

BOARD OF SELECTMEN
Minutes of August 7, 2006

MEMBERS PRESENT: Chairman Mr. Stearns called the meeting to order at 7:00 PM. Selectmen Roger Hohenberger, Margaret Crisler, and Dennis Senibaldi were present, as was Town Administrator David Sullivan. Selectman Alan Carpenter was excused. Mr. Stearns read the agenda into the record, followed by the Pledge of Allegiance.

ANNOUNCEMENTS: Mr. Senibaldi advised the Board that the Tokanel Field bids had been re-submitted to the original bidders with minor changes, and are due back in 10 days. Mr. Hohenberger stated he had not received a revised copy, and David Sullivan clarified that two changes had been made: the depth had been clarified and the fence portion removed.

Mr. Stearns reminded all that the Special Town Meeting vote would be Thursday, August 10th at Golden Brook School. Polls will be open from 7 AM to 8 PM.

LIAISON REPORTS: Mrs. Crisler noted that the Planning Board had had a decision remanded to them by the court regarding Mountain Village Estates, citing the opinion that the Planning Board needed to do further comparison analysis. Mrs. Crisler noted that the Planning Board had heard the matter last week, and re-affirmed their previous decision.

CORRESPONDENCE: Letter received from Cheryl Killam regarding ADA improvements to Griffin Park. David Sullivan explained that they Town had agreed in 2005 that the repairs would be completed by this summer, after the well was corrected. He indicated he had spoken to Ms. Killam and advised her that the paving contractor was starting work today.

David Sullivan advised the Board that he had requested a quote from DeCola Paving to construct an additional path to the tennis, and requested the Board's permission to authorize its completion, to which the Board agreed. A discussion ensued regarding the path to the soccer field, which is tentatively planned to be an Eagle Scout project, the well storage tank, and other ADA items on the list.

TOWN CLERK: The Board and Town Clerk Joan Tuck discussed several complaints received regarding the issuance of \$25 civil forfeitures to those owners failing to license their dogs by the June 1 deadline.

Mrs. Tuck indicated that, to date, approximately 1500 dogs remain unregistered. She explained that she had decided not to send the courtesy reminder cards this year, but had advertised the impending deadline. Mrs. Tuck felt that it was the owners' responsibility to register their pets, whether they receive a reminder card or not, and expressed hopes that the Board would agree.

A discussion ensued, in which members of the Board expressed concerns that the cards had not been mailed and obvious increase in unregistered dogs from previous years. Mrs. Tuck indicated that mailing of the cards would resume next year.

After further discussion regarding the State statute, that the \$25 forfeiture is deposited into the general fund, and the cost to mail the reminder cards, no further action was taken by the Board.

TAX ASSESSOR: Mr. Rex Norman presented the following abatement requests to the Board:

21V-255: Mr. Norman explained that this parcel was utilized as parking for 4 cottages on Cobbetts Pond, and that the applicant owns 1/3 of the lot. The applicant claims the property has no value, however, Mr. Norman recommends the abatement be denied. In the future, this lot will be combined with the primary lot for assessment purposes.

After a brief discussion, Mrs. Crisler moved and Mr. Hohenberger seconded to deny the request for abatement on lot 21V-255, Fish Road. Passed 4-0.

3 and 1 Oakwood Road: Mr. Norman explained that both properties had been listed as having a walk-up attic, however an interior inspection had revealed none existed. The grading on each property had also been adjusted.

After a brief discussion, Mrs. Crisler moved and Mr. Hohenberger seconded to grant the abatement of \$291.90 for 3 Oakwood Road as recommended by the Assessor. Passed 4-0.

Mrs. Crisler then moved and Mr. Hohenberger seconded to grant the abatement of \$354.17 for 1 Oakwood Road as recommended by the Assessor. Passed 4-0.

33 Rockingham Road: Mr. Norman explained that this was a case from 2005, and he was awaiting more information from the applicant and the NH DOT. This property was formerly a rental property, which was taken in part for the by-pass project. Mr. Norman indicated that State would not provide any information on the land remaining. The property was assessed at \$405,700 in March of 2005 when taken by the State, and the building came down prior to the April 1 deadline.

A discussion ensued regarding the future development potential in the area versus today, market value indicators, and the loss of income to the applicant. Mrs. Crisler inquired as to the size of the parcel, and Mr. Norman replied it was 1.6 acres. Further discussion ensued regarding the lack of a settlement agreement, and no independent appraisal or suggested value from the applicant.

