

1 MINUTES

2 SELECTMEN'S MEETING

3 November 7, 2016

4 The Board of Selectmen met for their weekly meeting at 6:30 p.m. at the Campton Municipal Building.  
5 Present were Selectmen, Peter Laufenberg, Charles Wheeler, Selectman Davis, and Charles Cheney and  
6 Carina Park, Town Administrator and Eleanor Dewey, Office Assistant and recorder. Selectman Kelly was  
7 not present due to a conflict in schedule. During the work session, the Board signed the manifests and  
8 reviewed the bills. The Board signed one Tax Agreement.

9 Call to Order: Chair Laufenberg called the meeting to order at 6:30 p.m. Members of the public present  
10 at this meeting were: Steven Devine, Kelly Devine, Richard Osborne, Tom Mullen, Craig Keeney, Kevin  
11 M. Coburn, Michael St. Cyr, Gena St. Cyr, Ted Hammond, Susan Hammond, John Pierce, Karen Pierce,  
12 Virginia Erickson and Police Chief Warn.

13 Approval of Minutes: Chair Laufenberg inquired if there were any revisions or concerns regarding the  
14 Public Minutes and Non-public Minutes of October 31, 2016. **After revisions made by Selectmen Davis  
15 and a review of revisions made by Selectman Kelly (which he submitted previously to the Meeting), a  
16 Motion was made by Selectman Davis to approve the Public Minutes as revised and approve the Non-  
17 Public as written. The Motion was seconded and with a roll call vote, the Public Minutes were  
18 unanimously approved as revised and the Non-public Minutes were approved as written.**

19 Privilege of the Floor: Chair Laufenberg called on Richard Osborne who is campaigning for State  
20 Representative, for Grafton County, District 7. Mr. Osborne explained that the public expressed to him  
21 (while he was canvassing) that they would like more communication between the Representatives and  
22 the Town. With that in mind, he inquired as to what avenue the Board would like him to use to  
23 communicate issues relating to budget matters, etc. and other issues that may relate to the Town of  
24 Campton, (should he win the Election). Chair Laufenberg informed Mr. Osborne to communicate by  
25 email to Carina Park, Town Administrator, and she will direct it to the Board's attention. The Board  
26 thanked Mr. Osborne for coming and wished him well in the Election.

27 Chair Laufenberg called on Tom Mullen who explained that he was not in favor of a Dollar General being  
28 built next to property presently owned by Northway Bank. He explained that he felt the building is  
29 "hideous" and would damage the property value of Northway Bank and other properties along NH  
30 Route 49. He expressed that the Planning Board approved the building and the Motion to approve was  
31 made by an individual on the Planning Board that, he believes, has a conflict of interest and should not  
32 have been allowed to vote on the issue. Mr. Mullen also expressed that he feels the Town should take  
33 legal action with respect to that Motion. Mr. Mullen expressed the Planning Board needs to review  
34 regulations and to formulate a plan for types of buildings allowed in Campton and also expressed that  
35 the Board should have been more active in requesting specifications for a better looking building than  
36 the one approved by the Planning Board. Mr. Mullen expressed how important public opinion is and  
37 how public opinion can sway decisions. He presented a list of signatures of individuals who are opposed

