



Selectmen's Meeting
Town Office
Wednesday, July 10, 2013
6:00 P.M.

Present: Selectmen, Sam Seppala, Roberta Oeser, and Dan Aho, Town Administrator, Carlotta Lilback Pini, and Executive Secretary, Nicole Sesia

Approved Meeting Minutes

CALL TO ORDER / PLEDGE OF ALLEGIANCE

CITIZEN'S FORUM

Charlie Eicher thanked everyone who was involved in the 4th of July celebration. Carlotta thanked the Chamber of Commerce for putting on the 4th of July event.

Roberta said that the Town Office sign looks bad and suggested replacing it. Carlotta said she had just talked to Mike about it, and they intend to address it.

GENERAL BUSINESS

Roberta made a motion to approve the Accounts Payable and Payroll manifests for 7/3 and 7/10. Dan seconded, and the Board voted unanimously in favor of the motion.

Roberta made a motion to approve the 4/17 and 5/29 minutes, Dan seconded, and the Board voted unanimously in favor of the motion. The minutes from the 5/1 Board of Selectmen meeting were passed out to be reviewed for the following meeting.

Pat Martin from the Energy Commission addressed the Board regarding the Request for Proposal for the Library weatherization. She stated that the Energy Commission would like to put a proposal out for the Library weatherization. The energy audit says it will cost about \$5,000 to weatherize but Pat thinks it will be a little more than that. It would be funded by the warrant article that passed. The Energy Commission is planning on putting an ad in Monadnock Ledger Transcript and the Local Energies Newsletter, in addition to the Request for Proposal for the lighting study. At the following Board of Selectmen meeting, the Commission will come in with a recommendation. Pat said they would like the work done by September 30th. Roberta made a motion to approve the Request for Proposal. Dan seconded, and the Board voted unanimously in favor of the motion.

ABATEMENT HEARINGS

Theresa and Robert Derosiers presented their abatement application to the Board. Dave Duvernay, the Assessing Clerk, told the Derosiers he could lower their assessment to \$359,500, but due to a misunderstanding, the Derosiers heard \$310,000. Mrs. Derosier said she looked at other houses and saw

that ones that are more substantial are priced a couple hundred dollars less. Their house has a quality rating of +20 but the house on Jericho is +10 and a lot nicer. \$366,100 was her previous assessment before she talked to Dave and got it reduced to 359,500. The assessment said the house had granite counters, and it doesn't. There was a suggestion that \$12,000 could be taken off due to not having granite counters, which would bring her assessment down to \$347,000. Dave offered to take a look at other houses and try and explain to the Derosiers how other houses are valued. Dave will change the grade of the house so that it is \$12,000 less than the current assessment. Roberta made a motion to take \$12,000 off the house. Dan seconded, and the Board voted unanimously in favor of the motion.

Mark Fernald, representing the Meeting School came before the Board to discuss the assessment on the school. He explained that when they were a school they were tax exempt. This year is the first year with taxes, and the property will be sold soon. Two pairs of houses share a septic system, two houses share a furnace, and none of the houses have a well. There is no legal right, once the school is closed, to use the well across the street. Roberta stated that road frontage is not mentioned at all. Most of the buildings are on the north side of the road. Lot 5 has about 2500 feet on a class 5 road and just under 2500' on a class 6 road. The property was appraised at \$994,300; Mark was seeking \$710,000. Current Use lowers the tax bill, so it's hard to figure. The Board agreed to reduce the appraised value by \$206,300 to \$788,000. Thus, the assessed value became \$644,354 overall but \$387,281 on Map 6 Lot 5 alone.

TOWN ADMINISTRATORS REPORT

Carlotta highlighted certain items in the written report:

- The Personnel Committee will be meeting soon (Primex workshop talked about a lot of claims coming through for wrongful termination and provided us with draft policies).
- It is time for the Selectmen to get together to set their goals. Toah Nipi is very busy with guests this time of year, so they won't be able to meet there. Carlotta will schedule a meeting.
- July 30th is the special Town Meeting vote, and the polls will be open 7am to 7pm. The Selectmen should attend. Nancy and Nicole have come up with the absentee ballot.
- The Planning Board is meeting on the 16th.
- The Meetinghouse Oversight Committee will not be meeting next week because the window project is underway.
- The sundial was delivered to the Payson Village and there will be a ceremony.
- WiValley wants to put towers at the Monadnock Tenants Coop and the ZBA will be hearing that.
- The pole on Abel road is too short so there is not enough space to string the FastRoads fiber. She asked the Selectmen to grant permission for fiber to be run under the road, noting that Mike Cloutier would be part of the project. Roberta made a motion to approve laying the fiber cable under Abel road to the specifications of the Road Agent. Dan seconded, and the Board voted unanimously in favor of the motion..
- Carlotta added that FastRoads is looking into possibilities to run off of Jared Vandyke's tower to get Meadowview and Monadnockview wireless access. Roberta made a motion to allow underground ditch witching along Monadnockview and Meadowview Road provided someone besides the Town paid for it. Dan seconded, and the Board voted unanimously in favor of the motion..
- Carlotta deferred to Kim McCummings who noted that the Farmers market is ongoing and the vegetables are starting to come in. The 4th of July was kind of slow.
- The Economic Development Task Force is not meeting this summer.
- The Emergency Operations Committee has implemented the Nixle system

- Sam reported that the Town Gown Team had met. He brought up the possibility of teaming up with the University to develop a sewer system which would be useful for commercial use. Kim McCummings added that the Town was considering starting one with a TIF District Carlotta the town owns property down on Cromwell Court which is a good location for a future system.

INFORMATIONAL ITEMS / COMMUNICATION

Notice of Thomas ZBA application – no action taken

June revenue and expenditure reports were passed out. Next month they will have the budget figures.

Adjournment