

MINUTES
SELECTMEN'S MEETING

June 25, 2018

The Campton Board of Selectmen met at 6:30 p.m. at the Campton Municipal Building. Present were Selectboard members Chair Peter Laufenberg, Vice-Chair Karl Kelly, Sharon Davis, Bill Cheney, Craig Keeney, and Carina Park, Town Administrator.

Approval of Minutes: Chairman Peter Laufenberg inquired if there were any revisions or concerns regarding the Public Minutes of June 11, 2018. **Selectman Davis made a motion to table approval of the minutes until the next meeting; motion moved.**

Privilege of the Floor

None

New Business

Potential CIP Committee Member

Bill Frye introduced himself and expressed his interest in serving on the CIP Committee. Mr. Frye asked the Board what the committee would be doing. Chair Laufenberg answered the committee will forecast the capital improvements needed within the Town over the next 10 years. The committee will then try to budget funds appropriately in an effort to keep the tax rate stable. The improvements included in the plan are items such as paving roads, purchasing vehicles, constructing buildings, etc.

Mr. Frye told the Board he has lived in Campton a little over 30 years. He used to work for the State of NH Liquor Commission as an enforcer. At that time, he supervised a 21-person department. He has experience in developing and administering a budget; and in many cases has had to make difficult budget cuts.

Selectman Cheney asked if he has participated in town budget meetings. Mr. Frye said he is an active participant at both budget hearings and Town Meeting.

Chair Laufenberg advised Mr. Frye that the Board will be making a decision soon and Carina will be informing anyone who had expressed an interest.

The Board thanked Mr. Frye for coming in and for his interest.

Ladd Raine of Becket Family Services

Mr. Raine has been invited to meet with the Board to give an update on the most recent incidents at the Becket School. Selectman Keeney stated that many citizens had expressed their concerns about the school at the recent meeting held by the Police Department and asked Mr. Raine if he had acted on any of the improvements suggested at said meeting.

Mr. Raine answered yes. They are currently undergoing construction at the school and will be putting up a fence after the paving is complete. The fence will be similar to the fence already in place at the Depot Street house. The number of students has been decreased from 16 to 12. They have also ordered garments such as t-shirts and jackets to be worn by the staff so they are easier to discern from the students. There are also new guidelines regarding their locking system which includes a text message alert to ensure key employees are notified when the alarm system is activated.

Vice Chair Kelly asked if the school has a mission statement and if in it there is anything about community relations. Mr. Raine answered they do have a mission statement although he doesn't have it memorized, it does mention community relations. Mr. Ladd expressed the school does try to partner with the communities as best they can. In Plymouth, they have students who volunteer at the Senior Center and work in area retailers such as Tractor Supply. They have found they have no problem with those students. Mr. Raine added he has approached Chief Warn regarding steps to get the students involved in community programs.

In regards to the recent incident, the school is helping the homeowner with the vehicle replacement costs. Mr. Ladd expressed that they are trying to do the right thing but it will take time. Selectman Keeney added that, in his opinion, this was probably an extreme incident but this is not the first time something like this has happened. The school asked to come into this community, which was accepted, but these events are unacceptable and were not part of what was presented. He would prefer to not see WMUR in Campton for these types of events.

Mr. Raine responded there are few providers like the Becket School left in the state. The Becket School is providing the same level of schooling as originally intended but the need has increased. They have invested a large amount of money into the building to make it secure but they are facing a more difficult population. It is impossible to guarantee that no student will have a negative impact but are doing all they legally can to make sure it doesn't happen.

Chair Laufenberg said he went over the original proposal the Becket School supplied to the Planning Board. To a certain degree, what the Beckett School is doing there now is different than what was originally proposed. Chair Laufenberg would like to have Becket School revisit the Planning Board with a revised site plan so it can be official as to what is happening in those buildings at the present time. Originally the "higher-level" students were to be in the smaller Depot Street building but that is not the case now. These are the kind of issues that need to be looked at. Chair Laufenberg expressed what is happening at the school is of a much more sensitive nature than other things going on in town, and, therefore, the Boards should be aware

when there are changes. Chair Laufenberg continued he would like to have the Becket School visit the Planning Board in the next 30 to 60 days.

Mr. Raine said he is hesitant to say they are willing to go through the whole site plan review process again but will update the Planning Board. If the school is told it needs to do a new site plan review it will.

Caron Pierce asked what the Board anticipates changing after the school meets with the Planning Board. Chair Laufenberg said the Planning Board would not revoke its approval of the school being there but he would like to have the school submit what is in their plans. Items like the fence that is being installed, occupancy, etc.