38 to the Dollar General store and he inquired what the Board is willing to do about this issue. Chair  
39 Laufenberg explained that as Planning Board ex officio, he attended the multiple meetings with Dollar  
40 General. He explained that all abutters were notified and no abutters attended the Meetings, nor did  
41 any abutters express concern about property values. Chair Laufenberg stated there were multiple  
42 meetings and there was discussion on changing the façade of the front of the building as the first plan  
43 presented to the Planning Board was a hideous building. Dollar General did respond and changed the  
44 front façade (which is not the photo that Mr. Mullen presented this evening). However, Chair  
45 Laufenberg further commented, that Dollar General did not have to make any changes at all, as they had  
46 met all Town Zoning Ordinances. After that meeting, another meeting was held, and some other  
47 requests were presented for changes (again, not required of them to address) and they opted not to  
48 change any requests for the side of the building. However, they agreed to work with the Garden Club  
49 on some landscaping ideas. Chair Laufenberg explained that the other thing to keep in mind is that the  
50 property will be owned by a development company, and the building will be leased by Dollar General. It  
51 was mentioned that since the property still has not transferred as yet, that perhaps Mr. Mullen should  
52 consider discussing the issues with Northway Bank, the present owners. If the Dollar General should not  
53 survive, the development company will establish another business to be placed in the building and that  
54 was one of the concerns of the Planning Board, should the Dollar General not survive. Chair Laufenberg  
55 also stated that there are issues with the land and a lot of back fill had to be hauled in. This caused the  
56 “eating up” of costs. Mr. Mullen acknowledged that he understands there were some alterations for  
57 improvement of the aesthetics of the building; however, in his opinion, they are not nearly enough. Mr.  
58 Mullen suggested, by respectfully requesting that the Board ask Dollar General to go back to the  
59 drawing board to make additional revisions to improve the aesthetics of the building. Mr. Mullen also  
60 suggested that the Planning Board review the criteria on building requirements for aesthetic purposes.

61 Chair Laufenberg called on Ted Hammond who agreed that Dollar General fell short regarding aesthetic  
62 issues. Mr. Hammond stated he agreed with Mr. Mullen that pressure should be placed on Dollar  
63 General to improve the aesthetics of the building.

64 Chair Laufenberg informed Mr. Mullen that the Planning Board will be moving forwarding on reviewing  
65 criteria for building requirements and specifications, and that the Board will take the Petition under  
66 advisement.

67 Old Business: None

68 New Business: Chair Laufenberg called on Ted Hammond concerning 383 Owl Street, Campton, NH. Mr.  
69 Hammond explained that his property abuts this property. Mr. Hammond discussed the deplorable  
70 conditions of the property at present and gave a history of ownership and work done on the property  
71 pertaining to no building permit obtained by the contractor and the repercussions that have followed.  
72 The property is now owned by the Town as it was tax deeded and Mr. Hammond expressed an interest  
73 in purchasing the property from the Town for the back taxes. He expressed the asset factors of the  
74 Town selling the property to him and the fact that he would tear the building down and leave the  
75 property as open land with no intention of rebuilding. Mr. Hammond further stated that the building  
76 currently is structurally unsound. Discussion ensued as to the legal aspects for the sale of the property

77 and it was agreed that Town would contact Town counsel and then get back to Mr. Hammond on the  
78 possibility of purchasing the property from the Town. Some discussion ensued as to possible liens on  
79 the property and the necessity of a title search (at buyer's expense).

80 Chair Laufenberg continued New Business by calling on Dan Defosses, Fire Chief to review the 2017  
81 Preliminary Budget of the Campton/Thornton Fire Department. After reviewing, some questions that  
82 ensued were: what a ballpark figure is for surplus this year (Fire Chief confirmed approximately  
83 30,000.00 to \$40,000.00); the 2% increase for compensation Chief Defosses confirmed is for merit raise;  
84 and the health insurance premium increasing by an anticipated 8%. Discussion ensued pertaining to the  
85 percentage of contribution that the employees pay presented by Karen Pierce. It was confirmed that  
86 employees' contribution is 7% and that percentage has not been revised in the past 3 years. Chief  
87 Defosses mentioned that the Department is contemplating doing another wage study as circumstances  
88 have changed and he is not sure whether the 7% figure is par for Fire Departments. Craig Keeney  
89 expressed concern of the overall 12% increase in the Preliminary Budget. Chief Defosses expressed that  
90 once they stabilize their staff, he hopes the budget will stabilize as well. Chief Defosses acknowledged  
91 the burden of taxpayers and balancing quality service and keeping costs to a minimum. Fire gear was  
92 discussed and the fact that the gear has expirations codes and if not replaced, the consequences that  
93 could arise. Chief Defosses explained that he is trying to replace the gear in small increments to stay in  
94 line with the budget.

