

Minutes
July 24, 2006

The Selectmen met for their bi-weekly summer meeting at 6 p.m. Present were Selectmen Sharon Davis, Charles Cheney, James McGarr and Jon Homer. Selectman Wheeler was unable to attend tonight. The Board spent the first half hour reviewing and signing the manifest. They also signed several Intents to Build, Intents to Cut, one timber tax warrant, and one driveway permit.

At 6:30 p.m. Brian Donovan, from Pike Industries came before the Board to discuss the land that Pike is proposing to sell the Town of Campton, and which the Town Meeting back in March authorized the Town to purchase. Also present at tonight's meeting with Town Attorney Timothy Bates. Brian brought along a projector that he was able to set up to give a better picture of the area of land that Pike is willing to sell. He emphasized that nothing was set in stone and this would not be the final boundary lines, but was drawn to give the Board an idea of what they were trying to achieve. York Land Services would be doing the survey for Pike. Pike proposed squaring off their land by doing a swap with the Town for an additional quarter of an acre bringing a total of 2.33 acres which the Town would purchase. The Board wanted to know if he was agreeable to \$100,000 for this land, and if it could be done without the tax credits scenario that they proposed in the purchase and sales agreement. Brian indicated that the tax credits were just a suggestion to bring the price down, and do the credits over a number of years. Attorney Bates indicated that he would feel more comfortable, and it would be a cleaner transaction to just purchase the land outright for the \$100,000.00 to conform as to how the warrant article was written, and voted upon at Town Meeting. Attorney Bates also indicated that the Town cannot do a land swap with Pike without Town Meeting authority. He indicated that there is an RSA which the Town could adopt that would give the Selectmen authority to do this in the future. Selectman McGarr suggested that the piece of land that they were showing as part of the swap be taken from the bottom section of the piece of land, and if the Board and Pike wanted to do a swap next year, the Town could put the appropriate article on the warrant to accomplish this. Attorney Bates also advised the Board if they had a signed purchase and sales agreement by December 31st, they could encumber the money from this year's Town Meeting without having to ask for the same money next year. Because the land Pike is willing to sell us, abuts land already owned by the Town, Pike and the Town would only have to go before the Planning Board for a boundary line adjustment, and this can be accomplished in one Planning Board meeting. It was also agreed that the acreage to be sold to the Town should be as close to the 2.1 acres as warranted at Town Meeting. Selectman Davis made a motion to agree to purchase 2.1 acres from Pike as agreed to from tonight's discussion, for \$100,000 as approved by the March, 2006 Town Meeting, and to go through Planning Board for a boundary line adjustment. This motion was seconded by Selectman Homer, and voted in the affirmative by all. Brian Donovan agreed that he will contact the surveyor, and get this survey done as soon as possible, but definitely so that the purchase and sale agreement can be signed by December 31, 2006. Attorney Bates was familiar with the legal firm that Pike uses, and will work with them to be sure the wording for the purchase and sales agreement is all in order.

Next on the agenda was a discussion about the GIS Mapping project. Present were Town Employee May Brosseau, Conservation Commission members, Jane Kellogg, Jessica Halm, and Melissa Greenawalt-Yelle, and David McGraw, GIS Manager for the Forest Society. May had expressed interest in learning how to use the GIS system to provide maps for the Planning Board, and she had been traveling to North Country Council in Bethlehem, and being trained by James Steele to see how the program works. She had some information about a three day course that was being offered by the UNH Cooperative Extension in Manchester on Introduction to ArcGIS 9, and would like permission to attend. Jane Kellogg and the Conservation Commission members would also like to know when the Town was going to be purchasing the software and hardware for the GIS program as they have several mapping projects that they would like to be able to do using this tool. May had the hardware requirements for the system which she had obtained from James Steele. Previously at budgeting time, we had also received suggestions for purchases from Stephanie Elson, our Brown University student who had done a GIS mapping project as part of her Masters Degree requirement last year. Selectman McGarr commented that he has the hardware necessary, and is willing to donate it to the Town. He has a 21 inch monitor, and his only question was here would we put it as the office is pretty crowded already. It was decided that perhaps it go over by the window and move the tower of mail boxes for the Planning Board to another location. Conservation members asked about getting a plotter which is a very large printer, but there is really no place to locate something like this. A printer that can do an 11 x 17 size paper would be adequate, and if larger size maps are needed, they could be sent out to be done at True Colors in Plymouth. Discussion turned to the software, and Dave McGraw offered some opinions on the different levels of Arc View. The Board decided that with the information we had from both Stephanie and James Steele that we could order the software ourselves. The Board also agreed to have May attend the training classes in Manchester.