Priscilla Whitney asked if the text message alerts also go to the police dept. Mr. Raine answered they do not.

Correspondence

Carina reported she had received an agreement from Steve Tower and Roy Sabourn regarding Mr. Lougee's well discussed at the last meeting. Carina asked Tower & Sabourn for an easement; however, they felt an easement was not necessary as the land under the road was technically the property owners. Selectman Davis felt the agreement does not address future owners and stated that an easement would go with the property rather than the just the current owner. Chair Laufenberg wants it to be rewritten so the agreement goes with the land and not the owner.

Carina shared Road Agent, Butch Bain's paving proposal. The request for bids will be published in Thursday's Plymouth Record. Chair Laufenberg asked what each road costs. Butch responded he has that information but unfortunately, not with him this evening. Butch believes the total project will come in under his original estimate of \$195,000. He took approx. 1679' off Merrill Road; but added 1100' of Depot St. Selectman Davis commented that Deacon is spelled wrong and at the bottom of the list it should say all six roads not four. Chair Laufenberg said the Board had a discussion on Depot St. and Southmayd Rd. at the last meeting and he believes Depot Street is not in immediate need of paving. In regards to Southmayd Rd, he thinks it would be best to figure out a new traffic pattern and do it next year. Butch responded that he is fine with that plan. Vice Chair Kelly added he would like to see Southmayd Rd. dealt with sooner rather than later. Selectman Cheney said originally the Board had agreed to do the necessary repairs on Depot St. which is what he would like to see done as to avoid additional unnecessary expenses. Selectman Davis agreed if the Board does not address Depot St. now it will cost a lot more money in the future. Butch said Depot St. has been passed over the past few years and now it is a total reclaim. Selectman Keeney asked Butch if he feels Depot St. will hold up another year. Butch said now that it has been ditched it can probably hold up. The Highway Dept. has diverted the water off the road but not knowing what winter will bring, it is not guaranteed. Selectman Cheney said if the Board votes to not repave Depot St., the Highway Dept. will need to do additional work to make the road hold up until next year. Chair Laufenberg said the

consensus is to not repave Depot St. this year Selectman Cheney then asked about Southmayd Rd. as there is a major drainage problem at the intersection with Route 49. Selectman Cheney stated that Butch might want to consider asking the State DOT if the town should be cleaning the ditch as water cannot get off the road and does back up onto the pavement. He believes more needs to be done than just shoveled trough. Butch said it's also a problem at the post office on the lawn. Mr. Cheney said if the road could be planed it would help move the water to the drain. Chair Laufenberg suggested when Butch talks to DOT that the traffic pattern should also be brought up and discuss how to change the flow of traffic going into the post office.

Carina informed the Board that the FEMA money had been received. The total for the July storm is \$37,931.81. She has scheduled a public hearing on July 9th to accept the funds.

A letter from Bob Welsh was received regarding a Beebe River Home Owners Association meeting on July 5th. Carina has invited the Home Owners Association and utility system users to the August 13th meeting. These invites will go out with the water bills next week.

North Country Council (NCC) is looking for a member from the Town of Campton to serve on the Scenic Byways Council. If any board member is interested they can let Carina know and she will share the information. Campton is not a member of NCC but any Town with scenic byways is invited to have a member serve on this council.

The fire extinguisher alarm system used to be a legally required item. This requirement has been rescinded since the construction of the town office. Carina explained that when chairs are pushed up against the fire extinguishers an alarm goes off. Jon Adams could deactivate the alarm since it is no longer a requirement for a public building. The current fire extinguishers have to have the alarm control and they cost more. It will cost money to deactivate the alarm system but the next time the Town buys fire extinguishers they will not have to be the ones that have an alarm sensor. It was the consensus of the Board to leave the alarm activated.

Scott Reed of Charter Communications met with Selectman Kelly and Highway employee, Ron Farnsworth. They checked out a couple of spots in town regarding the utility lines being too shallow. Selectman Kelly reported there is a plan being worked out. Carina reminded the Board that Charter Communications is intertwined with Spectrum. Charter purchased Time Warner and became Spectrum. Carina asked if they were going to sign the Cable Franchise Agreement and she questioned if Charter Communications might stop sending them revenue if it remains unsigned. It appears there is no deadline for signing. Chair Laufenberg said he doesn't see any reason for signing the contract as there is only the one cable company in Campton. Selectman Davis suggested Carina invite a Charter Communications representative to a Select Board meeting.

