

**Board of Selectmen  
November 12, 2014**

**Present:** Kenneth S. Paul, Chairperson; Richard C. Edwards; Teresa A. Williams, Town Administrator; and Toni Bodah, Secretary.

The posted meeting was called to order at 6:30 p.m. **Mr. Edwards moved to enter Non Public Session under RSA 91-A:3, II (a) and (b). Mr. Paul seconded the motion. Roll call vote: Mr. Edwards – ‘aye’; Mr. Paul – ‘aye’. The motion passed 2-0, and the Board immediately entered Non Public Session**

The Board returned to public session at 7:05 p.m. Those present at this time included: Tom Beeler, *The Granite State News*; Pam Wiggin; Mike Soucy; Donna Martin (videotaping); Ed Comeau (videotaping); Chief Ken Fifield; John Tucker; Rose Cleveland and Robert Baxter. Mr. Paul led those present in the Pledge of Allegiance.

**1. Appointments**

**a) Mike Soucy re: Pump Station #1 Flooding Issues** – Mr. Soucy has reviewed CMA’s report on pump station #1, and believes it would be best to start with the first two recommendations. He personally had been considering erection of a cement berm around the pump station, with a swail and piping to redirect the flow of surface water. He agreed with CMA’s comments regarding the disadvantages to this option and added that he would need access in the back to the wet well. Mr. Paul asked whether Mr. Soucy thought this could be done in-house.

Mr. Soucy suggested starting with option #1 (without creation of a sediment pond), then include #2 if necessary. Erection of the cement berm might eliminate the necessity to raise the pump. Mr. Paul and Mr. Edwards agree. If the Highway Department has the time, it could accomplish this. Mr. Soucy suggested it could probably wait until spring. Mr. Paul suggested that Mr. Soucy prepare a simple sketch and get a couple of estimates from appropriate contractors. He also noted the need to ensure that the Town has drainage easements in place. Mr. Paul further suggested that Mr. Soucy talk directly with the property owners regarding redirection of the water.

**b) Pam Wiggin re: Wakefield Corner Road Closure** – Ms. Wiggin is seeking permission to close Wakefield Road from the hay scale to East Side Drive for the Christmas at Wakefield Corner event scheduled for December 13 from 2-7pm. It is anticipated that there will be many people in the area along that section of the road. Ms. Wiggin has support of all relevant property owners (and has a list of signatures to that effect). Mr. Edwards referred to the difficulty encountered when the Town sought to close a portion of Meadow Street for Pride Day. Chief Fifield noted that event involved a section of a very active State road. He stated there would be workers at both ends of the closed area to help direct traffic.

Mr. Paul stressed that the event needs to be well-signed and advertised in order to avoid an issue with a tractor trailer, etc. Ms. Wiggin advised they will have use of a small school bus and will likely utilize the Wakefield Marketplace parking area. Chief Fifield expects that glitches will be encountered that they will have to work through. Mr. Paul noted it will be dark by 4:30, so adequate lighting for signs will be necessary. We may need to rent lights from Taylor Rental. Mr. Paul further suggested that high visibility vests should be worn by traffic volunteers, who should also have lights in hand and should have training in traffic control. The Board supports the road closure anticipating that all safety concerns will be addressed.

**c) Bill Pawluk re: Possible Littering Ordinance** – Mr. Pawluk has found it necessary to postpone his appointment with the Board.

**d) John Tucker re: Snowmobile Access in Union** – Mr. Tucker is making his annual request to move the cement blocks currently located on Maple Street from December 15 to March 15 to allow for snowmobile access. The Board agreed to this request by consensus. Ms. Williams will have the Highway Department take care of this.

