

**TOWN OF DEERFIELD
BOARD OF SELECTMEN**

**July 5, 2011
MINUTES**

Call to Order

5:30pm: Chairman, John Reagan called the meeting to order.

Pledge of Allegiance to the Flag

Chairman Reagan asked all to rise and pledge allegiance to the Flag.

Present: John Reagan, Chairman; Alan E. O'Neal, Vice Chairman; Stephen R. Barry, R. Andrew Robertson and Bill Perron, Selectmen

Also Present: Leslie A. Boswak, Town Administrator and Nese Farrell, Recording Secretary

Alex Cote/ Rockingham County Prison Workers

MOTION: Selectman Robertson for the Town of Deerfield to participate in the Rocking County Prison Work Program.

SECONDED: Vice Chairman O'Neal **VOTE:** All in Favor

The Town Administrator, Leslie Boswak did not know the roads at this time. She confirmed that the Chief of the Police was on board. Selectman Robertson mentioned that he worked with crews like this when he worked for Belmont County, and they were very effective with no problems what so ever; he felt they were eager workers that are happy to be outside for the most part.

Penny Touchette/ Northern Pass Assessing Update

Penny Touchette said she was asked present an overview of Northern Pass' preferred route and what it would actually cover. She had a map made showing all the properties that it would go through; there are roughly about 63 properties it will pass through. Thirty one of them are in current use and there are six homes it will directly affected (possibly another two).

She asked Gary Roberge to give an estimate of what they could possibly loose as far as assessments, and he says it will be minimal, because it is already a right-of-way. She pointed to the map where it should go through. She added that three of the properties on that route the Town does not tax; two of them are PSNH properties and they are going to get taxed no matter what (the value of those will go up) and one of them is a Southern New Hampshire Housing that gets based off income, not off of assessment. She said that Gary Roberge stated they will receive an estimated assessment for the new transmission lines back to the Town is about \$18,000,000.00; according to the numbers Northern Pass gave them. Selectman Robertson requested that this information and property lists be provided to the Northern Pass Committee members.

Ericka Heilman of the Northern Pass Advisory Committee added that their alternate route is temporarily off the table at this time. She feels there will be some impact town-wide and someone who has a hefty view tax may come for abatement.

Selectman Barry understands that there is not currently a view tax. Selectman Robertson added that there is not a specific view tax; if the view commands a premium on the market then they would certainly take that into consideration on the evaluation.

Mrs. Heilman asked if someone builds a property in front of another's view, does the Town get someone in to reassess their taxes based on that. Selectman Robertson, who has been a Selectman for around 13 years and recalls only one instance; they had a fairly high market value, as you could see the village center and the surrounding hills. Behind their house was approved as a sub-standard lot and they were allowed to build. They did see a significant decrease in their assessment value.

Mrs. Heilman asked if it permitted for the Advisory board to present some additional information beyond what Avatar gives, to consider as part a more systematic view for the Town. The Board agreed.

Don Gorman/ School Board Update/ Greenhouse & Pole-Barn at DCS

Chairman of the School Board, Don Gorman stated that he was here to exchange some information and try to get a few facts straightened out in regards to the Pole Barn & Greenhouse at the School. He said they have heard a lot of rumors; some that there is a cost overrun of \$38,000.00 and that \$19,000 of that has been granted as an additional sum of the money from the government (still leaving \$19,000 short if that \$38,000 figure was correct). He added that they have heard rumors that people have come before the BOS stating that the construction of Greenhouse would start before the end of School, but confirmed that the School Board has not authorized any construction while there are children in school.

Mr. Gorman referred to the cost and confirmed that no extra money from the taxpayers will go into this project. He said they have not seen the final plans of the greenhouse, a list of federally approved contractors that can do this job, they have not seen a breakdown for the cost (for the cost overrun) or any contingency for cost overruns on this project. They have seen no salary put aside or a payment put aside for the clerk-of-the-works on this project. They have not seen any indication that people running this program understand that only American made products will be used on this project.

Mr. Gorman said the due dates for the septic system have gone out to bid; this project must be finished by August 29, 2011.

