

MINUTES
SELECTMEN'S MEETING
OCTOBER 21, 2013

The Board of Selectmen met for their weekly meeting at 6:30 p. m. at the Campton Municipal Building. Present were Selectmen, Sharon Davis, Charles Wheeler, Charles Cheney, Marsh Morgan and Karl Kelly. The Board signed the manifest and reviewed the bills. They signed 2 Building Permits, 1 Sign Permit, 2 Intents to Cut, 1 Driveway Permit and 6 Tax Agreements.

Members of the public who were in attendance at this meeting but were not on the agenda were: Paul Yelle, Dede Joyce, Martha B. Aguiar, James D. Aguiar, George Wright, Suzanne Silvestri, Shelley Thompson, Priscilla Carr Whitney, John Whitney, and Martha Hulsman.

Chair Davis indicated that the Garden Club would be added to the agenda for 7:30 p.m. regarding signage for the Municipal Complex.

At 6:45 p.m. Chair Davis called the meeting to order and called on Craig Keeney and Kelly Bolger to give an update on the Blair Bridge Project. Craig indicated that the crew is now out of the river and the bridge has been raised 5 inches. They had the construction meeting Friday and final inspection report has been received. More rot has been discovered and a couple more "laterals" need replacing. Craig explained to the Board the change order procedure if the changes are over 25%. The auditors will be up next week to inspect. Craig stated that the progress "looks good".

Kelly stated that the work will commence this week for digging for the wiring and the concrete slab will be poured for the installation of the generator.

Kelly also indicated that signage has been discussed with Jane Hilliard for the Municipal Complex and also some discussion with Chief Warn pertaining to an informational sign. Kelly indicated that he would get 2 or 3 different companies with various concepts and prices for the Board to review and approve.

At 7:00 p.m. Chair Davis called on Martha Richards, Grafton County Commissioner to give an update on the County. Mrs. Richards distributed informational brochures to the Board and additional ones to distribute to the public. Mrs. Richards gave a little background on the County stating that it is comprised of 400 employees who mostly work in the nursing home and the jail. The County has over 400 acres of land. Mrs. Richards was proud to announce that she was very instrumental with the installation of the wood chip bio mass plant which was purchased through grants and left over money from the construction of the new jail. She indicated that the plant has decreased the consumption of oil from what would have been 90,000 gallons to 9,000 gallons. She informed the Board that the old jail has been demolished. Mrs. Richards stated the farm has brought in \$40,000 this year in income achieved through produce and milk sales.

Mrs. Richards, expressed that unfortunately no milk is consumed at the jail because they do not have the ability to pasteurize it.

Mrs. Richards was pleased to inform the Board that the County tax this year for the Town of Campton is being reduced by 9%. Chair Davis inquired as to when the County budgeting process begins and Mrs. Richards confirmed the preliminary process begins in January. Mrs. Richards thanked the Board for all their support and Chair Davis thanked her for her informative update.

Chair Davis then called on Danny Desrosiers, School Board Chairman and Mark Halloran, SAU Superintendent. Mr. Desrosiers reiterated that the school has been given authorization to sell the old Town Office building located at 1307 NH RT 175. After the School Board was approached by the Committee to repurpose the old Town Office for a library, Mr. Desrosiers advised the Committee to approach the Board of Selectmen. Mr. Desrosiers explained that the school is not experienced in the real estate business and in light of the Committee approaching the school for the repurposing goal, he and Mr. Halloran were here this evening to offer the property at 1307 NH RT 175 back to the Town of Campton. Mr. Desrosiers also explained that the costs involved with holding on to the building will take away from education. Chair Davis stated that she was not in favor of taking the building back. She explained the concerns about the tax rate increasing because in 2014 the town will be subject to a reval and property values will likely show a decline because of the bad economy resulting in many foreclosures, etc. that have had an unfavorable affect on real estate values.

Chair Davis also mentioned the timing of another bond is questionable which would most likely have an adverse impact on the tax rate. Chair Davis informed Mr. Desrosiers and Mr. Halloran that the Board of Selectmen (if they chose to take back the property), would be following RSA 41:14-a regarding acquisition or sale of land, buildings or both. In doing so, the proposal would have to go before the Planning Board for a report of their findings, then go before the Conservation Commission and then there would have to be two public hearings held fourteen days apart. Chair Davis then asked each of the other four Selectmen to share their thoughts on the town taking a deed back for the property. Each of the four Selectmen advised they were not in favor of taking a deed at this time. Taking all this into consideration, the Board would like to approach Conneston Construction, Inc. to acquire an estimate of what it would cost to examine the building and give estimated costs for the repurposing. Chair Davis explained that the estimated costs presented by the Committee appear to be low and the Board would like a quote from a "bondable" company who is experienced in this field. With that being said, Chair Davis asked that the School Board give the Board a little more time to bring figures in and asked that the school hold on to the building until March. The entire Board was in favor of giving the community the chance to vote on the repurposing and many members expressed that the public (those spoken to) are in favor of the repurposing; however the entire Board agreed their obligation was to acquire an accurate description of work and costs required for this project before any decision could be made. Selectman Cheney did inquire as to the costs the school is incurring by holding on to the building. Mr. Desrosiers explained that it was mostly liability insurance costs and this winter would involve snow removal issues. Mr. Halloran expressed that the school would certainly

keep up the liability insurance expenses until March in order to accommodate the Select Board to acquire figures.

