

MINUTES  
SELECTMEN'S MEETING  
MARCH 31, 2008

The Board of Selectmen met for their weekly meeting at 6:30 p.m. in the Town Office Meeting Room. Present were Selectmen, Sharon Davis, Craig Keeney and Marsh Morgan. Selectman Charles Wheeler was not present due to a previous commitment. Selectman Charles Cheney was not present due to employment obligations. The Board spent the first half hour going over the manifest and reviewing the bills. They signed 1 Building Permit and 1 denial of a Building Permit, 1 Residency Application, 2 Veteran's Exemptions, 2 Notices of Intent to Excavate, 1 Employee's Request for Leave, 4 Abatement Notices from Commerford, Nieder & Perkins, LLC, 5 Timber Tax Warrants, and 1 Notice of Intent to Cut.

At 7:00 p.m. Chairman Davis called the meeting to order introducing Josephine Belville, NH Department of Revenue Administration Monitor, as the first appointment on the agenda. Josephine proceeded to present to the Board a very extensive and extremely informative explanation of the State's process in determining the Town's sales-assessment median ratio that is now set at 75.3% for the tax year 2007. Josephine also explained that reassessment monitoring in Campton has been performed by the State and she presented the results of her evaluation in the form of a Community Action Report that was presented to the Board. Josephine explained that 12 randomly picked properties were chosen that she visited. Overall, Campton scored well, with the exception of one property. After Josephine Belville's presentation on the results of her evaluation and findings, and also discussing concerns that the Board of Selectmen had, she made the following recommendations:

- Ongoing inspections and measuring of exterior as well as interior inspections should be made each year, rather than the present schedule of every 5 years for interiors; and sign the cyclical contract which was distributed to the Selectmen;
- Run a current use report each year to pick up additions and eliminations;
- Run a report in June to determine if sales prices have dropped affecting assessment evaluations.

Josephine also indicated that the Town Assessing firm of Commerford, Nieder & Perkins, LLC will be required to follow a method known as USPAP (Uniform Standards Professional Appraisal Practices) which has now become state law. This procedure is basically a description of their assessments written in laymen terms (just as appraisers have to follow). After the presentation, the Board thanked Josephine Belville for coming.

At 7:50 p.m. Chairman Sharon Davis invited Charles (Charlie) Brosseau, (Town Compliance Officer) to speak to the Board regarding site plan reviews and building permits. Charlie stated that, in line with residential interior inspections, as discussed above, he felt consideration should be made to do interior commercial properties. He would like the Board to consider interior building permits for commercial property and

residential houses used as rentals/commercial use. Charlie mentioned a particular property at the intersection of Route 49 and Route 3 whereas it was apparent from observance of the outside of this property that dormers were being constructed and no building permit had been applied for. It was agreed that a letter from the Board should be sent out to this property owner.

Selectman Marsh Morgan felt that first inspecting commercial properties would be a good start. It was suggested by Selectman Sharon Davis that inquiries be made of other Towns in the surrounding areas for their particular procedures.

Charlie also had some concerns about when complaints arise regarding septic issues, electrical issues and parking issues, etc. He would like some clarification as to what authority he has to go onto the property to inspect these issues. Chairman Davis recommended that Ann Marie speak with Town Attorney, Timothy Bates to clarify Charlie Brosseau's authority.

Charlie also inquired about a cell phone for his use as Compliance Officer. It was decided that May would check with the Road Agent to see if an additional phone could possibly be added to his cell phone contract at a minimal cost.

On another note, Charlie Brosseau mentioned another problem concerning drainage water coming down a property on Bog Road, which is now deeded to the Town. This water causes dangerous freezing conditions on Bog Road. It was recommended by the Board that Road Agent, Butch Bain be contacted to decipher what could be done to eliminate this problem.

At 8:05 p.m. Chair Davis proceeded with correspondence. May Brosseau, Town Administrator's Assistant, presented an e-mail memo from Attorney Timothy Bates regarding Lester Mitchell's request about moving gravestones from the Dearborn property. Attorney Bates interrupted Cemetery law RSA Chapter 289 in his memo and it was determined that the Town would not be able to comply with Mr. Mitchell's request; and a letter would be forwarded to Mr. Mitchell explaining the Board's decision.

May presented a memo from Ann Marie Foote indicating that she spoke with Pat Roe regarding a program Pat had in effect years ago for checking on the elderly. This program is still in effect, but it was agreed by the Board that it should be publicized (possibly in the newspaper) and expressed that an updated brochure be drafted. Ann Marie indicated that she informed Sue Johnston of the existing present program.

An estimate from 3-G Construction for repair to the sideboards on Blair Bridge was received for \$10,800. The measured area of 60 feet was questioned (as opposed to 24 feet). Chair Davis stated that she would have Bob Davis measure the actual footage to determine the correct measurement. Also, Walt Stockwell, from the Historical Society sent a note inquiring as to whether the Board might want to approach the owner of a barn being torn down in Thornton on Route 175 regarding the possibility of using these boards for the bridge.

May also presented a letter from Attorney Timothy Bates regarding the case of Patrick Miller, et al v. Town of Campton, et als indicating that mediation will possibly be scheduled for June 25, 2008.

A letter was presented by May which was received from Nancy Mayville, from NH DOT, providing copies of the bridge inspections for Blair Bridge, Blaisdell Bridge and the bridge over Bog Brook which was distributed to the Board.

May stated a letter was received from Marie and Jeff Carson, proprietors of the House of Spades indicating they will be starting a new charitable business venture called, "Charity Poker" which they will be introducing at their business establishment. May suggested the letter be passed on to Chief Tobine as the Ashland Fire Department will be participating in this charitable event. Chair Davis felt that the Chamber of Commerce should also receive a copy of the letter.

There being no further correspondence, Chair Davis called for a motion to approve the previous meeting's Minutes. Selectman Craig Keeney made a motion to approve, seconded by Selectman Marsh Morgan; the Minutes were approved by all.

Next on the agenda was Other Business/Selectmen's Input. Selectman Keeney expressed a concern that a time line be established with Dennis Mires to complete the tests regarding the new Town Offices. Kelly Bolger, Building Committee member, suggested setting up project management time lines to meet target dates. Selectman Davis explained that this type of procedure has been followed all along and reassured Kelly Bolger and Selectman Keeney that the Building Committee will be pressing to accomplish what needs to be done to be ready by February, 2009. Selectman Davis also recommended that the Board start working on the Budget in October this year.

Selectman Keeney stated that he met with Fire Chief, David Tobine and mentioned the decision of the Board to meet with the Fire Chief on a regular basis. Chief Tobine was certainly in agreement, but did mention a conflict in his schedule on some Monday nights. The Board indicated they would definitely work with the Chief on a flexible schedule. Selectman Keeney also mentioned that Chief Tobine had some good ideas to present to the Building Committee.

There being no further business or input from the Selectmen, a motion was made to adjourn from Selectman Davis, seconded by Selectman Morgan, and voted by all, the meeting adjourned at 8:25 p.m.

Respectfully submitted,

Eleanor M. Dewey  
Office Assistant to Ann Marie Foote, Town Administrator