He said the School Board is concerned of situations developing of people not knowing what really is to be done and would like to know the status of the pole-barn and if there are cost overruns. Vice Chairman O'Neal said the bids came in and he felt they were a couple thousand high; they were going to work the details out with the contractors, but the Board was in holding pattern until they knew whether this project could be built for the about \$90,000.00.

Selectman Barry said that when they spoke about it, it was directly tied with what was going on with the School Board and the BOS would not proceed until they knew when the School was going to proceed. He recalls that if it became difficult to do either one, the BOS would pull the plug. The Board confirmed that they do not know anything about the Pole Barn. Town Administrator, Leslie Boswak added that Rick Pelletier has already negotiated with Dick Pittman, the one that was awarded the contract, to get it under cost. She added that Peter Menard is to make a full report to the School Board tomorrow night, and on July 18th the Committee is to come back and bring the Board up to speed on all of these details.

Mr. Gorman confirmed that there would not construction while school is in session and the dates are June 24th through August 29th, but added if they were ready to go, they would start digging tomorrow to make the 29th deadline. Vice Chairman O'Neal suggested investigating the end date of the grant.

6:00pm Public Hearing/ Barn Preservation Easements

Chairman Reagan opened the Notice of Public Hearing to hear input regarding a proposal of the discretionary preservation easement as described in RSA79-D; applying to properties at Map 410, Lot 7/ Erroll & Martha Rhodes and Map 409, Lot 74/ Sharron Timmons & Robert E. O'Neal III.

Chairman Reagan asked who paid for all the noticing. Selectman Robertson noted that Loren Martin has reviewed this and recommended that the barn would indeed qualify. He would support granting the discretionary preservation easement and thinks the barn is very public and an un-forested four corners in the center of town.

Erroll Rhodes, son of the owners, is present to represent the owners of the Rhodes property. He stated that there have been problems with the barn, which has generally been in good condition, but there are drainage & water problems. This has caused a rotting floor (had five barn estimators evaluate), and the consensus is that water coming down the hill is part of the problem, regular drainage of ground water; needing reconstruction of some seals, replace a floor, do landscaping and possibly a railing. Lower the grade, seal protection, lifting of the posts (due to water damage), replace the floor & seal, and repair water issues (barn sits on the ground mostly).

He said getting the excavators and landscapers to come is not so hard, but getting the water people is hard to schedule (earliest is October) if it happens this year.

Vice Chairman O'Neal asked if the middle barn was one story or if there were two structures. Mrs. Touchette said it is actually one structure; part of it has a loft and is put in as two sections, but it is one barn. Mr. Rhodes said the request is actually for a garage chicken coup on one side and a carriage shed; which is unheated and is drafty in need of work around the drainage areas. He feels it is part of the water problem and if a water problem occurs right at the junction of the carriage shed and the barn.

Deb Boisvert, an abutter, supports the easement.

With no further comments, Chairman Reagan concluded the 70 Church Street property public hearing at 6:10pm.

Chairman Reagan opened the 41 Nottingham Road public hearing.

Sharon Timmons of 41 Nottingham Road said the barn is not in good shape, the roof is about to fall in, bottom deteriorating due to water and 32 years of manure in the bottom level, which took two weeks of three men hoeing out all of it. The barn is also seen from two major roadways and directly across the parade. It was built by John Prescott in the 1800's; he was a blacksmith and the property has unique things about it and would make a neat Yankee barn. She has already began repairs on it; the jacking and the resetting the foundation granite has been done, rotten boards and broken beams are being

repaired, the original granite in the front will have to be replaced and the rolling doors will need to be repaired. The extra stalls put in for goats were removed, retaining the old horse stalls there originally. The house was an original coach tavern where people would come to the ticket booth in the home, and in the barn they would keep horses and gear for people to rent. Her goal is to make it a show place for Deerfield and restored back to its original beauty in working order. She has completed Phase-I, but still needs to replace the roofing, fix the sliding doors, and repair rot on the floors by replacing the boards.

