



**Selectmen's Meeting
Town Office
Wednesday, August 8, 2012**

Present: Jed Brummer, Chair; Roberta Oeser, Selectman; Samuel Seppala, Selectman; Carlotta Pini, Town Administrator; Linda Stonehill, Administrative Assistant

APPROVED MINUTES

5:30pm Non-public for personnel per RSA 91-A:3, II(a)

6:00pm Call to Order / Pledge of Allegiance

CITIZEN'S FORUM

Keith Halloran said he appreciated the speed sign the Police put on Hubbard Hill Road considering the increasingly fast traffic, and he's almost been hit twice while backing out of his driveway. He also asked whether two longstanding "real estate for sale on this road" signs on the corner of Hubbard and Main could be removed. He said they make it seem like the whole neighborhood is for sale and cause folks to drive by slowly wondering which houses are listed which is a privacy/security concern. Planning Director Matt Henry said that directional signs are currently allowed and the Board added that a Town Meeting vote would be required to change that.

Approval of:

Manifests: Accounts Payable & Payroll – Roberta motioned to approve the Accts. Payable and Payroll manifests, Sam seconded, and all were in favor.

Minutes: June 27, 2012 – Roberta moved to approve minutes, Sam seconded, and all were in favor.

GENERAL BUSINESS

Chris Bernier gave the Board a heads-up about the August 11th Half Marathon involving about 300 runners from as far away as California on a course starting in downtown Jaffrey and continuing into Rindge from the rail trail at South Woodbound to Cathedral of the Pines and then back to Jaffrey. Chris enjoys living in Rindge and thought it would be a great way to showcase the area. A police cruiser will escort them.

Police Detective Dan Anair discussed the annual Tour de Force Bike Ride benefit. This is Dan's ninth year of completing the 250-mile, four-day bike trek that starts Sept. 7th in Boston and arrives at Ground Zero in Manhattan on 9/11. The entrance fee is \$1,000 per rider and Dan, his wife, and Officer Radford will participate. The fund is for families whose relative was killed in the line of police duty. The Police Department will collect voluntary donations on August 25th from 10am-2pm at the 119/202 intersection.

MOTION: Roberta motioned to allow use of the cruisers and the police speed sign at the intersection of 119/202 to support the Tour de Force Bike Ride Benefit voluntary toll donation on August 25th from 10am to 2pm.

Steve and Kerry Prince had asked that the \$27.26 interest fee for late payment of their tax bill be waived since the bill had been delayed in the process of being forwarded from their old address.

MOTION: Roberta motioned to waive the \$27.26 late fee for the Princes, Sam seconded, and all were in favor.

Ongoing business

Town Clerk Nancy Martin has been training Nicole Sesia who was hired as the Deputy Town Clerk; Nicole is in Concord this week training with the State. Carlotta and Linda would like to write a press release about Nicole if she's willing.

Last weekend's 5K race and Kids' Fun Run went very well and 82 runners participated; Roberta manned the check-in table and Jed and Carlotta participated in the race.

On Tuesday, the Meeting House Oversight Committee discussed replacing the windows as recommended by the energy audits as well as painting the building. LCHIP is offering a small grant round this year so we're applying for help with the window replacement. Under LCHIP's terms, the Town would be responsible for 50% of the project's cost. Richard Monihan, a historic architecture specialist, will submit a proposal and Linda will prepare the grant application by LCHIP's September 7th deadline. A warrant article will be put forward in March for the painting, which LCHIP considers to be maintenance and is ineligible for a historic preservation grant.

Ellen would like to close out the Senior Housing Committee account that has \$500 remaining in it. We'd like to recognize everyone involved in that project over the years. There still may be a role for the Senior Housing Committee as part of the Economic Development Initiative, so the Board may receive a proposal about that.

We received notice that the Sunridge neighbors have appealed to the Superior Court regarding the ZBA's decision on the Hunt Castle matter. The Court will need to determine whether the ZBA committed any procedural errors but will not be reviewing the merits of the case. At its August 28th meeting, the ZBA will hear the Town of Fitzwilliam's appeal involving access to the Castle.

The Telecommunications Committee received an email saying that Argent will release their financials to the Town providing we sign a Confidentiality Agreement. We've been asking for Argent's financials for a long time—in light of their proposed franchise agreement, the Town needs to know whether Argent is financially sound. The Committee would appreciate outside expertise to help determine that, so Jed suggested we reach out to Richard Marshall, the Franklin Pierce CFO, to see whether he might review Argent's financials for us.