## **2. Unscheduled Matters/Public Comment**

--Rose Cleveland and Robert Baxter addressed the Board, advising that they have received a rough estimate of \$235,000 to \$285,000 to lift the bridge on Maple Street, address the abutments and reset the bridge. They noted that this is considerably less than the previous estimate received by the Town and stressed that this would please the Union residents. Mr. Paul noted that residents in that area have another access, while other bridges in Town do not always have that availability. Ms. Cleveland stressed that the area would be safer as crime would be reduced as it take the Police Department longer to get to that area. It also takes longer for emergency vehicles to access that area.

Ms. Williams advised that the Board has discussed this situation with Annette Perry of Union, who may be preparing a petitioned warrant article for this bridge repair. Mr. Edwards stated that the public should be asked whether it is ready to spend the money to fix this bridge. Ms. Williams added that the Board has always understood that the original estimate from the State was high and that the project could be accomplished for less. However, it would still require many permits, as well as hiring an engineer and a wetlands scientist. The ultimate cost will be high. Mr. Paul believes the abutments will be the most expensive part of the project.

Mr. Edwards encouraged Ms. Cleveland and Mr. Baxter to work with Ms. Perry. He stated it will take a number of years to raise sufficient funds to address the project and added that any warrant article should be specific to that bridge. Mr. Edwards referred to the need to prioritize bridge projects. The current balance in the Bridge Construction CRF is about \$19,000. Ms. Cleveland stated that they may be in a position to donate towards this project; however, it was unclear whether that could occur. Mr. Paul noted it would likely be less expensive to open the old access to Route 16 off Maple Street.

## **3. Unfinished Business**

**a) Perambulation** – The Board still needs to accomplish perambulation of the lines shared with Effingham, Milton and Ossipee. Mr. Edwards suggested that our Board members get on the agenda of each of the other boards involved. Ms. Williams will attempt to accomplish this and will begin by contacting the Town of Effingham.

**b) Review of Potential Tax Acquired Properties** – The Board reviewed the 9 eligible properties as follows:

Map 184, Lot 39 – This had previously been an “owner unknown” property. The individual agreed to ownership without benefit of a deed from the Town. The heirs had assumed this piece had sold in conjunction with other family-owned property; however, that deed did not include the

description of this property. The property was viewed by Code Enforcement last year, and no issues were found. **Mr. Paul moved to accept the Tax Deed for Map 184, Lot 39. Mr. Edwards seconded the motion, which passed 2-0.**

Map 81, Lot 30 – This involves a title issue, and Town Counsel is currently working with the family. **Mr. Paul moved to waive the Tax Deed for Map 81, Lot 30. Mr. Edwards seconded the motion, which passed 2-0.**

Map 22, Lot 24 – The property owner of record has indicated to the Tax Collector that there is no intention to pay the outstanding taxes. **Mr. Paul moved to accept the Tax Deed for Map 22, Lot 24. Mr. Edwards seconded the motion, which passed 2-0.**

Map 180, Lot 72 – The property owner has been making payments; however, there is still a small balance outstanding. **Mr. Edwards moved to waive the Tax Deed for Map 180, Lot 72. Mr. Paul seconded the motion, which passed 2-0.**

Map 8, Lot 14 – This property is no longer eligible as the taxes have been paid.

Map 47, Lot 1 – CG009 – This involves a Park Model, which may (or may not) have changed ownership and may (or may not) have been removed and replaced. The Assessing Technician has requested that the new owner provide specific documentation without success. If the Town takes ownership, perhaps this will prompt a response. **Mr. Edwards moved to accept the Tax Deed for Map 47, Lot 1-CG009. Mr. Paul seconded the motion, which passed 2-0.**

Map 132, Lot 9 – Notices sent to several addresses have been returned unclaimed. **Mr. Edwards moved to accept the Tax Deed for Map 132, Lot 9. Mr. Paul seconded the motion, which passed 2-0.**

Map 10, Lot 3-1 and Map 10, Lot 3-2 – Although each property has a different owner of record, they involve the same campground. Each involves unique, complicated circumstances. Action has been taken that will result in the campground owner being responsible for the taxes on both properties as of April 1, 2014. **Mr. Edwards moved to waive the Tax Deed for Map 10, Lot 3-1 and Map 10, Lot 3-2, and to request that the Board of Assessors abate the back taxes to bring both of these accounts to zero. Mr. Paul seconded the motion, which passed 2-0.**

