

MINUTES OF HAVERHILL SELECTBOARD REGULAR MEETING
Monday, May 24, 2010
Draft Subject to Review, Correction and Approval at Following Meeting

Board Members Present: Roderick Ladd (arrived at 6:10), David Joslin, Peter Heilemann (arrived at 6:20), Wayne Fortier and Lynn Wheeler.

Town Manager: Glenn English

Administrative Assistant/Finance Officer: Jo Lacaillade

Members of the Public Present: Annemarie Godston, Joel Godston, J. Scott Moody, Heidi Lyman and Ed Ballam from the Journal Opinion.

Call Meeting to Order:

Vice Chairman Joslin called the meeting to order at 6:02 pm

Approval of Agenda: Wayne Fortier made a motion to approve the Agenda, seconded by Lynn Wheeler and all approved.

Approval of Consent Agenda:

Wayne Fortier made a motion to approve the consent agenda; seconded by Lynn Wheeler and carried unanimously.

Scheduled Public Appearance(s):

- **J. Scott Moody-Interview for appointment to Heritage Commission:** The Selectboard interviewed Scott Moody. Wayne Fortier made a motion to approve the appointment of J. Scott Moody to the Heritage Commission for a 3 year term; the motion was seconded by Lynn Wheeler and carried unanimously.
- **Heidi Lyman- Business Park Lots:** Heidi described some new signage that is being placed at the Business Park, at each individual lot. She talked about the Northern New England Real Estate network will now be reaching more areas and other publications she is advertising in. She also talked about perhaps offering some sort of discount on the lots if they were to go under contract in a 60 day period and wondered if that was something that the Board might consider. She does not feel that the costs are out of line but it might help get them moving. She also talked about the water pressure and sewer hookup fees and said that she has been touching base with all of the inquiries that she has had previously regarding the part but feels that there is not a lot of movement with business expansion at this time because of the economy. There was discussion about whether any lots in other business parks are moving; the water flowage; the sewer hookup fees; the business park road; and a reduction in the price of the lots. Wayne Fortier asked Heidi several questions including how many lots were in the park, how many have been sold, and how long they have been for sale. He then asked whether there were any pending bites to which she said not at the present time and that right now it is all about trying to generate interest period. He asked her that, if during the negotiations with the current resident she had made them aware that there was a hook up fee for sewer to which she responded yes she did and he received two (2) complete packages with the water regulations, the sewer etc. Wayne asked if, in any of those documents, it clearly spells out

what the hook up fee would be. Heidi said that she thought it did in the sewer agreement. She said that it is now specifically stated that there are special assessments due on the properties because apparently there was a misunderstanding there at one time. Wayne asked if it is clear now though; that figure is out there for potential buyers to which Heidi said yes. Wayne asked if that declaration was there with the current owner. Heidi said that the owner that is there now received 2 copies of the sewer line agreement from Woodsville Precinct which clearly states what the fee is to hook on; as well as her discussing it with them. Wayne asked if she had told them specifically what the sewer hook-up fee was and she said yes; it is an important number for potential customers to know. Part of why she is trying to throw some bait out there with perhaps a discount is just because of that fee. She has also been careful to tell potential customers that the \$25,000 for a sewer hook on or a septic system for a lifelong use is not that much money. She said that she is thinking that offering a discount of \$10,000 on a lot if they were to go under contract within 60 days might get the interest going. Heidi did not feel that a reappraisal of the value is needed because she believes they are worth every penny of the asking price and she doesn't feel that the sewer hookup fee is high comparatively. SEGTEL was also discussed in regards to the benefit it could bring to the business park in the future. It was stated that a lot of energy needs to be spent on selling those lots.

Town Manager's Report: None

Public Hearings: None

Pending (Old) Business:

- **Reappointment of Planning Board Member:** Lynn Wheeler made a motion to reappoint Melissa Walker to the Planning Board; seconded by David Joslin and carried unanimously.
- **SAU Lease:** Lynn Wheeler made a motion to approve the SAU lease as presented; seconded by Peter Heilemann and carried unanimously.
- **Resolution clarifying single/two family building permit process:** this item was tabled until the next meeting.