The Economic Development Task Force has met twice and Matt took the minutes. The Selectmen-appointed History Committee (separate from the Town's Historical Society to whom the Town pays an annual stipend to keep collections in its building) has a role in the economic plan, being charged with developing a historic and cultural resources section for the Master Plan. Jed suggested contacting the University for more input.

Franklin Pierce University is celebrating its 50th anniversary this year so the Town Office prepared an oversized card which residents can sign to commemorate the event.

In other news, the Highway Dept. is well into its paving project and the Recreation Department is wrapping up summer camp and will start the teen program next week. The Fire Chief and Deputy will soon head out to inspect the new fire truck, and, courtesy of Dan Aho, the Fire Dept. will conduct a training burn at 53 East Main Street by the end of September. The Town of Richmond may get another AT&T cell tower, and the shed for our Verizon tower has been constructed but some electrical issues need to be resolved.

INFORMATIONAL ITEMS/COMMUNICATION

July Revenues/Expenses: Timber taxes are low but there are payments outstanding. The "payment in lieu of taxes" policy for nonprofits might need to be overhauled: currently, only Toah Nipi is contributing--The Meeting School and church no longer do. Carlotta will apprise the Board of the list of entities filing for nonprofit status.

Interest and penalties on delinquent taxes are up but that means folks are paying late. The motor vehicle permit fees are at 57% and we should be at 58% seven months into the year, so that's on track. Building permits are very low, but last year, we had Tractor Supply and Payson Village Senior Housing. Income from the Depts. is good, at 78%. Overall, we're about \$38,000 higher than we were last year which is probably a timing issue with the highway block grant. Real estate taxes are \$130,000 ahead, maybe due to when the bills were sent out. The expenditures overall are 51% for the year but we haven't completed the highway paving project which will put us up. We are a little high in some areas and low in others, overall looking okay but need to keep an eye on the budget each month and the Dept. Heads will need to communicate any anticipated overages. In other news, unfortunately we'll need to continue to overspend the legal budget to defend our boards in the Hunt/Sunridge case.

7:00pm Public Hearing re: Unanticipated revenue from the NH Community Planning Grant

Planning Director Matt Henry said that Rindge has the opportunity to accept \$8,300 in unanticipated revenue in the form of HUD funds administered by the NH Community Planning Grant for a consultant to review our regulations in light of the Master Plan. At last night's Planning presentation, well-attended by residents, the Planning Board's charrette was incorporated into the Master Plan's Community Design chapter. The consensus was that creating a town center is a good idea for the Town of Rindge, but there were concerns about the merits of economic development and the cost of pedestrian infrastructure such as sidewalks. Currently, 90% of taxes are paid by residents and the remaining 10% are paid by commercial enterprises; this is off from the "ideal mix" regarded as 80% residential, 20% commercial, so we need to expand the commercial tax base faster than the residential tax base to increase the bottom line. However, we'll also need to remain mindful of the high demands of commercial enterprises on limited public safety services and infrastructure. Regulatory review will be the next step if we accept this grant money – a consultant will review town regulations and zoning ordinances to determine whether they're hindering or facilitating the Master Plan. To accept the \$8,300 in grant money, Rindge will need to match \$700 in cash and the remainder of the 25% through in-kind services such as staff or volunteer time.

MOTION: Roberta motioned to accept unanticipated revenue in the amount of \$8,300 and to appoint the Town Administrator as a fiduciary agent to sign the agreement, Sam seconded, and all were in favor.

Bob Van Dyke's abatement request: Roberta thought a 7.5% to 8.8% vacancy rate would be more realistic than the 10% assigned to Bob's property. Sam suggested using the 10% vacancy and a 10% cap rate, or the figures could incorporate a 9% cap rate plus 2% for taxes. Several apartments in town are based on construction costs minus depreciation, but the income approach would be more practical. We'll reconvene in two weeks and look at using rates of 10% and 7.5% for Bob.

Mike Cloutier reviewed the job description of the Maintenance Technician who will replace terminated employee Randy Millett. The job description was amended to say that the incumbent will work under the general direction of the Foreman and/or the Director of Public Works, may need to work some irregular hours, and will do some plowing but won't need a CDL.

MOTION: Jed motioned to amend job description and advertise the position, Roberta seconded, and all were in favor.

A couple months ago, we talked about going in with the school on purchasing oil (we use about 18,000 gallons a year) but recently learned that the school hasn't yet locked in a price. Does the Board have a not-to-exceed figure? The consensus was to stick with the school to get the best price we can now.

MOTION: Jed motioned to adjourn at 7:38pm, Sam seconded, and all were in favor.

Minutes respectfully submitted by Linda Stonehill, Administrative Assistant.