

MINUTES
SELECTMEN'S MEETING
DECEMBER 15, 2014

The Board of Selectmen met for their weekly meeting at 6:30 p. m. at the Campton Municipal Building. Present were Selectmen Charles Wheeler, Charles Cheney, Karl Kelly and Peter Laufenberg. Selectman Davis was not present due to a conflict in schedule. The Board signed the manifest and reviewed the bills. They signed 1 Property Tax Levy and Oath, 2 Notices of Intent to Cut and 3 letters to property owners.

At 6:45 p.m. Chair Wheeler called the meeting to order and recognized Caron and John Pierce who were present to discuss the garage at 372-A Owl Street. Mrs. Pierce formally presented a written complaint to the Board this evening requesting a cease and desist order on the property. This letter will be given to the Code Enforcement Officer, Charles Brosseau and the Board will ask him to investigate the complaint. Chair Wheeler indicated that any decisions by the Board will be dependent on Mr. Brosseau's findings after contacting the property/business owner. Mr. and Mrs. Pierce's communicated numerous complaints to the Board this evening, i.e. the exterior building/garage is commercial in appearance, traffic problems daily, noise issues with constant traffic of vehicles coming and going in and out of the business, and expressed that the business does have employees and that the actual owner of the LLC does not live on the premises. Selectman Laufenberg stated that from documentation he now has available, there is no doubt that the business is owned by another individual and this would indicate a zoning violation, but all complete investigating and verification will be done by Mr. Brosseau, Code Enforcement Officer in order for any decisions to be made. Mrs. Pierce inquired as to how long this process will take and she requested that a reasonable time frame be considered. Chair Wheeler indicated that this is a unique situation that the Board has never dealt with before; however, he expressed that after the first of the year would be a reasonable time frame. Chair Wheeler stated to Mrs. Pierce that if she does not hear from the Board after the first of the year, to please contact the Town.

Mrs. Pierce also inquired if there was a fine for not filing a building permit until after a structure has been completed since the property/business owner has also constructed a walkway on the premises without a permit. Chair Wheeler confirmed the proper procedure is to file a building permit before construction; however, there is no fine set by the Town for not filing the permit before construction; however the property/business owner has a permit filed with the Town at the present time. Mrs. Pierce also inquired if the Board received notice from the NH DOT that Peter Vaillancourt has until July 29, 2015 to close off the two access entrances. Chair Wheeler confirmed the Board received notice of the date. Mrs. Pierce then thanked the Board for their time and looked forward to their decision.

Chair Wheeler continued the meeting by calling for a Motion to approve the Minutes and Non Public Minutes of December 8, 2014. After the Board reviewed Selectman Davis' suggested revisions of the regular Minutes, Selectman Cheney made a Motion to approve

the regular Minutes as revised and the Non Public Session as written. The Motion was seconded by Selectman Laufenberg and the Minutes as revised were unanimously approved and Non Public Minutes were unanimously approved as written.

Chair Wheeler then called on Ann Marie to review correspondence. Ann Marie stated that she received a notice from "Trustee Times" regarding House Bill 297 Implementation. Ann Marie stated that if the Trustees of the Trust Funds would like to implement the Bill it would authorize the Trustees of the Trust Funds to pay for investment management services and any other expenses incurred, from the Capital Reserve Funds income, a Warrant Article will have to be voted on at Town Meeting. Ann Marie indicated that in the past the monies were drawn from the Town Budget rather than the Capital Reserve Funds.

Ann Marie informed the Board that a notice was received from Time Warner indicating that their rates are going to increase.

Ann Marie indicated that Kevin McGuire, Campton/Thornton Transfer Station Manager, presented a copy of the Grant Application which was signed by the Thornton Select Board for the cargo container to store cardboard which was recently discussed with both Boards.

Ann Marie stated that before she announced the new tax rate, she wanted to explain to the Board that the tax rate has gone up for a number of reasons. One, the last re-evaluation was done in 2009 at 100% ratio value. Last year's ratio value was 115.4%. Ann Marie continued to explain that the Town lost 36 million dollars in valuation, 1 million of that was lost in mobile homes. Also, land values have gone down and new construction has been minimal. With all this in consideration the Tax Rate breakdown is as follows:

Town Rate	\$ 6.45
Local School Rate	12.93
State School Rate	2.40
County Rate	<u>1.68</u>

TOTAL TOWN TAX RATE \$23.46

Campton Village District \$ 1.50
Tax Rate

Waterville Estates Tax Rate **\$16.12**

Ann Marie further stated that no surplus was used this year. The State recommends 8% be held and the Town is presently holding 6 ½ %.

Ann Marie informed the Board that Commerford Nieder Perkins stated that once the tax bills go out they will schedule hearings with property owners in January. Property owners are encouraged to speak with the Assessors with any concerns that they may have

in order to make any possible revisions and which may eliminate the need to file an abatement.

Chair Wheeler indicated that he has been in close contact with Hannah Joyce, Town Clerk/Tax Collector and she has informed him that things are progressing regarding getting the tax bills out.

Ann Marie also informed the Board that she contacted Certified Computer Services and they will be scheduling a date to install the Avitar system with the new values on the public computer.

Chair Wheeler then inquired of each Board member if they had any Other Business – Selectmen’s Input. Chair Wheeler called on Selectman Cheney who inquired about starting the budget process. Board members concurred that any department who is ready to present their Proposed Budget may do so at this time. However, the Board will concentrate on the Budgeting process after the first of the year.

Chair Wheeler called on Ann Marie who stated that her financial assistant has calculated the wage study compensation figures using the cost of living rate increase of 1.7% and Ann Marie is working on performance evaluations.

Selectman Laufenberg inquired if the Board would be meeting on December 22 and December 29th. Chair Wheeler confirmed that the Board would meet on both dates.

There being no further business, Chair Wheeler declared the meeting adjourned at 7:28 p.m.

Respectfully submitted,

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