Jane Kellogg distributed copies of the latest Conservation Commission meeting, and also gave the Board copies of the draft that the Commission was working on for the Conservation Fund from the Land Use Change Tax money when property came out of current use. The policy covers the description, general purpose, criteria for consideration of land conservation projects, and expenditure guidelines. Jane would like the Selectmen to provide any feedback that they have on this draft. The Commission will be discussing this draft at their next meeting on August 9th, and would appreciate their comments by that date.

Next on the agenda were Roger and Susan Blake. The Blakes had come to speak with the Board about the denial of their 2004 and 2005 abatements which they had based on their inability to access their backyard with a vehicle. They had previously been able to do this before the installation of a fence by their neighbor. Our assessor had sympathized with their dilemma, but felt that this did not cause any loss of value to the current assessed value of the property. Mr. & Mrs. Blake had requested copies of the assessor's notes as they do not remember him being at their property. Ann Marie had spoken to Mark Nieder, and he indicated that his comments on the abatement request, and notes on

the card are his notes. He may be able to give an exact date when he was at the property, but would have to go through some files in his office's basement. As of tonight, he had not been able to retrieve them. The Board agreed that they would talk to Mark when he is here for some other Town issues, but would not have him come in just for this reason. Selectman McGarr commented that since the Blakes have a pending court case with their neighbors, that the Court system will actually determine the extent of the Blakes' loss of property. The Blakes thanked the Board for their time.

Police Chief Christopher Warn came in to talk with the Board. He had some personnel issues which he needed to discuss in Non Public Session first. Selectman McGarr made a motion to go into Non Public Session, and this was seconded by Selectman Homer, and voted in the affirmative by all.

With a motion from Selectman McGarr, and seconded by Selectman Homer, the Board came out of Non Public Session approximately 15 minutes later, and continued discussion with Chief Warn on other ongoing matters. Chief Warn indicated that he had a call referred to him by the Town Office about a complaint of sick and abused cats and rabbits. Upon further discussion with a resident from Six Flags Mobile Home Park, the Chief learned that the complaint dealt with some kids in the park actually abusing some stray cats and rabbits. He was concerned about this as abuse of animals is often a sign of something more serious. He also advised the complaint that Six Flags is private property, and that the park owner should be made aware of this situation. Chief Warn advised that the park owner and his wife had actually been in the area last week, and he spoke to them about several matters involving the park. The Chief also discussed the property on Bog Road which was the scene of a drug raid a few weeks ago, and the condition that the property was left in. Selectman McGarr, who is also the Town's Health Officer, has spoken to the Grafton County Assistant District Attorney about the matter as well. He also indicated that the property owner's mother had also gone up to the property and cleaned up some of trash left in the yard. At this point, it was his opinion that the property was an eyesore not a health issue. He also was concerned that the local police were not notified by the State Police or the DEA about this matter. There was some discussion that the Town may have to assume liability for the clean up of this property, but Selectman McGarr made it clear to the County Attorney that not a dime of Town money will be used for this as the State had left the mess. There was also some confusion as to whether this property has or has not been foreclosed on by the mortgage holder who was on the property the beginning of the month for that purpose.

The next item on the agenda was correspondence which was quite extensive this week. Town Attorney Bates advised us that the Grafton County Superior Court has set up a status conference by phone on August 23rd with Attorney Bates and Attorney Cowie on the Beebe Valley Family Partnership vs. the Town of Campton. Attorney Bates is prepared to address this issue. Attorney Bates also sent an email updating the Board on the status of the Spritzes lawsuit. An updated renewal of fee agreement letter was drawn up by Mitchell and Bates, and signed by Chairman Cheney. The law firm also advises us that they do not plan on increasing fees in 2007, and the recent \$10.00 an hour increase was the first in 2 ½ years. Ann Marie advised the Board that Selectman Cheney had left