Selectman Robertson is in favor of granting this easement and is familiar with some of the historical aspects of the house.

Chairman Reagan concluded the public hearing of the Timmons property at 6:17pm

MOTION: Selectman Barry moved to grant the preservation easement for 70 Church Street in the amount of 50% for a period of 10-years.

SECONDED: Selectman Robertson **VOTE:** All in Favor

Vice Chairman O'Neal asked if the recording fees would be the burden of the Town or of another. Mrs. Touchette said she could collect the recording fees from the applicant. Vice Chairman O'Neal would support that.

MOTION: Selectman Barry moved to grant the preservation easement for 41 Nottingham Road in the amount of 75% for a period of 10-years.

SECONDED: Vice Chairman O'Neal **VOTE:** All in Favor

On behalf of the Town of Deerfield and the Board of Selectmen, Chairman Reagan thanked Mrs. Timmons for her efforts to preserve these.

Regular Business

1. Review of Outstanding Minutes:

MOTION: Vice Chairman O'Neal made a Motion to approve the Minutes of June 20, 2011 & June 27, 2011 as amended.

Vice Chairman O'Neal noted a typo on the minutes of June 27th, where it said the 6/14/11 meeting was adjourned, where it should read 6/27/11.

SECONDED: Selectman Robertson **VOTE:** All in Favor

2. Vouchers/ Accounts Payable Manifest/ Total of \$194,789.59 (Note: Including tree removal invoice in amount of \$700.00)

MOTION: Vice Chairman O'Neal moved to approve the Payroll Manifest in the amount of \$194,789.59.

SECONDED: Selectman Robertson **VOTE:** 4/1 Vote in Favor (1-Abstention)

3. Signatures:

A. Signatures Requiring a Vote

- 1) Recommendation from Library of Trustees to Appoint Gregory Dunham as a Trustee for a one year term; expiring March of 2012.

MOTION: Vice Chairman O'Neal moved to approve the appointment of Gregory Dunham.

SECONDED: Selectman Robertson **VOTE:** All in Favor

- 2) Nicole Ruderman/ Appointment to Northern Pass Advisory Committee

MOTION: Vice Chairman O'Neal made a Motion to approve the appointment of Nicole Ruderman.

SECONDED: Selectman Robertson **VOTE:** All in Favor.

- 3) Notice of Computer Abatement & Adjustment (1st issue bills were issued for more than the total amount of the yearly tax) Abated: \$2,839.00, Adjusted: \$383.00

MOTION: Vice Chairman O'Neal made a Motion to approve the abatement & adjustment.

SECONDED: Selectman Robertson **VOTE:** All in Favor.

- 4) Refund Request/ KDRM, LLC/ Map 408, Lot 20/ \$782.00

MOTION: Vice Chairman O'Neal made a Motion to approve the refund request.

SECONDED: Selectman Robertson **VOTE:** All in Favor.

- 5) Timber Tax Warrants: Scott & Robin Ross/ Map 419, Lot 025; David Gazzola/ Map 414, Lot 070; Debra & George Kelley/ Map 420, Lot 022 & 025

MOTION: Vice Chairman O'Neal made a Motion to approve the total of \$305.57 in Timber Tax Warrants.

SECONDED: Selectman Robertson **VOTE:** All in Favor.

- 6) Multi-Year Rate Guarantee Program – Local Government Center/ Property-Liability Trust, LLC

MOTION: Selectman Robertson made a Motion to approve the Multi-Year Rate Guarantee Program as read.

SECONDED: Vice Chairman O'Neal **VOTE:** All in Favor.

- 7) Warrant for the Collection of Land Use Change Taxes: Tuckor Real Estate Development/ Map 419 Lot 046/011; Tuckor Real Estate Development/ Map 419, Lot 027 & 011; Pearl Stevens, et al Trustees of Stevens Family Trust/ Map 209, Lot 021 & 002

MOTION: Vice Chairman O'Neal made a Motion to approve the total of \$17,500.00 in Land Use Change Tax.

SECONDED: Selectman Robertson **VOTE:** All in Favor.