95 Another item Chief Defosses brought before the Board is the price quote for a second ambulance that  
96 was recently discussed with the Board and, at the time, a price quote was requested. Chief Defosses  
97 discussed his needs for a second ambulance for the benefit of the public present this evening. Chief  
98 Defosses further mentioned that the ambulance is a revenue generator. Chief Defosses explained the  
99 Department would like to purchase a used ambulance in 2017 in the approximate amount of  
100 \$60,000.00. Cost to the Town of Campton would be 58% of the \$60,000.00. Discussion ensued and it  
101 was requested by Selectman Wheeler for Chief Defosses to do an analysis of revenue and costs. Chief  
102 Defosses agreed to prepare. Review of the CIP was discussed briefly with replacement years for current  
103 ambulance and second ambulance. Chief Defosses explained the life expectancy of the ambulances to  
104 run for 10 to 15 years. The Mutual aid line item was discussed and the fact that that amount will not be  
105 reduced because of an additional ambulance.

106 Chair Laufenberg called on Virginia (Stickney) Erickson who is a new Fire Commissioner. She strongly  
107 favored the need for a second ambulance (since being an ICU nurse and knowing how crucial time is a  
108 factor in saving a life). She expressed that having only one ambulance is a disservice to the Town.

109 Chair Laufenberg called on Craig Keeney who expressed need vs. revenue. He didn't feel the public  
110 looks upon the ambulance as a revenue, but looks upon the ambulance as a service to the Town and  
111 revenue should not play into as a factor. Mr. Keeney also expressed that a second ambulance is setting  
112 up an additional cost, not only a replacement of the current ambulance, but replacing a second one  
113 (placing a heavy burden on the Town).

114 Chair Laufenberg thanked Chief Defosses for putting the figures together and expressed that the Board  
115 will review, but he is not sure whether everyone is sold on a second ambulance at present.

116 Personnel Policy Revisions – Employee Benefits - Chair Laufenberg called on Carina who explained the  
117 color coding on the Personnel Policy that she distributed to the Board. Carina explained that it is a lot of  
118 information to digest so she will put this back on the agenda for November 21, 2016 so that the Board  
119 can work on it section by section. The Board agreed.

120 Correspondence: Carina informed the Board that an updated tax agreement list from the Town  
121 Clerk/Tax collector is in the Board’s packet for their review.

122 Carina mentioned that the email sent to the Board regarding the Mad River Stabilization project, (which  
123 work is being done by the Campton Village Precinct), the deadline for questions or comments is  
124 scheduled for the end of next week.

125 Regarding the tax rate issue, Carina explained that she spoke with Michelle Clark at NH DRA and the  
126 Campton Village Precinct (CVP) is still not balanced. Inquiry was made to John Pierce, CVP bookkeeper.  
127 Mr. Piece explained that the necessity form to the State was submitted back in April and last week was  
128 the first he had heard that there was a problem with DRA. Mr. Pierce stated he spoke with DRA and he  
129 resubmitted the MS535 last week. It was explained to Mr. Pierce that as of today, DRA confirmed that  
130 they did not have a properly corrected MS535. Mr. Pierce confirmed that he would contact NH DRA on  
131 Tuesday and follow-up with Carina. The Board thanked Mr. Pierce and explained that this issue is  
132 causing a delay with the tax rate being set and the fact that the Town does not want to take out a Tax  
133 Anticipation Note (TAN). Mr. Pierce confirmed that he understood the situation, but also pointed out  
134 that the form was submitted back in April. The Board acknowledged the issue; however the problem  
135 right now lies with the CVP still not being balanced with DRA.