her a note this week in reference to a setback violation that had been discussed at last week's Planning Board meeting. The new owner of the former Adams house on Hogback Road had built a concrete wall within the Town's right of way. Selectman Cheney requested that Ann Marie notify him by certified mail. The letter was sent, Ann Marie spoke to the new owner, and he has removed the wall. We received correspondence from the State DOT advising that Robert Barry is retiring, and that his replacement has not been named at this time. Mr. Barry was always very helpful in working with us towards the matching funds for bridge aid money from the State. Time Warner sent along a letter advising us that the transfer of ownership of the cable system with Adelphia will be completed within the next few weeks, and customers will be notified of the change. Copies of minutes from the Pemi River Local Advisory Committee, and the Campton Thornton Fire Department were given to each Board Member. Ann Marie also had a number of items to go over with the Board from the other employees. Road Agent Butch Bain has some work on King Road that he needs to contract out. He had gotten a quote from Bruce MacDonald for \$15,000 for the work, and had spoken to both Mike Dunklee and Kevin Coburn who could not do the work right now, and had got a quote from LE Johnston for \$3,000. Butch would like permission to hire Leigh. The Board agreed. Town Clerk Hannah Joyce had spoken with Roy Sabourn, and he has some additional work that needs to be done to complete the Cemetery Maps which would put the total cost \$200.00 over the amount budgeted for. Opinion was somewhat divided on this at first, but Selectman Sharon Davis commented that for \$200.00 we should get it completed this year, and Selectman Cheney agreed. The other Board Members then agreed as well. Ann Marie advised that Thornton's Town Administrator Candy Andrew had called to say that Chris Bolan and Darlene King-Jennings had set up a meeting with the two Boards to discuss Neighborfest on August 1st. Selectman Sharon Davis indicated that she was out of town that week, and had mentioned that when they were here. The other Board Members agreed that the meeting should be set up when Sharon can attend as she is going to be the Board's liaison with Neighborfest. Ann Marie will call Candy and reschedule the meeting. Ann Marie had gotten a request from former employee, Rebecca Brosseau-Bickford asking if she could keep her notary stamp as it is not transferable. The Board had no problem with this. The other issue which Ann Marie wanted to discuss was the damage to the bridge on Bog Road leading to the Timson house. Ann Marie has contacted both our insurance company and the Home Depot's trucking company about the matter. She was not too confident that much was going to be done as the bridge had already shown some rot on it. There was also a question about the bridge being owned by the Town or not. Ann Marie had received a couple of different versions of how we obtained it, but knew that the Town has always maintained in over the years. The Town had received two quotes to either repair the rotted wood or to replace the whole bridge. The repair work was obviously a lot less money, and the Selectmen decided to go that route, and approved the hiring of Bob Davis to do the work for \$823.00. Selectman Sharon Davis abstained from voting on this. The Highway Department will help with removal of the old lumber. The Board also questioned why the Town still maintains ownership of this bridge, and would like Ann Marie to contact our Town Attorney to see how we can give ownership over to the Timsons.

The Board then reviewed the minutes from July 10th, both public and non public. Selectman Davis had some minor typos that she had given to Ann Marie earlier in the day, and a motion was made to approve these minutes with those changes by Selectman McGarr and seconded by Selectman Homer, and voted in the affirmative by all. The Executive minutes were voted to be continued to be sealed.

Under Other Business and Selectmen's input, Selectman Davis advised the Board that the Building Committee would like to have the Town do an inspection of the Fire and Police Departments, similar to what they did at the Town Office. The Board agreed that they had done the inspection on the Town Office due to some health concerns, and would be willing to include money in next year's budget to inspect the Police and Fire Buildings. Selectman Davis commented again on what a dedicated group of people were involved with this Building Committee. Selectman McGarr mentioned that he has noticed that there are real estate off premises for sale signs popping up all over the place, and questioned whether these were legal. A copy of the sign ordinance was reviewed, and the Board decided that they would have Ann Marie send letters to all the local realtors, giving them a copy of the section of the sign ordinance which addresses for sale signs. There are certain restrictions on them that are not being followed.

The meeting adjourned at 9:15 p.m.

Respectfully Submitted,

Ann Marie Foote
Town Administrator