Chair Davis then called on Craig Keeney who expressed a number of concerns. He explained that before the Municipal Building was built, the old Town Office was considered for refurbishing for the purpose of the Town Office and at that time he was in favor of that avenue until it was proven otherwise that it would become more of a liability due to so many issues going on with the building. Craig inquired as to why the school did not sell the building. In his opinion the school lost the opportunity for income. The other concern Craig expressed was when property was purchased for the Municipal Building there was enough property purchased for the construction of a future library on the property. Craig stated, "This is the worst idea" and he does not believe the Town should take back the property.

Mr. Desrosiers responded by stating that no offer has come their way, only inquiries; however, he did confirm that the property was never actually listed on the market for sale.

John Whitney expressed that the refurbishing is a "horrible idea". He mentioned the various issues with the building which he elaborated on. Some issues mentioned were septic problems and the problems involved in meeting State requirements for a public building and ADA specifications that are rigid. Mr. Whitney expressed to the Board that this project should definitely not be considered any further. He further commented that the fact that the building was determined not cost effective to refurbish for the new Town Office is reason enough not to proceed.

Chair Davis then called on Carol Lenahan and Dee Robitaille of the Garden Club. Both Carol and Dee expressed an interest in the Garden Club having some input into the Municipal complex signage design to be approved by the Board of Selectmen. They expressed that the signs created in Town by the Garden Club have received favorable comments by the public and their concern is to keep the design in line with those signs which have New England charm and beauty. Chair Davis advised Carol and Dee that the sign project had not yet been started, and that Kelly Bolger, on behalf of the Board, will start working on the project soon. Chair Davis recommended that Carol and Dee work with Kelly Bolger on the sign project, and thanked them for coming to the Board with their concerns.

Chair Davis then continued the meeting by discussing revisions she presented to the Board regarding the Minutes of the last Meeting. After discussion, Selectman Wheeler made a Motion to approve the Minutes as revised, Selectman Morgan seconded the Motion. The Minutes were unanimously approved as revised.

Chair Davis called on Ann Marie to review correspondence. Ann Marie informed the Board that Lee Freeman sent a letter to the Board which she then read aloud. Mr. Freeman asked that prior to the Public Hearing for the Betterment for Beebe River Road that the Board make a decision, that upon the Town's taking over of the road, that there

shall be no “weight ban posting” on the road. He stated that a road ban would adversely affect the small businesses located in Beebe River. Ann Marie spoke with Attorney Spector-Morgan and she confirmed that the posting was entirely up to the Board of Selectmen. After discussion, Chair Davis moved for a Motion not to institute a road ban on Beebe River Road once the Town took over the road. The Motion was so moved by Selectman Morgan and seconded by Selectman Wheeler. A roll call vote resulted in 4 in favor of no road ban and 1 in favor of a road ban. The Motion passed.

An e-mail from Laura Spector-Morgan indicated that she spoke with Bob Welsh’s attorney regarding the Beebe River water/sewer system. Attorney Spector-Morgan also mentioned that the Supreme Court appeal has been withdrawn regarding Beebe River Village District so the money remaining in the attorney fee capital reserve fund should be distributed to the taxpayers. Ann Marie discussed issues pertaining to the fund being distributed and also the issue of the truck. She will contact Attorney Spector-Morgan for further discussion.

Ann Marie indicated that Selectman Morgan was served by the sheriff regarding FairPoint Communication v. Town of Campton regarding the 2012 abatement.

NH DOT is sponsoring a workshop, *Federal-Aid Right-of-Way Requirements for Local Public Agencies* to be held on November 5 and also on November 6th, between 8:30 a.m. and 4:30 p.m. at Granite State Conference Room at NH Dept. of Transportation, 7 Hazen Drive, Concord. Ann Marie has registration forms available for sign up.

A copy of a letter was received notifying the Town that Mad River Coffee Roaster LLC has applied for a beer and wine license from the State of NH Liquor Commission.

Chair Davis called for Other Business – Selectmen Input. Chair Davis reminded the Board of their meeting scheduled for Thursday, October 24, 2013, at 3:00 p.m., at the Municipal Building with Ann Marie and the Tax Collector regarding tax deeding.

Chair Davis declared the meeting adjourned at 8:05 p.m. to go into a Non Public Session.

Chair Davis called for a Motion to go into Non Public Session under RSA 01-A: 3 llc regarding tax matters. The Motion was moved by Selectman Morgan and seconded by Selectman Wheeler. With a roll call vote: Selectman Morgan – aye, Selectman Davis – aye, Selectman Wheeler – aye, Selectman Cheney – aye, and Selectman Kelly – aye, the Board went into Non Public Session at 8:05 p.m. The Board came out of Non Public Session at 8:15 p.m.

Respectfully submitted,

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