

BOARD OF SELECTMEN
Minutes of May 10, 2010

MEMBERS PRESENT: Chairman Charles McMahon called the meeting to order at 7:00 PM. Selectmen Bruce Breton and Roger Hohenberger were present, as was Town Administrator David Sullivan. Selectmen Ross McLeod and Galen Stearns were excused. Mr. McMahon opened the meeting with the Pledge of Allegiance.

ANNOUNCEMENTS: None.

LIAISON: None.

MINUTES: Tabled.

CORRESPONDENCE: Resignation received from Ms. Beth Talbott from the Historic District/Heritage Commission. Mr. Hohenberger moved and Mr. Breton seconded to accept with regrets. Passed 3-0.

Driveway Permit – Wall Street: Community Development Director Laura Scott explained that this was related to a commercial development project consisting of a CVS and a retail structure to be located at the current Park and Ride site. She noted the project has been conditionally approved by the Planning Board, and that the Town is required to sign off on the driveway permit before the State can proceed to issue theirs.

Mrs. Scott advised that the proposal has been reviewed by the Planning staff, Police and Fire departments, Highway agent, Town engineer, and the Department of Transportation, and is structured as a phased plan dependent upon the relocation of the Park and Ride and/or Route 111.

Mr. Breton moved and Mr. Hohenberger seconded to execute the driveway permit as presented. Further discussion ensued regarding the bond amount of \$170K, which Ms. Scott clarified is being required by the State not the Town.

Motion passed 3-0.

ANNOUNCEMENTS CONTINUED: Ms. Scott advised that a “Spring into Savings” event would be held on Saturday to introduce six (6) new businesses to Town. More information can be found on the Town website.

TAX ASSESSOR/ABATEMENTS: Tax Assessor Rex Norman advised that the Department of Revenue Administration has sent out yellow postcards to a random sampling of homes in Windham as part of the upcoming revaluation. The postcards are relative to voluntary inspections by DRA staff to review the Town’s assessment data.

Mr. Norman advised that the State has announced the Town's 2009 assessment ratio as 111%. *Mr. Norman* noted that the revaluation will bring the ratio back in line to 100% +/- . Discussion ensued regarding property sales and the drop in the market, and single-family home values. *Mr. Norman* noted that, in particular, waterfront homes have held their value since the last reval.

Mr. Norman noted that, to date, new taxable growth represents an increase of approximately \$14M, bringing the Town's total valuation to \$2.2 billion; an increase of 0.5%. He then noted that the Tax Collector is prepared to begin the first billing process.

Abatements: *Mr. Norman* then reviewed three abatements with the Board for approval, as follows:

- 11C-700 and 800: *Mr. Norman* explained that approximately 10 acres of land had been taken from the parcel by the State, which had not been noted in the assessment. *Mr. Hohenberger* moved and *Mr. Breton* seconded to approve the abatement of \$1,608.20 and \$227.04, respectively, as recommended. Passed 3-0.
- 16 Hawthorne Road: *Mr. Norman* explained that, based upon the recent sale price of \$400K and other minor corrections, the property assessment had been revised to \$454,200 and he recommended the Board approve the abatement in the amount of \$1,867.40. *Mr. Hohenberger* moved and *Mr. Breton* seconded to approve the abatement as recommended. Passed 3-0.

Discussion then ensued regarding the impending revaluation and means to ensure listing errors do not re-occur and the ongoing quartering of the Town.

PROPOSED REORGANIZATION: Postponed to 5/24 pending new information.

TEMPORARY SIGN WAIVER: Tabled.

OLD/NEW BUSINESS: *Mr. McMahon* advised that the Housing Authority had met with their consultant relative to the grant application being denied for the third time. He noted that one of the biggest issues impeding grant funding is the lack of affordable housing in Windham.

Mr. Sullivan asked that the Board consider continuing the contract with Constellation Energy for a period of twelve months, noting that \$2,876 in net savings had been realized over PSNH rates. He noted that new quotes had been obtained, with Constellation remaining the lowest, and that estimated savings based on current rates was \$2,117.

Mr. Breton moved and *Mr. Hohenberger* seconded to extend the current contract with Constellation for one year. Brief discussion ensued regarding the broker process versus bid process.

Motion passed 3-0.

NON-PUBLIC SESSION: Mr. Hohenberger moved and Mr. Breton seconded to enter into nonpublic session in accordance with RSA 91-A:3 Iic. Roll call vote, all members “yes”.

The Board, Mr. Sullivan, Mr. Dennis Senibaldi, and Ms. Devlin were in attendance in the first session.

Mr. Senibaldi discussed a reputations matter with the Board relative to property repairs. No decisions were made, and Mr. Senibaldi will follow-up and return to the Board.

The Board, Mr. Sullivan, and Ms. Devlin were in attendance in the remaining sessions.

Mr. Sullivan discussed a personnel matter with the Board relative to Administrative duty. It was the consensus of the Board that Mr. Sullivan follow-up with the Department Head. No further decisions were made.

Mr. Sullivan discussed a policy matter with the Board relative to vending on Town property. No decisions were made, and staff will follow-up on this matter.

The Board discussed a reputations matter relative to appointments. No decisions were made. The Planning Board will be advised to follow-up on this matter.

Mr. Hohenberger moved and Mr. Breton seconded to adjourn. Passed 3-0.

The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Wendi Devlin, Administrative Assistant

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