

January 5, 2015

The Campton Board of Selectmen met for their regularly scheduled meeting at 6:30 p.m. The Board first reviewed and signed the manifests. They also approved 4 veterans' credits, 1 disabled veteran's credit and a Disabled Exemption.

At 6:45 p.m. Chair Charles Wheeler opened the meeting by first asking if there were any changes to the agenda. Ann Marie answered there were no changes.

The first item on the agenda was in reference the Stickney Subdivision and the road issue involving it. Virginia Erickson was not present at this time to speak for the Stickneys, but Jacqueline and Doug Dack were present. The Dacks who purchased a lot in this subdivision have been trying to get some resolution on the matter of the road for several years now, and had come to see the Board back in late summer to see if the matter could be resolved. The Stickneys had the subdivision approved over 20 years ago, and Mr. David Stickney had agreed to put in a road in lieu of a bond. The road was never finished, and the Selectmen on advice of Town Attorney had sent them a letter giving them until September 29th to put up a bond. In the meantime, the Dacks had been approached by the Stickneys to buy the piece of land back which at this point the Dacks were agreeable to doing. The Stickneys had contacted the Planning Board by phone and said that they had an interested party who wanted to buy all the lots and have the subdivision dissolved so no road or bond would be necessary. Tonight the Dacks reported that the sale had not taken place, and Mrs. Dack had spoken to Mrs. Erickson and she had advised them that she had to use what money she had from her 401K to repair the barn. She told the Dacks that she had her house for sale in California, and expected that it would sell quickly. At this point, Mrs. Erickson joined the meeting and reiterated what she had told Mrs. Dack about selling the home in California. She indicated that she had had two interested parties and thought that the house should be sold very quickly. The Board indicated that the deadline of September 29th was long past, and that the Town was going to pursue further legal action and had encouraged the Dacks to do the same. It was agreed that once she gets a purchase and sale agreement should notify the Town immediately and send a copy of the signed agreement. Mrs. Erickson asked if this would stop the legal action, and the Board indicated not until the actual sale and money was returned to the Dacks would they stop the legal action. Mrs. Erickson indicated that she will keep the Board advised and the Dacks thanked the Board for their support.

There being a few minutes remaining before the next appointment, Chair Wheeler indicated that the Board would review the minutes from the last meeting of December 22, 2014. Selectman Cheney made a motion to approve both the Public and Non Public minutes as written, and Selectman Laufenberg seconded it, with all voting in the affirmative.

At this point in the meeting, Selectman Laufenberg made a motion to go into Non Public Session under RSA 91-A: 11 (c) which was seconded by Vice Chair Davis for a Tax Matter. This motion was unanimously approved by a roll call vote.

Chair Wheeler went on to continue the meeting with reviewing of correspondence. Ann Marie explained to the Board that she had contacted Avitar per their request about putting the assessment cards online. There were three options that Avitar offered. 1. No assessing cards online, 2. Assessment

cards online limited for all users and complete for users with subscriptions. This would be zero cost to the Town. 3. Complete assessment data online to all regardless of whether they have a subscription or not with a cost to the Town of approximately \$2,600.00. Ann Marie indicated that she had spoken to Thornton Town Administrator Tammy Beaulieu and for the first 4 years that they had Avitar they used option 2, and then later expanded to option 3. Since the Board is looking to find ways to cut unnecessary costs, it was agreed to go with option 2 for the immediate future. Ann Marie asked for a motion and Selectman Cheney made a motion to go with option 2, seconded by Selectman Laufenberg, and voted in the affirmative by all. Further discussion about the Avitar tax bills ensued. Some residents have been confused by the spring bill which shows the rate as \$10.00 which is half of the total 2014 rate of \$19.99. The bill actually indicates under the tax calculation portion of the bill that $\frac{1}{2}$ tax at 2014 rate. Ann Marie showed the Board her bill from Thornton which shows the rate with an asterisk and right below it *first bill tax rate equals $\frac{1}{2}$ last year's final rate. Ann Marie also learned from Patty Woolsey at Avitar that the RSA's require that the bill show the half rate for the spring bill, but putting the wording about the half rate right under the rate itself may save some confusion. It is the Tax Collector's role to set up the bills, but the Board agreed that it might be a good idea to suggest this to Hannah. Ann Marie indicated that she will talk with her about this.

An update from Northern Pass representatives thanked the Town for participation in the Section 106 review. They indicated that their contractors have been working hard over the past few months to integrate the information provided into their documents for submission to the NH Division of Historical Resources.

An email from Thornton Town Administrator Tammie Beaulieu advised both the Campton and Ellsworth Boards that Gary Moulton will be retiring the end of February, and Transfer Station Manager Kevin McGuire has requested that two part timers be hired instead of another full time position. Currently Kevin and Donnie Howe are the two full time personnel. Kevin would also like to recommend keeping William Dowling as a permanent part time employee. Mr. Dowling had originally been hired as a seasonal worker. The Thornton Selectmen are also gathering figures for single stream removal from the Transfer Station to see if this would be a savings or cost to towns, and then would suggest a joint meeting if the figures looked inviting. The Board had no problem with any of these plans. Tammie also indicated that her Board would like to schedule the joint budget meeting for the Fire and Transfer Station budgets with Campton and Ellsworth for either Wednesday, January 21st (which they prefer) or Monday, January 26th. Since the last two meetings have been on Mondays (Campton's regular meeting days) the Board agreed to schedule a meeting on a Wednesday (Thornton's regular meeting days). The meeting will be held at the Campton Municipal Room.

