

Selectmen's Meeting – December 20, 2006

Present were Selectmen Deborah J. Davis, Bruce L. Tatro and Nancy L. Carlson. Also present was Town Administrator Elizabeth A. Fox.

Chairman Davis called the meeting to order at 6:15 p.m.

Financial Matters. Selectmen reviewed and approved accounts payable and payroll manifests.

Police Department. Selectmen accepted with regret the resignation of Officer Chris Symonds who has accepted a position as an officer for the City of Keene.

Town of Swanzey v. Buckley. Selectmen were advised that attorney's fees, as ordered by the court, had been received from Mr. Buckley.

Cheshire County. Selectmen expressed regret advised their schedules would not permit attendance at the County's swearing in ceremony scheduled for January 3rd.

Cemetery Fees. Selectmen reviewed the schedule of fees for cemetery related services voting to approve the schedule – Attachment #1.

Naming of Private Access – Airport Business Park, Tax Map 36 Lot 5. Selectmen discussed various names proposed for the private access to serve the business area expected to include 4 or 5 free standing buildings approving its designation as "Business Center Drive".

Non-public session – RSA 91-A:3IIa, Personnel. Selectmen voted by roll call to go into non-public session pursuant to RSA 91-A:3IIa at 7:00 p.m. Present was Carpenter Home Administrator Dawn Rice. Selectmen came out of non-public session at 7:45 p.m. Selectmen voted by roll call to seal the minutes of the session indefinitely.

Sewer Commissioners. Selectmen met with Sewer Commissioners Glenn Page and Bill Snyder. Selectman Davis advised commissioners she had received correspondence regarding connecting to the sewer from Evelyn Tolman and that she would bring them a copy. Commissioners advised 5 properties needed to hook up. Change order #11 for additional paving costs was discussed with Selectmen concurring with its execution by Page.

Land Use Change Tax Penalty – Forest View Estates, Owens Drive (Tax Map 79 Lot 6). Selectmen met with Larry Koch, Matt Olson and Dan Ketola reviewing correspondence from Attorney Bentley and statutes pertaining to establishment of the land use change tax penalty. Koch expressed his view that the penalty be based on the land value only without the influence of any improvements. Statutes pertaining to establishment of the "true and full value" as well as the current use rules which describe the full and true value as being based on the highest and best use of the land, including the

value of all betterments were discussed. The developers advised they needed the penalty established to satisfy the AG's Office and obtain approval of their condo documents. Selectmen advised they were not ready to make a decision this evening but would consider the matter again at their January 3rd meeting.

Talbot Hill Road. Status of information regarding the right of way location at the intersection of Route 32 was discussed with a report from DPW Director Dunham still pending. Further discussion with Dunham was scheduled for 12/27.

Personnel Policies – Chapters XXIII – Carpenter Home & Recycling Center and corresponding amendments to Chapter XXII Carpenter Home Holiday Differential, Chapter X Holidays and Chapter XI Floating Holidays. Proposed amendments to these policies were reviewed and approved by Selectmen with an effective date of January 1, 2007. Policies as amended are included as part of these minutes as Attachment #2.

Carpenter Home Uniform Policy. Selectmen reviewed proposed amendments to the current policy approving effective January 1, 2007 revisions. The Uniform Policy as amended is included as part of these minutes as Attachment #3.

Request for extension of Temporary Manufactured Housing Permit – Amadon & Winslow, 64 Cram Hill Road. Correspondence from the property owners and the town's ordinance permitting temporary manufactured housing permits were reviewed. As the ordinance does not include a provision enabling an extension, selectmen advised they would defer consideration of enforcement action until April 2007.

Land Use Change Tax – Woodland Heights Subdivision, Tax Map 14-4-33 & 14-4-38. Selectmen discussed establishment of penalties for the two parcels requiring removal from current use establishing a value of \$52,000 for each lot. Penalty will be 10% of that value plus recording fee.

Union Dues. A request for weekly deduction of dues was reviewed with board members. Given the continued timely remittance requirements of the Teamsters monthly deductions will continue.

Deferment Application – H. & J. Hatch. Selectmen approved a deferral application for tax year 2006 requesting appropriate paperwork necessary to execute the deferral be completed.

Zoning Concerns – 152 Tolman Road. Selectmen were advised of concerns expressed by the Troy Police Chief regarding whether this property was being used as a boarding house as it is occupied by unrelated parties. Selectmen advised they did not want to initiate enforcement action based on occupancy by unrelated parties who might be "sharing" a residence.

Carryforwards. Selectmen voted to approve and executed a resolution pertaining encumbering funds remaining in various expenditure and revenue accounts – Attachment #4.

Approval of Minutes of Prior Meeting. Selectmen voted to approve the minutes of their meeting of December 13, 2006.

Correspondence, Permits & Other Matters. Selectmen reviewed and executed the following:

- Intent to Cut Tax Map 66 Lot 2, Tax Map 10 Lot 2-1, Tax Map 38 Lots 19 & 20 and Tax Map 38 Lot 22 & 23.
- Release of Lien – Anderson.
- Yield Tax Warrants totaling \$ 274.75.

Meeting adjourned at 9:30 p.m.

Submitted by,

Elizabeth A. Fox
Town Administrator