Map 159, Lot 18 – This property has 2 owners, both sharing a mailing address according to the deed. Mr. Paul noted that the second property owner has other property in Town and uses a different mailing address. It is wondered whether the Tax Collector has sent separate notices to that address. **Mr. Edwards moved to accept the Tax Deed for map 159, Lot 18, unless the Tax Collector is able to contact the second owner and successfully resolve the issue at hand prior to preparing the tax deed. Mr. Paul seconded the motion, which passed 2-0.**

#### **4. New Business**

**a) 2015 Dental Rates** – Rates have remained steady for 2015. **Mr. Paul moved to accept the 2015 dental rates. Mr. Edwards seconded the motion, which passed 2-0.**

**b) TRAC Letter of Support** – Mr. Paul moved to execute the letter of support for continuation of the TRAC project. **Mr. Edwards seconded the motion, which passed 2-0.**

## **5. Proposed CRF Expenditures**

**a) Transfer Station Facility \$433.58** - This represents the cost of roofing materials. **Mr. Edwards moved the \$433.58 expenditure as presented. Mr. Paul seconded the motion, which passed 2-0.**

**b) Salt Shed \$660** – This represents the cost of 20 gallons of Penseal. **Mr. Edwards moved the \$660 expenditure as presented. Mr. Paul seconded the motion, which passed 2-0.**

**6. Correspondence** – None forthcoming.

**7. Unscheduled Matters/Public Comment #2** – None forthcoming.

## **8. Administrative Matters**

### **a) Town Administrator's Update**

--It was agreed there would be no meeting the week of November 24 (unless an emergency requires it).  
--The Budget Committee would like the Board of Selectmen to discuss with the Board of Assessors the proposed increase in the assessing contract, prior to the Committee's December 8 meeting. The proposed increase is \$18,000. The Assessors anticipated the statistical update would cost \$7000; however, the actual contract came in at \$25,000. Mr. Paul does not see the need to meet with the Board of Assessors as he personally understands the situation completely. Ms. Williams suggested the possibility of encumbering \$7000 unexpended in the 2014 budget, thereby only having to raise the proposed budget by \$11,000. **Mr. Edwards moved to encumber \$7000 from the 2014 budget, and increase the relevant line in the 2015 budget by \$18,000. Mr. Paul seconded the motion, which passed 2-0.**

**b) Payment Manifests** – Mr. Edwards moved to approve PR 25 in the amount of \$87,443.75. **Mr. Paul seconded the motion, which passed 2-0.**

**Mr. Paul moved to approve AP 38 in the amount of \$421,714.62. Mr. Edwards seconded the motion, which passed 2-0.**

**c) Building Permit Releases** – Mr. Edwards moved to approve the building permit release for Hayward/Drumm on Belleau Boulevard. **Mr. Paul seconded the motion, which passed 2-0.**

**Mr. Edwards moved to approve the building permit release for Pennell on Spruce Drive. Mr. Paul seconded the motion, which passed 2-0.**

**d) Minutes** – Mr. Paul moved to approve the minutes of October 20, 2014, as presented. **Mr. Edwards seconded the motion, which passed 2-0.**

**Mr. Paul moved to approve the minutes of November 4, 2014, as presented. Mr. Edwards seconded the motion, which passed 2-0.**

Mr. Beeler noted that the Town of Wolfboro has accepted private funds a number of times for various projects. He confirmed that they had approved a warrant article regarding same.

There being no further business, the meeting adjourned at 8:37 p.m.

Respectfully submitted,  
Toni Bodah, Secretary

Approval of Minutes:

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Kenneth S. Paul, Chairperson

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Richard C. Edwards

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Connie M. Twombly