

Selectmen's Meeting
June 27, 2005

The Selectmen met at the Old Town Hall for a public hearing on the budget for the petitioned Special Town Meeting to purchase a piece of land, and for their other regularly scheduled business. Present were Selectmen Jon Homer, James McGarr, Donald Johnson, Jr. and Charles Cheney. Selectman Wheeler was out of Town on business. The Board spent the first half hour reviewing and signing the manifest, approving new residents, signing of Intentions to Build, and one abatement for a house that was destroyed by an explosion.

At 7:30 p.m., Selectman Charles Cheney took on the role as acting Chairman for the evening, and opened the public hearing for the budget. He explained that there was one budget item for the Special Town Meeting which we hope to be able to hold on August 1st with permission from the Grafton County Superior Court. This item is for \$190,000 to purchase a 4.3 acre parcel of land on Southmayd Road for the purpose of building a municipal building. Selectman Cheney explained that the Board has been trying to find a piece of land to locate a new Town Office, and this piece of land was centrally located and the price was reasonable. He indicated that the Board of Selectmen had come to realize that the Town Offices were no longer adequate to handle the Town business, and there is no way to expand the current building. The land belongs to Selectman Donald Johnson, Jr. who has stepped aside on any decisions in regards to this land in order to avoid a conflict of interest. A few weeks ago the Town had a public forum on this same issue, and the consensus from that meeting was that there was no conflict since Selectman Johnson was refraining from voting on the matter.

Sydney Spill and Robert Clewell had not been to the last meeting and asked about how a Special Town Meeting is decided. Selectman Cheney explained that in order to have Special Town Meeting the Town must get permission from the Grafton County Superior Court. The Town has petitioned the Court, and we are waiting for a decision, but in the meantime have to proceed like it is going to happen by having this required public hearing on the budget. The budget being this one line item of the \$190,000. Selectman Cheney also further explained that the money for this item will be taken from the Town's surplus or what is also known as the fund balance. This surplus is also used each year to help offset the tax rate. Selectman McGarr mentioned that the Department of Revenue Administration suggests that you keep 5% to 10% of the total combined Town, School and County appropriations in surplus. Presently, the Town has over \$800,000 in surplus.

Rev. Bayard Hancock wondered about whether this land was locating the Town facilities in what the Master Plan refers to as a center of Town. The Board's response was that the land is within a short distance of the current Police and Fire Department, and is within a short distance of the Post Office and banks so it seems like a good place to located the Town's building. Selectman McGarr indicated that this area is more centralized for the services around it now than the site of the present Town Office. Selectman Homer indicated that the Town is up against the wall at finding good

Selectmen's Meeting
June 27, 2005

available land, and that we should not let this opportunity pass as in a few years there could be nothing available. Selectman McGarr indicated that it is still up in the air as to whether the Police Department will be located in the new building. Their present site is in a good location and the building is clean and dry, and they have indicated that while they could always use more room that they could live with what they have now. There is also some concern on their part about confidentiality of informants. Selectman Cheney indicated that it had also been discussed among the Board if they do move the Police that their building could be used by the Road Agent as office space. Selectman Johnson indicated that one of the reasons that the Board had considered putting the Police in with the Town Office was for security. Marsh Morgan inquired about the fact that the land by the present Police Building the salt shed had been mentioned as the area where the Town facilities should be located, but he also understood that Pike did not want to sell the land. Selectman Johnson indicated that he had spoken to representatives from Pike on several occasions, and they have future plans for the land on Route 49 and are not willing to sell any of that land. He did indicate that he is trying to see if they would give or sell at a reasonable price a bit of additional land beyond the Highway salt shed as this would be the best place to put a Town Garage. Marsh also commented that he did not think the Police would add to security in the Town Office as the officers are usually out on the road not in the building.

Rev. Hancock questioned the fact that he did not think the present Police Building was that old, and why they didn't build it bigger in the first place. It was pointed out that this building was built back in 1992 mostly by volunteer labor and some materials, and actually cost about \$6,000.00 just so the Police would actually have a building with running water and central heat. Other comments made centered around the acreage which is 4.3 acres of which 3 acres is buildable which could accommodate a 11,000 square foot building. What would become of the old Town Office which the Selectmen pointed out was given to the Town by the School and would revert back to their ownership. The idea of a Town Library there was one possibility. Selectman McGarr indicated that the Post Office has a 40 year lease so they will be at the Southmayd Road site for at least that amount of time which makes a good location for the Town facilities in this area. The other big factor is the cost of the land which is the big reason to try and buy this piece of land now. There were handouts at the meeting which showed the price of land sold, and other commercial properties in the area for sale or sold that confirm this is a good price. Mr. Spill inquired as to why the Town Garage could not be put on this site as well. The Board indicated that the Town Garage on the same lot with the Town Office would not be a good fit Selectman Johnson indicated that he and his wife had an offer from a person who wanted to put a car wash on the land, and they had decided that it would better serve the Town as spot for the Town Office. If the Court grants the Special Town Meeting, it will be held on August 1st at the Campton Elementary School. The Selectmen will be keeping the public advised of the outcome, and if the Town Meeting is granted will advertise it heavily. The Board also mentioned that the Town's new website camptonnh.org will have this information, and that if anyone is interested, they can sign up to receive notices and copies of minutes by email.