B. Signatures Not Requiring a Vote

- 1) Notice of Intent to Cut Wood or Timber/ Robert Casian/ Map 205, Lot 024
The Board signed.
- 2) Notice of Intent to Cut Wood or Timber/ Janice G. Campbell/ Map 414, Lot 015 & Map 104, Lot 1
The Board signed.
- 3) Notice of Intent to Cut Wood or Timber/ Dwight Barnes/ Map 409, Lot 017
The Board signed.
- 4) Appointment Form/ Tree Warden/ Alex Cote
The Board signed.

A. Review of Correspondence:

None

B. Unfinished Business:

Vice Chairman O'Neal referred to Fairpoint being negligent on paying some of the old bills and suggested maybe it would help to suspend details for Fairpoint until they came solid. Selectman Barry suggested sending a letter stating that we would like them to bring their bills that are due, and then possibly suspending their ability to request details in the Town of Deerfield after 45-days.

Vice Chairman O'Neal referred to the police details said they should talk to the Police Chief on it, as he noticed in the budget there was only \$19,000 left on that line; perhaps he should be cautious on maybe not taking the details, because the line is going over with the Deerfield Fair.

Vice Chairman O'Neal noticed the Highway Part-Time line was overrun and suggested telling Mr. Cote to try to control that line, unless he has a plan. He would also like to request, through the Board, a six month report from the prosecutor.

He asked the Town Administrator knew if the Intent to Cut on the Williams property was pulled to see if the date starts match up. Mrs. Boswak requested it and will follow-up on it.

Vice Chairman O'Neal referred to the dumping of fill on resident's property; what is the policy and where are they going with that. He had two calls today about town trucks dumping fill up at Mr. Garland's property. Selectman Robertson said he had a call about the trucks dumping fill at the Highway Agent's property as well.

Selectman Barry suggested getting Mr. Cote in to explain his thinking on this. Vice Chairman O'Neal would like to suspend this process from happening until they find out why.

C. Town Administrator's Report:

- 1) The Town Administrator will be on vacation next week (July 11th through July 15th) and will be available by email and cell phone.
- 2) She has provided information packets on Residential Power for the Board's review (and the Letter of Agreement), as she will bring this up at the next full meeting, so that they can get electricity wholesale.
- 3) Irving Oil was awarded the heating oil contract and they require a specific amount of gallons; have to purchase 95% of this or must pay the difference between the fixed price and the current rack price plus 15 cents. She needs the Board's approval before signing this contract.

Selectman Barry feels they are right in the ballpark in buying these gallons as it is with the School and doesn't see this as a real problem. Selectman Robertson is comfortable awarding it.

- 4) The Town Administrator would like them to think about budgets, as would like the Board to consider providing direction to the department heads, as last year they all worked very hard to present the budget and then they decided it had to be default. She feels they should be told that in advance, so that they make the necessary cuts and we are not looking for a serious number at the end. So would like to know whether the Board wants to support raises for them in a warrant article in the budget.

Vice Chairman O'Neal agrees as some department budgets are bigger than others.

- 5) The Town Administrator would like to do a budget update for the meeting in August, as the change in the Retirement System puts the Police in a situation of around \$16,000 that they have not budgeted for.

D. Other Business:

None

E. New Business:

Selectman Robertson said the Conservation Commission took a walk on Williams logging site and found the ground had dried up considerably and still concerns about wetlands. Chair of the Deerfield Conservation Commission, Serita Frey copied a notice that was circulated to the other Conservation members; stating that they were following the forest management plan and doing a fairly good job on their actual road ways, but there are some wetland concerns and some potential DES permits missing they are following up on.

Citizen's Comments

None

Adjourned

6:37pm

MOTION: Selectman Barry made a Motion to adjourn. **SECONDED:** Selectman Robertson **VOTE:** All in Favor
The July 5, 2011 meeting is adjourned.

*The Minutes were Recorded, Transcribed and Respectfully Submitted by Nese Farrell, Recording Secretary.
Pending Approval by the Board of Selectmen*