In Public Session, a Motion was made to go into Non-Public Session under RSA 91-A: 3, II (a) regarding personnel. The Motion was seconded and with a roll call vote: Selectman Laufenberg – aye, Selectman Davis – aye, Selectman Kelly– aye, Selectman Keeney – aye,

Selectman Cheney – aye ~ the Board went into Non-Public Session at 7:30 p.m. The Board came out of Non-Public Session at 8:04 p.m.

In Public Session, a Motion was made to seal the minutes of the non-public session. The Motion was seconded and unanimously approved.

Butch updated the Board on a complaint he received regarding personal items and vegetation located within the Town's right-of-way on Orchard Street. Butch spoke with the homeowner and she has agreed to remove the items but has asked for a little time, 30-60 days max, so not to kill the plants that need to be replanted elsewhere. The Board agreed but would like to see something done closer to the 30-day timeline.

In Public Session, a Motion was made to go into Non-Public Session under RSA 91-A: 3, II (a) regarding personnel. The Motion was seconded and with a roll call vote: Selectman Laufenberg – aye, Selectman Davis – aye, Selectman Kelly– aye, Selectman Keeney – aye, Selectman Cheney – aye ~ the Board went into Non-Public Session at 8:10 p.m. The Board came out of Non-Public Session at 8:26 p.m.

In Public Session, a Motion was made to seal the minutes of the non-public session. The Motion was seconded and unanimously approved.

Correspondence Continued

Carina told the Board that long before she was hired as Campton's Town Administrator, the town instituted a policy in which it paid Waterville Estates based on the amount of taxes collected on a monthly basis. The Town is now being told by DRA that it can no longer be done this way. She was told that moving forward the full annual appropriation must be submitted to the Village Districts by the end of the year despite the fact that all taxes had not been collected. The Board expressed concern as this puts an extreme burden on the town in regards to cash flow. Carina reported that currently, there are outstanding taxes as far back as 2014 and questioned why this is a problem now. Chair Laufenberg expressed concern that essentially the Estates can have a million dollar budget and if half of the Waterville Estates taxpayers don't pay, the Town will be responsible to carry that burden. Carina answered she was told that the Town can collect the interest on the back amounts due. She asked the Board if she should get the town's attorney involved and it was the consensus of the Board that the attorney should be contacted on this issue. Carina shared the RSA with the Board which clearly states "taxes collected" not taxes appropriated. Currently, the amount owed on the Estates is roughly \$85,000.

Board Concerns and Directives

Selectman Cheney shared some information regarding CIP Committees. He also shared an article about contracting the road grading out. He asked if the Board might be willing to listen to someone regarding other ways to preserve roads.

Chair Laufenberg said there are two ways to do CIP – one being a subcommittee of the Planning Board and the other is an independent committee with members of both the Select & Planning Boards plus residents of the community. The Board decided the latter would work best for the Town.

Selectman Keeney brought up the Fire Dept. apron proposal from Saulnier Construction which is approx. \$8,000. Chief Defosses will be at the next meeting along with the RFP proposals.

Selectman Keeney also mentioned Handyman Hardware's renovations. Handyman Hardware did not apply for a building permit. He questions at what point is a building permit required? Carina said only when the footprint of the building is changed. Selectman Keeney said he feels in this particular instance the building's footprint has changed. He also questioned driveway permits. Selectman Keeney knows of someone whose driveway is located off a State road and when they paved their driveway a permit was required from the State, however, the owner was unaware of such requirements.

Carina explained the requirements of needing a building permit is primarily based on if the footprint has been altered which can be different in certain situations. Discussion ensued on various improvements changing assessed values and why that should cause someone to need a building permit. Right now when someone paves their driveway a building permit is filed just for assessment purposes. Carina expressed the need for more detailed building permit regulations.

Selectman Keeney asked about the cruiser which still is at Thornton Collison. The new date for its return is July 13th. Selectman Keeney would like to have the extra cruiser put out to bid as soon as it is back. He continued he felt if the Board waited there would be another excuse to keep it. He thinks the old backhoe should also go to auction at the same time. He believes the Highway Dept. has more vehicles than what is needed. Selectman Cheney said he believes the Town will get more money for the vehicles if they are taken to the White Farm auction rather than put them out for bid.

Adjourn: There being no further business; Chair Laufenberg declared the meeting adjourned at 8:49 p.m.

Respectfully submitted,

Mary Pelchat, Transcriber