

MINUTES
Selectmen's Meeting
September 25, 2006

The Selectmen met for their regularly scheduled meeting which was held this week at the Campton Historical Building (Old Town Hall) beginning at 6 p.m. The Board met in the old Selectmen's Office, and began by reviewing and the signing the manifest. They also signed several Intents to Build, and four residency applications. They also approved two Intent to Cut, and signed a warrant for Land Use Penalty tax on four separate properties. Selectman McGarr pointed out that on two permits that the estimated cost was not listed. Ann Marie explained that this was just what it said, an estimate, and the assessor did not use this for a guideline. He suggested that we eliminate this line when the permits are next printed up. Ann Marie indicated that we still have quite a few left, but the Board can review the wording of the permits again before we do the next reprint. The Board also signed some purchase orders for the Road Agent.

At 6:30 p.m., the Board met with James Powers. Mr. Powers has purchased the remaining lots in the Meadowloft subdivision that was sub-divided back in 1986 by Stanley Jackson. Previously the former owners Ed Lehoullier had spoken to the Board about a bond or Letter of Credit on the unfinished portion of the road where these lots are located. Real Estate agent Joe Macord had also spoken to the Board about doing this as well before Mr. Powers brought the lots from Mr. Lehoullier. Mr. Powers wanted to meet the Board, and the appropriate department heads to be sure that he is following the appropriate procedures to build a road that will meet Town Specifications. He brought along Jeff Hiltz who will be putting in the road, and Greg Blair, who is his Chief Finance Officer. John March is doing the surveying to put the pins in for the road. Mr. Powers indicated that the cul de sac was cut out about 15 years ago, but has mostly grown over and will have to be cut again. A photocopy of that section of the road was produced, and Selectman McGarr pointed out that the spur beyond the cul de sac needs to be constructed in order to get the road frontage needed for the last lot. Mr. Powers also has put up a \$330,000 Letter of Credit based on a construction estimate from Hiltz Construction with 10% added for any increases in price of the materials. Mr. Powers also indicated that development of these lots should generate approximately \$100,000 in revenue from the land use change tax penalties. He indicated that these lots will be cut out to take advantage of the views of Welch/Dickey Mountain range. He wanted to know what the procedure was in order to have the Letter of Credit decreased in amount as the roadwork is done. Did he contact the Road Agent? The Board indicated that the Selectmen Cheney and Homer, who are knowledgeable in road construction, usually work in conjunction with the Road Agent to inspect the road. The Selectmen also explained that the Town of Campton requires that approval of a road to Town status goes through the Town Meeting vote with final approval and inspection by the Selectmen. Usually, Town Meeting voters approve such roads once 2 or 3 houses are built on the road. Jeff Hiltz will coordinate any inspections of the road with Road Agent Butch Bain. Selectman Homer also suggested that Mr. Powers may want to consider some conservation easements on the common land included with these lots, and maybe put in a walking trail.

At this point, the Board adjourned their meeting to go into the meeting room to listen to the public hearing being conducted by the Campton Building Committee. The Committee presented

a slide presentation, gave an interim report on their findings for different options for the Town Office, Police and Fire Buildings, and held a question and answer period. They also distributed a survey which they would like to have citizens fill out and return to the Selectmen's Office to get an idea on what approach they would like to see go forward.

At 8 p.m., the Board reconvened their meeting back in the front office. Police Chief Warn had requested some time to discuss a personnel issue. With a motion from Selectman McGarr, and seconded by Selectman Homer, the Board went into Non Public Session under RSA 91-A:3, II (b). It was unanimously approved by all to go into Non Public Session. The Board came out of Non Public Session approximately 15 minutes later with a motion from Selectman Davis, and seconded by Selectman McGarr, and voted in the affirmative by all.

Chief Warn also indicated that he had some Police business that the Board may want to be aware of, but that he could not divulge the information in public session so the Board convened into Non Public Session under RSA 91-A:3, II (c) with a motion from Selectman McGarr, and seconded by Selectman Davis, and voted in the affirmative by all. The minutes from this NPS were sealed with a motion from Selectman McGarr, and seconded by Selectman Wheeler, and voted in the affirmative by all with a roll call vote.

The Board continued their meeting with a review of the correspondence. Ann Marie indicated that the State of New Hampshire set a hearing date on October 5th in Concord to discuss the traffic impact study for the intersections of Blair, Industrial Way and Bog Road due to the planned Forest Service Building on Industrial Way. Road Agent Butch Bain had volunteered to go to this meeting if the Selectmen thought it would be helpful for him to find out what the State has in mind. The Board agreed that if Butch is willing to go, it certainly would be informative. The Grafton County Commissioners are having an open house on October 17th from 10 a.m. until 2 p.m. and sent along an invitation to the Town Officials. Selectman James McGarr indicated that he would like to attend. Ann Marie will call and convey an R.S.V.P. for him. The Selectmen discussed the Beebe River legal matters, and will meet with Town Attorney Tim Bates and Attorney Steven Latici on Friday afternoon at 3 p.m. along with the Beebe River Commissioners. Ann Marie also advised the Board that the public hearing for the Feasibility Study for Beebe River is all set for next week, and the proper notices were published in the newspaper within the timeframe. Previously we had problems with the newspaper publishing the notices within the proper timeframe.