A joint letter from the Pemi Valley Chamber of Commerce, the Plymouth Regional Chamber of Commerce and the Squam Lakes Area Chamber of Commerce was received announcing that they have unanimously agreed to proceed to the development of a new regional chamber of commerce. The Selectmen praised their decision, and felt that it would help the economic struggles that the three chambers have had operating separately. The Campton Information Office will remain opened.

Central Signal Corporation, our fire and panic alarm company has announced an increase in their rates across the board of \$1.00 per month for each signal. CNP has requested an extension of time to submit the USPAP report for the Town of Campton which the Department of Revenue Administration approved for no later than April 1, 2015.

After this reading of the general correspondence, Chair Wheeler then addressed Caron Pierce who was present at tonight's meeting to continue discussion of the garage owned by Peter Vaillancourt across the street from her house. Mrs. Pierce contends that this is a violation of the Zoning Ordinance. Paperwork was produced by the owners of Sunset Hill Properties, LLC indicating that both Mr. Vaillancourt and Mr. Robin Woolfenden were joint partners each owning 50% of the business. Our Town Attorney advised that there was no zoning violation and that the Town should not proceed with any enforcement action. Mrs. Pierce was not satisfied with this response, and criticized the Attorney's opinion, and felt that this issue is not resolved. Chair Wheeler suggested that she request to meet with the Zoning Board of Adjustment if she was still not satisfied. He indicated that she should put her request in writing and contact May Brosseau, who is the Zoning Board Secretary to set up a meeting. After further discussion, Chair Wheeler agreed that he would contact May and request that a Zoning Board meeting be scheduled.

Other business: Mr. Michael St Cyr indicated that he wanted to discuss the Disabled Veteran's Exemption that he had applied for. This was approved tonight for the 2015 tax year. He felt that he should be able to get this for his 2014 taxes as the law said that he did not have to be a resident for a year. Ann Marie explained that the law also indicates that the exemption must be applied for by April 15th. Mr. St. Cyr explained that he did not purchase the property until June and thought the exemption should be pro-rated. Ann Marie will contact the Department of Revenue Administration. George Wright indicated that he had some problems with the recent revaluation, but he wanted to do some more research before he spoke about it. He did indicate that he was very unhappy about the tax rate going up so much as did Mr. St. Cyr. Ann Marie explained that the revaluation had caused the Town to lose \$36 million dollars plus in valuation due to the decline in the real estate market since the last reval in 2009. This caused the rate to increase significantly because the Town had lost so much value, and in order to support the approved budgets for 2014 school, Town and County that the rate had to increase to cover these budgets. Ann Marie also read a breakdown of how the tax rate is calculated between the Town, School and County. The Selectmen also explained to Mr. St. Cyr that the budgets of the Town and School are approved by the voters of the Town, and the voters had approved these at the annual 2014 Town and School Meetings. The Board also pointed out that the voters do not have a say in the County budget, and that they should express their concerns to the County Commissioners who are elected by the voters. The assessors will be holding hearings the end of January into early February to meet individually with any taxpayer who has questions about their new assessment. Letters will be sent out by the assessors within the next week.

After the public left, the Board continued discussion about the revaluation, discussing the delay in the finishing of the reval, how to deal with this year's upcoming budget and ways to try and cut the budget. They also agreed that a mass letter should go out to all taxpayers explaining the reasons for the jump in the tax rate. Selectman Laufenberg agreed to work on this, and Selectman Davis indicated that she would work with him.

The Board also indicated concern that they needed to get the department heads into start working on their 2015 budgets, and agreed to meet for a budget work session on Wednesday, January 14th. Ann Marie was asked to have the Police Chief, Road Agent, and Trustee of the Trust Funds to come in to present their preliminary budgets at the work session. Ann Marie will also contact the Cemetery Sexton, John Timson to go over his preliminary budget, and she indicated that the Planning Board was meeting tomorrow to go over their proposed budget for 2015.

Selectman Laufenberg felt that the Selectmen should look into developing a Capital Improvement Plan as he felt that there were properties that will be developed in the next few years that could impact the Town and that it would be prudent to have a CIP so the Town could impose impact fees for future large development.

Selectman Kelly mentioned that he had spoken to Hannah Joyce, and she felt that the Selectmen did not understand her request to keep the BMSI annual support paid. The Board agreed that she should come in and explain her reasoning for wanting to incur this cost as they would ask any other department head to do the same.

With no other business, the meeting adjourned at 9:15 p.m.

Respectfully submitted,

Ann Marie Foote, Town Administrator