

Selectmen's Meeting
October 3, 2005

The Selectmen met for their regularly scheduled meeting at 7 p.m. Present were Selectmen Charles Cheney, Charles Wheeler, James McGarr, and Jon Homer. Selectman Johnson was home sick. The Board spent the first half hour reviewing and signing the manifest. They also approved several Intents to Build, four residency applications, a Land Use Penalty Tax, Intent to Cut, and a vacation request.

At 7:30 p.m., the Board met with Town Attorney Timothy Bates to discuss some legal issues involving Beebe River.

At 8:05 p.m. the Board then opened the meeting to the public, and met with Pike representatives Derrick Hill and Brian Donovan. Also in attendance was Campton Village Precinct Commissioners, Gary Benedix and Ron Landry. Pike had recently sent the Selectmen a letter as a follow up to their discussions on September 6th. Mr. Hill and Mr. Donovan had discussed with the Selectmen the Town's need for additional land by the area where the current Police, Fire and Highway Salt Shed is located. Mr. Hill indicated that Pike would like to square off some of their land and is willing to do some boundary line changes with the Town starting up on NH Rte 49 and continuing down beyond the salt shed area and giving the Town some additional acreage which would accommodate a Town Highway Garage. Mr. Hill admitted that the other proposal in the letter they had not discussed at that meeting, but now would like to address that as part of that land swap to obtain the 9.53 acre lot owned by the Campton Village Precinct. This is why the Commissioners were invited to come to tonight's meeting so they could listen to Pike Industries proposal, and discuss it among their Board. This piece of land was obtained by the Precinct back in the 1980's when they purchased the piece of land on the other side of I-93 for their wells. Pike would not build on this land, but would like to mine it for additional materials which would create a 30 to 40 foot pond when the mining is complete. This pond could then be used for wetland mitigation. Selectman Wheeler questioned what benefit would this be for the Campton Village Precinct. Mr. Hill indicated that Pike figures the value of the land they are willing to give is worth approximately \$125,000 and the Precinct lot is worth about \$30,000, and Pike looked at the Town and the Precinct as one. Pike would also be looking at some tax credits as well. Selectman McGarr commented that he recalled at the meeting discussing tax credits and money for the land, but the Precinct land had not been mentioned. The Board of Selectmen have no authority to authorize a swap of Village Precinct land. The Commissioners would need to talk to their constituents, and get voter approval to do this. Selectman Wheeler indicated that the article we had at our Special Town Meeting was for land for a new Town Office, and it was agreed that the land that they were talking about now would not be large enough to support a Town Office building there. Selectman Wheeler wanted to know if they would be willing to consider more land to include

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a Town Office, but Mr. Hill indicated that they were not prepared to do this now. Gary Benedix, Campton Village Precinct Commissioner indicated that he would not be against such a proposal, but would have to give first priority to the protection of the Precinct's wells, and would Pike have safeguards so this mining would not impact the water system. Mr. Hill explained the process a little more, and indicated that the mining would not go to the depth of the wells. He also indicated that Pike has done this same kind of project in the Towns of Madbury, Madison and Farmington. He indicated that they would be glad to show the Precinct Commissioners one of these operations, and would be willing to give them contacts in these other Towns to get their input on the projects. Selectman Cheney indicated that he was concerned about enough land being left by the Fire Station and Police Building to allow them future expansion of their areas. Selectman Wheeler asked the Commissioners to discuss the proposal among themselves, and to get back to the Selectmen in a few weeks with their feelings on whether to proceed or not with the idea of this swap of the Precinct land.