The Board went on to other business. Selectman Davis wanted to discuss the repairs on the Timson Bridge. The \$823.00 repair estimate would only repair the damage done by the Home Depot forklift truck, and not make it safe passage for a truck to deliver fuel to the property. Selectman Davis suggested that we go with the proposal to replace the planks with pressure treated lumber at a cost of \$2,725.00. This repair would be contingent upon the Timsons understanding and signing an agreement that after these repairs, the bridge would no longer be the responsibility of the Town. Selectman Davis indicated that there is nothing concrete to show that this is a Town bridge and it previous maintenance seems to be based on some old agreement between Woody Timson and former Selectmen. Selectman Davis made a motion to fix the bridge for the \$2,725.00 with the condition that the Timsons agree that the Town will no longer maintain this bridge. This motion was seconded by Selectman Wheeler, and voted in the

affirmative by all. Ann Marie brought up a question that had come up today in the office about cisterns. She and May had been questioned about who is responsible for the maintenance and upkeep of these, and were not able to give an answer. Selectman Cheney indicated that it has been discussed several times, but a decision as to who maintains them has never been determined. The cistern in question is actually on a separate lot that has a house built on it, and is for sale on Champagne Circle. The real estate agent had been told by the DeMarcos that the Town takes it over when they take over the road. The cistern is not on the road, and the warrant article to accept the road did not mention a cistern. The deed refers to a right of way for the association to maintain the cistern. The Selectmen felt that seemed to indicate that the association is responsible for it. The Planning Board is going to discuss it at their next work session.

The minutes of September 11, 2006 were reviewed, and a motion from Selectman Wheeler was made to approve them, and seconded by Selectman McGarr, and was voted in the affirmative by all.

The Board went on to Selectmen's input. Selectman Davis mentioned that there was an off premise sign on Perch Pond Road that Mary Dragon Real Estate had placed in front of Chris Kelley's house. His house is not for sale, but lots he has subdivided off of the road. Selectman McGarr felt that since the real estate agency had already picked up other signs, and even written a letter about the sign ordinance, that it was clear that they understood the ordinance, and should be fined for continuing to place the signs in off premise areas. The zoning ordinance refers to an amount up to a certain amount, but does not spell out a fine schedule. Ann Marie indicated that she was not sure how to go about collecting this fine, whether a summons, or just a letter, where the money goes etc. Chief Warn was requested by the Board to work with her in coming up with a procedure for the fines. Chief Warn indicated that he would like this fine schedule to cover 911 and alarm violations as well. Selectman Cheney made a motion to develop and institute a fine structure, and Selectman Wheeler seconded it, with all voting in favor of doing this. Selectman Davis also mentioned that she had received a visit from Roland DeLuca who owns a camp out on Eastern Corners Road beyond the old bridge. This section of the road is not maintained in the winter months by the Town, but is maintained the other months of the year so the owners of the camp have access, and emergency vehicles can pass. Selectman Davis indicated that the present condition of the road would make it almost possible for an emergency vehicle to get through, and that it would probably take a bull dozer to fix it up. She also indicated that the bridge out there needs some work as well. Ann Marie will speak with the Road Agent about seeing what he can do for now and maybe consider appropriating some money for additional work in next year's budget. The subject of Cox Road was also mentioned. There is no berm out there, just some water bars, and the compost pile that Aaron Woods spoke about at the last meeting was actually located in the middle of the road. The people from that area are scheduled to be at the next Selectmen's Meeting on October 2nd to discuss the issue once again when all parties will be in the room together. Selectman McGarr suggested that the Board actually vote to put a 3 ton weight limit on the road, and made a motion to do so. This was seconded by Selectman Davis, and voted in the affirmative by all that a 3 ton weight limit will be placed at each end of the road.

Selectman Davis indicated that she wanted to make a motion to go into Non Public Session under RSA 91-A:3, II (c) to discuss a Personnel Matter and this was seconded by Selectman Homer and voted in the affirmative by all.

The Board reconvened into public session with a motion from Selectmen Homer, and seconded by Selectman Davis, and voted in the affirmative by all.

Selectman Homer wanted to discuss the valuation of properties in Town. He felt that cyclical work that Josephine Belville had recommended to keep the property values up to date was not working the way she explained it to them, and was not an equitable way to tax properties. He would like to propose that the Board go back to doing a reval every five years, and go out and review the properties during that fifth year, and not a quarter of the Town each year. He was prepared to make a motion to do this. The Board discussed whether they could have Mark Nieder continue to collect the data because of the contract with him, and flag it for inclusion in the fifth year, and not do any changes until then. Ann Marie suggested that they have him come in and discuss how we can accomplish this. The Board agreed, and Ann Marie will contact Mark, and they will table Selectman Homer's motion until after that discussion.

Selectman McGarr indicated that he would like to see the newer computer tower in the vault be used for the GIS program, and requested that Ann Marie get it out of the vault, and put in the Selectmen's Office. He also indicated that he would like to explore the cost of having internal control and financial audit done due to the turnover in the Town Clerk/Tax Collector's Office. He made a motion to this, and it was seconded by Selectman Homer, and voted in the affirmative by all. Ann Marie was directed to call Plodzik & Sanderson.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Ann Marie Foote
Town Administrator