Selectmen's Meeting
June 27, 2005

The Board met next with Barry Vandermoer. He has recently been before the Planning Board and is developing a subdivision off of Eillsworth Hill Road. He had a Letter of Credit in place for the roads to be completed in the amount of \$200,000.00 and has completed a great deal of the work including putting in the phone and cable lines, and the boundary markers. The gravel is almost complete, and he would like to request that the Letter of Credit be reduced to \$100,000.00. He indicated that the Town would be more than covered for the remainder of the work. The Board requested that he get something in writing from his contractor indicating what is left to do, and they will then give him a letter for the bank to reduce the amount of the Letter of Credit. Selectman McGarr made a motion to approve the reduction in the Letter of Credit, contingent upon receipt of the information from Barry's contractor, from \$200,000 to \$100,000. This vote was seconded by Selectman Homer, and voted in the affirmative by all.

The Board then reviewed their correspondence. Ann Marie mentioned that Peter DeMarco's Letter of Credit was due on July 1st. The Board Members were unable to go look at the road this week so they requested that Ann Marie call Mr. DeMarco and ask him to extend the Letter of Credit for another few weeks to a month and let them know when it is complete.

There were a few different pieces of correspondence in relation to Beebe River. First, a letter from Attorney Bates indicating that he did not recommend the Selectmen rescind their letter to Attorney Britain. Selectman McGarr indicated that based on Attorney Bates' response, he did not think that he was aware that Mr. Nault had been awarded the bid on these tax liens based on his business plan, which he was now in violation of, as he is trying to sell the lots as residential instead of industrial. Selectman McGarr will give Attorney Bates a call tomorrow. A letter from Paul Denton from the Community Development Finance Authority was read, and Mr. Denton offered to come to Campton and discuss the Feasibility Grant that they would like to apply for in the fall. The Board requested that Ann Marie call him, and set up a date and time for him to come to talk with the Board. Another letter from Attorney Cowie's office in regards to whether Mr. Welch can get out of the Water District at Beebe, now questioned whether he would be liable for fees and taxes. Ann Marie will write him again, and let him know the difference between water and sewer fees, and expenses related to the actual District which his client will still be apart of. Attorney Cowie also sent along a copy of a letter he sent to Attorney Kaulfold in relation to the title of the road, and other financial records of the District. Selectman McGarr gave Ann Marie a letter signed by Mr. Welch's father stating that whomever owned the sawmill property would maintain the roads which was one of the requirements for the subdivision of Mr. Welch's properties at the time which she will send along to Attorney Cowie as well. The Board read Chief Warn's reply to their disapproval of his policy on unabandoned vehicles, and his offer to come discuss it further with them. Chief Warn will be scheduled to come into the next meeting. Compliance Officer Charlie Brosseau had some questions about whether a property owner needs a driveway permit on a private road. The Board agreed that they could not enforce a driveway permit on a private road, and thus a

Selectmen's Meeting
June 27, 2005

permit would not be required. Keith Hemingway wanted to know about the status of the roads that the Selectmen Cheney and Johnson looked at last week which were voted at Town Meeting to be accepted as Town roads upon final inspection and approval of the Board. Selectman Cheney indicated that he is putting a list together, but the list is growing shorter, and that after looking at the Town Road Specs, it is possible that Kati A Lane could remain gravel, but he still felt that Millie's Circle would need paving. The Board discussed a letter from the PUC which was placing a fine on the Town for working on an expired dig safe ticket by the Road Agent. Selectman Homer indicated that dig safe tickets are only good for 30 days, and the Board agreed that we need to pay the fine. Ann Marie wanted to know if the Board would like a notice for the paving specs to be placed in the Laconia newspaper as well as the Plymouth paper. The Board agreed to do this. Ann Marie also advised the Board about the vandalism at the Blair Cemetery, and indicated that she had viewed the Veteran's Monument while coming here tonight, and the whole front of it is sprayed with blue paint. Woody had called this morning, and was very upset, and ask her to call the Police Department. She will call our insurance company tomorrow to see if they will cover any of the damage.

The minutes of the previous meeting were reviewed. With a motion from Selectman McGarr, and seconded by Selectman Homer, the minutes were approved as written.

The Board then went on to other business. Marsh Morgan indicated that he knew the Road Agent was short of help, and mostly likely overtaxed, but he had some concerns about Brayman and Town Pound Roads. He indicated that Mrs. Ruel who lives at the beginning of Brayman Road has problems with her driveway due to the culvert at the beginning of the road. He is concerned that with her poor health that an ambulance would have a hard time getting in, if needed. He also indicated that there were some trees on Town Pound Road that needed trimming that actually touched the roofs of people's vehicles. Also a drainage ditch on Town Pound is going into the driveway of the people who recently purchased Stuart Little's property. Ann Marie will call Ray, and request he take care of these concerns.

Under Selectmen's business, Selectman Johnson questioned whether the Town Specs required the culverts have concrete headers in place. Unfortunately, since we were not at the office, a copy of the specs was not available. The Board will look at these the next time they meet.

The meeting adjourned at 9 p.m.

Respectfully submitted,

Ann Marie Foote

Administrative Assistant