The Board then met with Planning Board Chairman Marsh Morgan who had spoken with the Board a few weeks ago about a subdivision down by the Blair Covered Bridge. James Moore, the owner of the land has a spot by the bridge that is used by tourists who come down to look at the bridge, park their car and take pictures. It is the only place available to do this, and the only public access left to the Pemi River by the bridge. Mr. Moore would like to give this piece of land to the Town of Campton so the public could continue to use this land, otherwise, he would need some kind of complicated liability statement signed by the Town. Chris Bolan from the Chamber of Commerce was present to express his support for the Town's acceptance of this land. The Board agreed that they would have no objections to accepting the land, and suspected that they will need to formal acceptance of this gift at Town Meeting. Ann Marie will check with Town Attorney Tim Bates.

The Board then spent some time discussing the Feasibility Grant that they are applying for on behalf of Beebe River. Selectman McGarr indicated that he had spoken with Donna Lane, and she needed to have a little more understanding of exactly what the Selectmen hoped to accomplish with this grant. Selectman McGarr indicated that from the meeting they had earlier in the year with State representatives, and the CDBG staff that this grant could be used to do some title research work on the ownership of the roads, and the historical formation of the Beebe River District as well as provide some professional assistance to strength the municipality as far as how to run the District and assist its officers.

The Board then reviewed their correspondence. Waterville Estates Association wrote a letter to the Board asking that roadway trash be picked up by the Highway Department, and indicated it had not been done in several years. Ann Marie indicated that she was not aware of the Highway crew ever picking up trash, and that Dick, Mackie and Eddie had their hands full trying to get the

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roads ready for the winter months. Selectman McGarr mentioned the use of County Jail prisoners again as he had another time when meeting with Ray Mardin. County Commissioner Gabler had told the Board about Towns being able to utilize these prisoners for just such a task. Ann Marie will contact the County Offices.

The Board then went over the list of properties up for deeding that Tax Collector Hannah Joyce had put together. The Selectmen need to check over the properties that they wish to proceed with deeding, and also look at any potential liabilities for properties they may wish not to deed. Ann Marie will call the Park owners for the mobile homes up for deeding to see if they would allow the Town to sell the mobile homes in place at the park. The deeding date is October 13th, and the Board needs to sign any waivers by that date. Luther Haartz wanted the Board to know that he has ordered his 30,000 gallon cistern tank for his subdivision. Ann Marie gave the Board copies of the updated RSA on Chapter 91-A that Chief Warn had referred to at last week's meeting. Also Ann Marie had received an email that Dan Mitchell, Manager of the Days Inn had copied her on. He had some concerns about some of the conditions that the Chief had placed on the opening of the new restaurant and bar within the Inn in particular in reference to number of people and required Police Detail. The Selectmen felt that the new owners of the Days Inn had put a lot of money into the establishment, and that other establishments within the Town did not have to adhere to some of these requirements, and asked that they be kept updated on the progress of these discussions between the Chief and Mr. Mitchell.

The Board then reviewed the minutes from last week's meeting. With a motion from Selectman McGarr and seconded by Selectman Wheeler, the minutes were approved as written, and voted in the affirmative by all.

The Board then went on to other business and Selectmen's Input. Selectman Homer mentioned that there will be a meeting on Wednesday night to review the Master Plan. The Master Plan is suppose to be reviewed on a yearly basis. There will also be a discussion about putting together a petition for a Zoning Article to address the "big box" buildings. Jon indicated that he would be attending as well as Jane Kellogg and Bob Bulkerly. Selectman McGarr mentioned that the Capital Improvement Plan also needs to be updated and reviewed.

Selectman Homer also mentioned that the ZBA had denied the variance on the shed for the Hahns last week, but he was going to look at the site to see if he could help suggest to them how they could place the shed within the setbacks.

Selectman Cheney mentioned that he had spoken with Chris Hodges from Waterville Valley about the ambulance bill that Nancy Byerly had brought up at last week's meeting. An elderly woman from Thornton had received a bill for

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ambulance service when the Waterville ambulance arrived as both Plymouth ambulances were tied up with calls. He indicated that in this case they did not charge the individual, but that they do not have a mutual aid agreement with Waterville, and have billed for costs, usually to the Plymouth Ambulance.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Ann Marie Foote
Administrative Assistant