136 Carina discussed cash flow and feels the Town can get through the next four weeks without a problem;  
137 however, discussion ensued concerning a TAN and if the CVP issue is not resolved by Monday,  
138 November 14, 2016, the Town should move forward with a TAN. Discussion ensued with costs of such  
139 and the fact that possibly such costs should become the burden of the CVP.

140 Carina explained regarding a tax deeded property that is owner occupied. The bank is willing to pay off  
141 the back taxes to the Town. If the Board is willing, Carina explained that she will draft the agreement;  
142 however, with no tax rate, she would have to estimate the second half property taxes. **The Board  
143 agreed to wait until the tax rate is set before drafting the document. If the tax rate is not set by  
144 Monday, the Board will revisit this issue. Carina did discuss issues with the fact the vacate notice  
145 deadline is set for November 31, 2016, and the Board may have to push that date back. The Board  
146 agreed to a wait and see procedure.**

147 Non-Public Session: None

148 Board Concern and Directives: Chair Laufenberg called on Selectman Cheney who inquired about the  
149 Blair Bridge. Carina stated she has not received the adjuster's quote. Chief Warn informed the Board  
150 that the individual who caused the accident has been fired from his job and there is a warrant issued.

151 Selectman Davis inquired about the lights out on Exit 28. Carina informed the Board that she left a  
152 message with DOT and she still has not heard back. Police Chief Warn stated he will call DOT again as he  
153 has also spoken to them previously. Chair Laufenberg mentioned that one of the lights has been hit and  
154 down and that could possibly be part of the problem. Carina will scan a copy of the email (for Chair  
155 Laufenberg) from DOT indicating that the lights would remain on.

156 Selectman Davis inquired about the Richard Murphy property regarding cleanup. Chair Laufenberg  
157 confirmed that cleanup is presently in process.

158 Selectman Davis gave an update on the Town's 250<sup>th</sup> Celebration. Another meeting is scheduled for  
159 Thursday, November 10, 2016, at the Campton Historical Society. Selectman Davis informed the Board  
160 that the Campton Conservation Commission has been contacted and they are thrilled with the idea of  
161 holding the 250<sup>th</sup> Celebration at the Pattee Field. Selectman Davis acknowledged that the property  
162 would be a perfect location and there is plenty of room that would ease traffic problems.

163 Discussion ensued regarding revisions in the Election Day schedule for Board members. The new  
164 schedule allows for a quorum that is required by the State Attorney General's Office.

165 Chair Laufenberg called on Selectman Wheeler who expressed concern about the light direction blinding  
166 him from the Town sign when he came out of Owl Street. Chair Laufenberg confirmed he discussed this  
167 with Carol Lenahan and the matter is being taken care of.

168 Chair Laufenberg requested Carina work on scheduling a joint meeting with the Thornton Board of  
169 Selectmen regarding solid waste and the Fire Department.

170 Carina reminded Chair Laufenberg that he is scheduled to attend an Economic Development meeting on  
171 Thursday, November 10, 2016. Chair Laufenberg confirmed he would be there at 8:00 a.m.

172 Carina confirmed that she will be attending the Friends of the Pemi on Thursday, November 10, 2016.

173 Selectman Davis also announced Carina's one year anniversary with the Town of Campton was on  
174 11/2/2016. Carina confirmed that the time has flown by.

175 Chair Laufenberg called on Craig Keeney who inquired if the trailer that is parked in the Fire Department  
176 parking lot (which is in front of the Town Clerk/Tax Collector's Office) could be moved. He expressed  
177 that it is blocking the location of the Town Clerk/Tax Collector's Office. Discussion ensued and Chair  
178 Laufenberg confirmed he will discuss with Chief Defosses an alternate location.

179 Adjourn: There being no further business, Chair Laufenberg declared the meeting adjourned at 8:14  
180 p.m.  
181

182 Respectfully submitted,

183

184 Eleanor M. Dewey, Office Assistant and Recorder

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