent this section of the road was kept open so they could run their tractors up and down the road for their farm. When Ray Mardin became the Road Agent, he plowed Cox Road, and because this section was a Class VI and not maintained, he put a bern across that section of the road. The Stickneys would like permission to be able to remove the bern so they could again get their tractor thru again. Selectman McGarr mentioned that they be aware Phil Brown's well in that area of Cox Road. The Stickneys were aware that the Town would not begin maintaining this road, and in fact, the Board agreed that they will place signs at each end of the road stating that it was a Class VI road and to travel over it at your own risk. The bern should be just wide enough for the tractor.

At this point in the meeting, there was some time in between the next appointment so the Board decided to discuss the tax matter. With a motion from Selectman Wheeler, and seconded by Selectman McGarr, and voted in the affirmative, the Board went into Non Public Session under RSA 91-A:3, II c.

Next on the agenda was Joe Macord who is working with Ed and Mark Lehoullier to market their lots in Meadowloft. Joe understood from their previous conversations with the Selectmen that they needed to either finish the road or post a bond. He had gotten two quotes on constructing the road, one with underground utilities, and one without. The Board inquired whether the subdivision covenants required underground or not. Joe indicated that the covenants require underground utilities so the Board decided to use the quote that included the underground utilities to figure the bond. Selectman McGarr suggested that a contingency amount be added to cover any increases in costs before the road is actually built. Selectman Homer suggested something around 10%, and the Board agreed that the bond amount should be \$330,000.00. (quote of \$304,000 plus \$26,000 contingency). The Board indicated that Joe could market the lots, but no actual sale of the lot could be made until the bond was in place.

Selectman Wheeler inquired if there was any other business to discuss. There being none he went on to Selectmen's input. He indicated that the Board had received a letter of resignation from Rebecca Brosseau Bickford, and that the Board accepts it with regret. Rebecca's final day will be July 14th. Selectman Wheeler went on to discuss his latest conversation with Derek Hill from Pike. He indicated that they are preparing some maps with meets and bounds on it, and that Brian Donovan is prepared to meet with the Board Pike's attorney and the Town's attorney. The question of whether the Board needed our attorney to come to the meeting was discussed. Selectman Davis indicated that she felt that both our attorney and Pike's could close the gap where there are still differences in

order to complete the sale as right now we are both at opposite points and need to reach the middle. The other Board Members agreed with her, and Selectman Wheeler will get some dates when Pike is available, and Ann Marie will see which of these is convenient for our attorney, Tim Bates. Selectman Davis also had some suggestions about the agenda. She indicated that when people ask to be placed on the agenda that they are specific about what they are coming in for so it is clear to anyone reviewing the agenda what is being discussed. Another suggestion she made was that there be a time set for reviewing minutes, correspondence and other business. This would put a more defined timeframe on the length of the meetings. Selectman Wheeler also suggested that the Board consider changing the time of the start of the meetings. He noted that some neighboring Towns start earlier in the evening. The Board agreed that they would start at 6 p.m. for their signing of items, and call the meeting to order at 6:30 p.m. They also agreed that since their next scheduled meeting was going to be July 3rd that they instead meet next week, and then every other week after that for the remainder of the summer. All agreed to this schedule.

The Board then met with Town Clerk/Tax Collector Hannah Joyce. Hannah indicated that she was coming to see the Board tonight on a very positive note. She indicated that the Secretary of State's Office had requested that Campton host a training session. This would be for all local Towns, and is related to the HAVA which stands for Help America Vote Act. Hannah had made several inquires about where the meeting could be held in Campton, and had spoken with Kelly and Paolo Wieser of the Campton Falls Marketplace, and they would be willing to host the event. The Town would not incur any expenses, but may be asked to front the money until the State reimburses us. The Board requested that if it were possible that they would rather have the Wiesers bill the State directly. This would cover food and beverage for the session, and would cost approximately \$657.50. Hannah thanked the Board for their time.

After Hannah left, Selectman Wheeler asked if there was any further input from other Board Members. Selectman McGarr indicated that the Supervisors of the Checklist requested a key to the Town Clerk's Office for their meetings. The other Board Members had no problem with this request.

The meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Ann Marie Foote
Town Administrator