

**Board of Selectmen
January 27, 2016**

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

Also present were Ed Brown; Tom Beeler, *The Granite State News*; Donna Martin (videographer); Ed Comeau (videographer); Sue Perewitz; Diane Fabri; and Mr. & Mrs. Richard Schaefer.

At 7 p.m. Mr. Edwards called the posted meeting to order and led all in the Pledge of Allegiance.

1. Appointments

a) Ed Brown re 2008 Wakefield Road – Mr. Brown has purchased this property which currently consists of 4 rental units. He is working with Planning Board to develop 8 1-bedroom units. Planning Board is seeking confirmation that the Selectmen are comfortable with the resultant (possible) increase to the daily sewer flow. Ms. Williams noted the flow could increase from 1200 gpd to 1800 gpd. Currently the daily flow is well below the permitted amount. Mr. Brown noted that the flow may actually decrease because he will be replacing old equipment with more efficient equipment. He added that the Fire Department is ok with his plan as proposed. There are no plans to change the structure other than addition of a deck. Mr. Paul noted that as soon as we have an issue with the current collection facility, it will cost the Town much money to construct a new treatment facility. Eventually we need to review the existing facility with an engineer to plan for the future. Mr. Edwards agrees, but he does not believe Mr. Brown’s proposal will adversely affect the current system. **Ms. Twombly moved to approve Mr. Brown’s plans as outlined. Mr. Paul seconded the motion, which passed 3-0.**

b) Karen Gange re: 83 Dulko Circle – Ms. Gange was unable to be present; however, she is represented by her father, sister and Sue Perewitz, a neighbor. The Town has taken ownership of the subject property via Tax Collector’s deed. Mr. Schaefer is prepared to pay the taxes and interest owed on the property; however, he cannot afford to pay the 15% penalty. Ms. Perewitz indicated that there is an RSA limiting the 15% penalty to \$15,000 or less; however, she did not produce that RSA. She is working with the State to get Ms. Gange on disability, as she can no longer work. According to Ms. Perewitz, Ms. Gange had been unaware that she could have applied for a reduction of property taxes due to her circumstances.

Mr. Edwards referred to the State law that states the Town “shall” assess the 15% penalty—not “may” assess. Ms. Perewitz had been told they could request a waiver. Mr. Edwards stressed that he wants to help people; however, the Board must avoid setting a precedent. He questioned whether Ms. Gange could afford to stay in the home if the penalty were waived. Mr. Schaefer indicated that he would take ownership of the property and sell it. Ms. Perewitz stressed that the father can afford to pay the Town \$19,000. In addition, Ms. Fabri will pay to have the home cleaned. At present, Ms. Gange is residing with Ms. Perewitz; however, that situation cannot continue long-term. According to Ms. Perewitz, the family believes they could eventually sell the property for a significant amount and recoup their investments.

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Mr. Paul suggested reaching an agreement whereby the family would pay the Town \$19,000 now, with the balance to be paid when the property sells. That suggestion was not embraced by Ms. Gange's representatives. Mr. Edwards understands that the family is trying to do the right thing; however, he does not believe the proper plan is in place.

Ms. Perewitz referred to RSA 165:1, which she interprets to mean the Town will be liable to maintain Ms. Gange because of her issues. Ms. Williams stated that the Town would likely refer Ms. Gange to a homeless shelter. Mr. Paul has never seen the RSA limiting the amount of the 15% penalty. The Board was in agreement that payment of \$19,000 now, with the balance to be paid at the time of sale, is the best option available.

Ms. Perewitz noted that if the father does not pursue redemption, the Town cannot sell the property for 3 years, during which time it will not collect taxes, and the property will need to be maintained. Mr. Edwards noted that the Town has a number of other properties in similar condition. Mr. Paul added that the Town will try to recoup its expenses when the property goes to auction. He again suggested that the Town be paid \$19,000 now, with the balance owed to be paid at the time of sale. Ms. Williams stressed that she must contact legal counsel to determine whether the Town is allowed to enter such an agreement. If so, she would expect the Town to put a lien on the property for the remainder of the penalty. Ms. Fabri noted that this would give her father time (while the Town checks with legal counsel) to determine whether he is sure he wants to redeem the property or whether he wants to walk away. It was agreed that Ms. Williams will communicate with Town Counsel, following which she will communicate with Ms. Fabri.

2. Unscheduled Matters/Public Comment #1 – None forthcoming.

3. Unfinished Business – None forthcoming.

4. New Business – None scheduled.

5. Proposed Capital Reserve Expenditures – None scheduled.

6. Correspondence

a) Cathy Kinville – Ms. Kinville has submitted her resignation as Deputy Tax Collector. The Board accepted her resignation with deep regret and well wishes.

b) NH DOT – DOT is advising the Town of projects planned for their roads within our Town. In 2016 the State will address Route 153, from the intersection at Route 16 to Route 109.

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

8. Administrative Matters

a) Town Administrator's Update

--Ms. Williams presented a Scope of Services from our auditors for the audit scheduled to begin February 22. Mr. Edwards executed the document.

--On January 7, the Town sewer system experienced a blockage. This apparently caused a back-up into St. Anthony's rectory. It cost the Church \$825 to replace the carpet, and the Church is asking whether the Town will assist with that cost. Mr. Paul stated the Church should submit the claim to its insurance company. He also noted that there should be a back-flow device in place to prevent such an occurrence. Ms. Williams will communicate that suggestion.

--An alarm system for elevator shaft will cost about \$1300, plus the cost to be connected to a monitoring company. This does not solve the water problem, but it would alert the Town to the existence of a problem. The Board agreed to move forward with this effort.

--There has been much discussion lately regarding the future of the Water Precinct. Dean Giffin has let his license expire. The Precinct's plans for the future are unknown, and their capital reserves are depleted. The Town taxpayers could actually be financially responsible for any major issues. Therefore, the Board would like to meet with the Water Commissioners to discuss their situation and plan for the future. Mr. Beeler noted that the Town of Ossipee has an article on their warrant to take over their water precinct.

b) Selectmen's Letter of Appreciation – It was agreed this month's letter would be sent to Cathy Kinville.

c) Building Permit Releases – None forthcoming.

d) Petition and Pole License – The Board executed the petition as submitted.

e) Payment Manifests – Mr. Paul moved to approve AP #2 in the amount of \$99,928.78. Ms. Twombly seconded the motion, which passed 3-0.

Mr. Edwards moved to approve AP #3, a void and reissue at \$0.00. Mr. Paul seconded the motion, which passed 3-0.

f) Minutes – Ms. Twombly moved to approve the minutes of January 13, 2016, as presented. Mr. Paul seconded the motion, which passed 3-0.

g) Non Public Session – Mr. Edwards moved to enter Non Public Session under RSA 91-A:3, II (a). Ms. Twombly seconded the motion. Roll call vote: Ms. Twombly – 'aye'; Mr. Paul – 'aye'; Mr. Edwards – 'aye'. The motion passed unanimously, and the Board entered Non Public Session at 8 p.m.

The Board returned to public session at 8:18 p.m. **Mr. Edwards moved to seal the minutes of the immediately preceding non public session under RSA 91-A:3, III.**

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Ms. Twombly seconded the motion. Roll call vote: Ms. Twombly – ‘aye’; Mr. Paul – ‘aye’; Mr. Edwards – ‘aye’. The motion passed unanimously.

There being no further business, the meeting adjourned.

Respectfully submitted,
Toni Bodah, Secretary

Approval of Minutes:

Richard C. Edwards, Chairperson

Kenneth S. Paul

Connie Twombly