It was the consensus of the Board that more information was needed from the applicant, including a private appraisal of the parcel.

Mr. Norman then updated the Board on the progress of Commerford, Neider and Perkins in conducting the appraisals throughout Town. He noted that the initial 2000 homes were complete, and that the additional 400 properties would be completed in 2-3 weeks. Mr. Norman extended his thanks to the residents for their cooperation and treatment of the CNP staff, and noted that there were only 40 refusals out of 2000 properties.

OLD BUSINESS: Mrs. Crisler questioned whether the Board had waived all fees related to the re-opening of London Bridge Road as part of their original motion. After a brief discussion, Mrs. Crisler moved and Mr. Senibaldi seconded to waive all permit fees for the High School and access road construction. Passed 4-0.

Mrs. Crisler noted that several residents had inquired about plans and specifications for the High School, however no copy was place at the Planning Department. Mr. Stearns stated he would try to ensure a copy was delivered.

Mrs. Crisler then stated that she had spoken to the Highway Agent regarding the access road, and he had indicated he could build the roadway for much less than the bids received. She suggested that the School Board speak to Mr. McCartney about this further. A brief discussion ensued.

Mrs. Crisler inquired whether the steps at the Nesmith Library had been looked at as of yet. David Sullivan replied in the negative, and Mrs. Crisler asked that Mr. Barlow contact her to discuss some information she had obtained regarding granite step pricing.

David Sullivan noted that Town representatives had met with Commissioner Bald regarding the Rail Trail on the previous Friday. He noted it was a very positive meeting, and the rehabilitation and possible lease of the Depot had been discussed.

David Sullivan then advised the Board that, in the short-term, the State would like to Town to sign a special use permit for a term of 3-years, relative to the current uses of the facilities by the Highway Department. Mr. Sullivan presented the agreement to the Board for review, and explained that the agreement pertains only to the current uses and allows the status quo to continue. A brief discussion ensued regarding the trail grant versus Transportation Enhancement Grant, and the required match \$40K for the TE grant.

While the Board reviewed the proposed agreement, Chief Lewis approached to advise the Board that the traffic control trailer was in place and running well. He noted that positive feedback had been received, and that the trailer would be moved to different areas of town as it is recharged.

After further brief discussion relative to the agreement, Mrs. Crisler moved and Mr. Hohenberger seconded to allow David Sullivan to execute the document on behalf of the Town. Passed 4-0.

NEW BUSINESS: Mr. Senibaldi advised the remaining members the specifications had been developed relative to the backstop at Tokanel Field, and requested permission to send them out with a return date of the following Thursday. A discussion ensued regarding past bid practices, the shortness of the bid window and turn-around time, and funding for the backstop. It was the consensus of the Board that Mr. Senibaldi proceed as requested.

David Sullivan advised the Board that he had been invited to attend Suzdal's Town Day, however he would be unable to do so and had advised the Mayor accordingly. Mrs. Barbara Coish, President of the Sister City Committee, approached noting that the invitations had been received too late for anyone from Windham to travel to Russia in August, and that a party was going during April vacation instead.

Mrs. Coish requested that Senior Center and Bartley House be power washed to eliminate mildew on the exterior. David Sullivan indicated it had not been done as it was part of the ongoing painting project, but that he would work the maintenance staff on same.

MINUTES: Mr. Hohenberger moved and Mrs. Crisler seconded to approve the minutes of July 24th as written. Passed 4-0.

NON-PUBLIC SESSION: Mr. Hohenberger moved and Mr. Senibaldi seconded to enter into non-public session in accordance with RSA 93-A:3 IIa. Roll call vote, all members "yes". The topic of discussion was personnel.

The Board, Chief Lewis, David Sullivan, and Ms. Devlin were in attendance in the first session. Chief Lewis updated the Board on ongoing personnel matters. No decisions were made.

The Board, David Sullivan, and Ms. Devlin were in attendance in the second session. David Sullivan reviewed an employee evaluation with the Board. After a brief discussion, Mr. Senibaldi moved and Mrs. Crisler seconded to remove Mrs. Haas from probation. Passed 4-0.

Mrs. Crisler moved and Mr. Senibaldi seconded to adjourn. Passed 4-0.

The meeting was adjourned at 9:10 P.M.

Respectfully submitted,

Wendi Devlin, Administrative Assistant

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