

**BOARD OF SELECTMEN**  
**Minutes of December 19, 2006**

**MEMBERS PRESENT:** Selectman Margaret Crisler called the meeting to order at 5:00 PM in the Administrative Offices. Present were Selectmen Roger Hohenberger and Dennis Senibaldi. Mr. Stearns and Mr. Carpenter were delayed, arriving at 5:05 PM and 5:15 PM, respectively.

**NON-PUBLIC SESSION:** Mr. Senibaldi moved and Mr. Hohenberger seconded to enter into non-public session in accordance with RSA 91-A:3-IIc. Roll call vote – all “yes”. The topic of discussion was reputations, and the Board and Tax Assessor Rex Norman were present.

The Board met with several residents for the purposes of discussing hardship abatements, and a motion was made by Mr. Senibaldi with a second by Mr. Carpenter to seal this portion of this minutes.

**PUBLIC HEARING/CONVEYANCE OF LAND:** Mr. Stearns read the public hearing notice into the record, and announced that the public portion of the meeting had been opened at the Planning and Development Department at 7:10 PM and recessed to the Town Hall meeting room.

The Board requested that Dr. Anderson, Chairman of the School Board, give a brief overview of the purpose for the public hearing. Dr. Anderson reviewed a map of the area, and gave a brief history of the surveys surrounding the parcels in question. The School Board is requesting that the Board of Selectmen convey all or a portion of a 9.7 acre parcel received by the Town through tax deed to the School District in order for them to complete a land transfer with Mr. Logan. Dr. Anderson again explained that Mr. Logan will grant a deed without covenants to the Town, despite the fact that the land can't be located, and that the Board of Selectmen has the power to grant all or part of the tax deeded land to the School District as per a past Town Meeting vote giving the Board the authorization to convey lands acquired by tax deed as justice may require.

Mr. Stearns noted that, as per the requirements of the 1994 Warrant article regarding the Gage lands, comments had been received from the Conservation Commission and Planning Board, neither of which had any issues with the conveyance. He then read both letters into the record.

A brief discussion ensued regarding the location of the high school and where Mr. Logan's easement will be. Dr. Anderson replied that Mr. Logan will connect two of his parcels via a portion off of the lower corner of the parcel through a 50' overlap.

A discussion ensued regarding benefits of granting the total 9.7 acres versus just the minimum 2.25 acres necessary, the viability of the land for an additional 2-3 athletic fields, whether or not a subdivision would be required to just convey the 2.25 acres, which it would, and whether or not the School District will make a commitment to compensate the Town for the loss of a portion of the Gage Lands. Dr. Anderson indicated that, to date, the additional surveys for a possible swap with the Town have not begun, but he was confident the School District would consider doing so.

Several residents approached, seeking clarification of the location of the land in question, and concerns were expressed regarding how much land Mr. Logan would be gaining and whether further claim could be made by him or others in the future. It was reiterated that Mr. Logan does own the land and has been paying taxes for years, and that the boundaries are very close to the area in question. Dr. Anderson stated that Mr. Logan is giving up all his rights to approximately 14 acres of land, and in return is gaining 12-13 acres.

After further, lengthy discussion regarding the Town's subdivision procedures, the pros and cons of the two possible acreages to be conveyed, and Mr. Logan's future use of his land, Mrs. Crisler moved and Mr.

Carpenter seconded to authorize the land transfer of the subject lot of 9.7 acres from the Town to the School District with the following conditions: that the Town receive a deed without covenants from Mr. Logan on any claim he may have to property in this area to ensure the integrity of the Town-owned Gage lands; and that the amount of land subdivided by the School District from this lot to exchange with Mr. Logan as per their agreement be minimal.

Mr. Hohenberger requested that Mrs. Crisler include in her motion a consideration that Conservation Land be granted to the Town by the School District. After a brief discussion, Mrs. Crisler amended her motion and Mr. Carpenter his second to include an additional condition that the School Board consider and make every effort to exchange a similar sized parcel to the Town for use as Conservation Land.

Mr. Senibaldi noted for the record that he felt conveyance of the balance of the second parcel should be placed on the ballot for consideration by the voters, noting that the minimum option of 2.25 acres would get the school project back on track.

The motion passed 4-1, with Mr. Senibaldi opposed.

Mr. Carpenter then moved, and Mrs. Crisler seconded to adjourn. Passed unanimously.

The meeting was adjourned at 8:10 PM.

Respectfully submitted,

Wendi Devlin, Administrative Assistant

*Note: These minutes are in draft form and have not been submitted to the Board for approval.*