New Business:

- **Former Woodsville Armory-fencing, energy, audit, gardening, usage:** It was discussed that part of the beautification project at the property should include a split rail fence or something along that manner which will also keep vehicles from parking on the lawn. Something will be in place before the 4th of July celebration so that cars are not parked on the lawn. Discussion ensued about what plantings might be done as part of the beautification project if money can be gotten from the Winnifred Moran Fund. More work will be done on a landscaping plan and be brought back to the next meeting. Next to be discussed was usage of the building. TM English said that the State Division of Historical Resources has determined that some of the light fixtures at the Woodville Armory building are historic and will have to be preserved. More analysis will have to be done before the energy retrofit can begin. It was decided that HARP will have use of the big room and if the electrical retrofit moves to that area during that time HARP will move to the instructional classrooms. The Board will review the report of the WAASC at the next meeting and discuss building usages. Names for the armory that have been suggested were discussed; since there had not been a lot of submissions it was decided to

advertise in the paper to see if any more suggestions are submitted before a final decision is made. This item will be placed on the June 21 agenda. In the course of the decision to advertise for name suggestions the email sent by Gary Scruton to the Selectboard, Town Manager and Administrative Assistant was discussed which is asking for the Town to advertise in his newspaper due to his advertising rates. Discussion ensued about the need for advertising to be done in a consistent manner so that the residents of the Town know where to look for important information and how to determine which publication best meets the Town's needs. After a lengthy discussion it was determined that an RFP that will service the needs of the Town will be put out and that RFP will be distributed to the area newspapers for their response. Some of the criteria will include a weekly publication; specific distribution information; and numbers of product put in the distribution points; advertising placed. When the RFP is prepared it will be emailed to the local papers and ask that they confirm receipt.

- **Resignation from Heritage Commission:** Lynn Wheeler made a motion to accept Duane Baxter's resignation with regret and appreciation for the work he has done while on the Heritage Commission; the motion was seconded by Peter Heilemann and carried unanimously.
- **Underhill Gravel Pit Agreement:** There was a brief discussion regarding the need to have another gravel pit now that the Town owns the one at Center Haverhill. David Joslin made a motion to approve the new 5 year lease of the gravel pit and that the Town continues to work to obtain all necessary State permits to operate that pit; the motion was seconded by Peter Heilemann and carried unanimously.

Commission/Committee Reports: None

Correspondence: Chairman Ladd referred to an email that had been received regarding the Payment in Lieu of Taxes (PILOT) in which is the means of taxation for the Opera Block in Woodsville. TM English said that he had responded to the issue with a letter to the editor in the Journal Opinion. AA Lacaillade explained the RSA that set this taxation process for the Opera Block and it will take an act of Legislation to change it.

AA Lacaillade referred to a thank you letter that the Board had received for granting an elderly exemption on a piece of property and just wanted to make sure they had seen it. She also wanted to make sure that they had all received the information from Grafton County which shows the impact of the County tax rate now that the jail project is moving forward.

Comments of the Public: Annemarie Godston said that the chili cook-off was great but she had talked to someone that had been unable to find Railroad Park. TM English said that signage will be in place in the near future as part of the Connecticut River Byways. AA Lacaillade said there was a sign board on Central Street also. Annemarie also suggested that part of the advertising state that people need to bring their own blanket or chairs.

Joel Godston asked that the Board support General Aviation Airports. Vermont has started to do so and Ray Burton is working on it in New Hampshire. General Aviation airports are going away because there is more value in the land for other purposes.

Comments of the Town Manager/Administrative Assistant-Finance Officer:

AA Lacaillade said that the auditors were here the previous week and if the Board needed to talk

to them about any concerns they would need to do so in the near future because they felt they should be able to close out the audit in a very timely manner this year.

Comments of Selectboard Members: Peter Heilemann asked if the Campground had complied with the permit requirement to which TM English said that they had.

Wayne Fortier stated he would need to be excused from the next meeting as he will be out of the country.

Chairman Ladd spoke about the White Mountains Community College's decision to close the Woodsville campus and the impact it will have on this community.

Planning Board Clerk vacancy: The ad for the vacancy will be in the paper this week and the interview committee will be Lynn Wheeler, TM English, AA Lacaillade and Planning Board Chair Hammond. TM English stated that there is no existing staff available to cover their needs they are going to have to cover it themselves.

Chairman Ladd said that the State budget is not looking good and the Towns may see further reductions to their revenues and added costs.

Adjourn Meeting: Peter Heilemann made a motion to adjourn, seconded by Wayne Fortier and carried unanimously. Chairman Ladd adjourned the meeting at 8:04 pm.

Minutes transcribed by Jo Lacaillade