

**MINUTES OF HAVERHILL SELECTBOARD REGULAR MEETING**  
**Monday, October 3rd 2016**  
**Draft Subject to Review, Correction and Approval at Following Meeting**

**Board Members Present:** Chairman Wayne Fortier, Tom Friel, Mike Bonanno, Darwin Clogston and Chris Luurtsema

**Town Manager:** Jo Lacaillade

**Members of the Public Present:** Highway Committee members Joe Maccini and Howard Hatch, Road Agent Stuart McDanolds, Rick Ladd, Doug Dutile, Chief Bogie, Ann Maccini, Tim Northcott-Assessor, Jeff Page, Jasper Page, Mike Lavoie, Todd Aldrich, David Long, Attorney Curtis Payne, Paul Forcier and Ed Ballam-JO

**Call Meeting to Order:**

Chairman Fortier called the meeting to order at 6:00 pm.

**Pledge of Allegiance**

**Agenda Approval (additions/deletions completed by Board consent):** Mike Bonanno made a motion to accept the agenda; seconded by Tom Friel. Darwin asked to have the tax deeding deleted from the meeting, Jo explained that this is done on a timeline set by the State and has to happen in a certain timeline. Sandy could explain the process better, she will be here later. Darwin said he had gotten an email on Friday afternoon advising the Board about a binder that was in the office that they could come and review for the meeting tonight and he has not looked it. Jo said the process is laid out by State statute and the Board had been given a schedule a while back showing that process and when the deeds would come to the Board. He understands that there is a process but he wondered why he did not have more time to review before the meeting. Jo explained that the deadline was actually that day, (Monday) at three and things changed up until that deadline. Tom said it was not the deadline of today that was the issue, it was the notification to the Board; let us not confuse the two. He further stated that the email that was sent out was at 3 o'clock on Friday, he had just checked with Tina, and they closed at 3 o'clock on Friday so they would not have been able to see it anyway. Jo said she did not send the email but she believes that it stated that the book would be available in the Selectboard office after that office closed. Jo asked that they clarify with Sandy, once she got to the meeting, if they could postpone. Tom said the notification period to the Board was too short. Jo reiterated that the Board had been given the timeline of this tax deeding quite a while back. Tom said he knew, but the material was not available. Chairman Fortier referred to a printout that all Board members received on August 22 with a list of potential properties that could be subject to tax deed as of that day. Tom stated, ok then, I am fine with it. Jo said that list from August was a tentative list of all people that could be subject to tax deeds tonight and some have come off since because of payments received. The agenda approval carried unanimously.

**Approval of consent Agenda:** Mike Bonanno made a motion to approve the consent agenda, seconded by Darwin Clogston. The motion carried unanimously.

**Curtis Payne-Schute Trailer issue:**-Mr. Payne was not yet in attendance so the item was tabled.

**Tim Northcott-Assessor Presentation regarding new values:** Tim went through the process of how values are determined in a full revaluation year. He outlined the three areas that the State is concerned with when new values are determined. There was discussion regarding how many sales were used to determine the new values and the fact that foreclosures do not qualify as arm's length transactions so they are not part of the sales study. The overall value is down slightly. Tom summarized that this puts us more in line with State standards than we were before. Tim said yes. Tom felt that was the key factor. Tim went on to explain more about the drop in values from the 2011 revaluation which was to be expected due to sales prices; it was an approximately 3.1% decrease in overall values. Chris asked if there was some explanation as to why the COD was so high previously; was there an error in reporting prior. Tim said that typically you would see this because the statistics are just a snapshot in time. We do not go out and revalue every year, we collect sales data for the last 3 years and do the full revaluation every 5 years and the market does change and there a lot of variables that go into that. Wayne wanted it clarified from the paperwork they had that there were 122 sales in Town. Tim said that was true for those that are considered arm's length transactions. Chris stated that if he was reading this correctly, there was about a 13 million dollar decrease across the board in values. Tim said yes and that was somewhat expected from the sales over the past 3 years. Chris asked if this was consistent with other Towns. Tim said he could not say, there are so many variables depending on the area. Tom said that he was inclined to think that some of the reason could be that homes are depreciating, just because they are older and there has not been a lot of new construction. Chris said that given the fact that the assessed values have gone down, the tax rate is going to have to go up because the expenses have not gone down; he is wondering if there is a way to see where the shift of burden will be. Are there some types/areas that will be carrying more of the burden and others less of the burden with this change? Tim said that is a difficult question to answer because different reasons for different properties would have affected the change. Chris said he understood that but what properties would be most affected by this revaluation. Is it business or residential? TM Lacaillade said the Town has not seen the values yet until tonight when they are presented. Chris feels that some analysis of that needs to happen so we can see what it is going to do to the economy. Tim said there were a number of commercial sales and those strata do show an increase, there were some valid sales that supported that increase. There is an entire USPAP manual generated by year-end that shows everything that happened to various property types. Tom felt that what Chris was looking for was how it was going to affect the tax rate going into budget season. Chris said it is not just that, it is what it is going to do to our potential commercial business owners; he would hate to drive away potential businesses. Tom said that was very true, he was thinking it was going to drive up the tax rate artificially this year. Chris said he is more concerned about it increasing artificially for some. Tom said that is an excellent point. Wayne asked Tim if he could give them the analysis that Chris is seeking. Tim said that he could give them an analysis of where his values came from but an economic impact he cannot do. Tom said he could supply them with that one piece they would need. Tim said the full value list was posted in the hallway downstairs. Chris said he was not disputing the work that Tim did, just trying to see what the impact will be on their end. If they could get a list of the different property types that have been affected they could probably pull an analysis to see if there is a shift in the burden. If all ships have been raised or lowered by the same tide, perhaps it is a moot point. Tim gave a little bit more information regarding how the revaluation works and how they have to

meet a certain standard for the State to allow them. The values have to be based on certain criteria set by the State. Howard Hatch commented that land and buildings that go to public auction are not weighed in this; a bank sale does not affect value. Chris asked if that is correct. Tim said that there is a list of reasons that sales might be excluded all based on State rules.

**Curtis Payne-Schute Trailer issue:-**Atty. Payne apologized for being late and said he was there to present the administrator of the Shute trailer but she was not here. He does not have a lot for them but he knows the property is up for taking, she was going to ask the Board to withhold taking the trailer so she could give it to another person. Unfortunately, it is not his argument, it is hers and he cannot make it for her. Chairman Fortier asked Atty. Payne if his client had been notified of the meeting and he said she had; that she has actually asked to be postponed to this meeting because she was out of town for the last one. He had tried to reach her today but she had not responded. Chris asked for clarification that she was the executor to which Atty. Payne said yes.

**Mike Lavoie:** He was present to respond to an article that he had read in the newspaper. He said his name was mentioned in the article, which stated there had been numerous meetings with him involved; there was one. Jo had called him to set up one meeting; we had that meeting in Haverhill Corner. He had visitations; he would definitely not call them meetings. Secondly, that he was indecisive, he said he is not an indecisive person; you obviously did not read him very well. The problem was, we were asking him to speak for himself as well as another property owner. It was pointed out that he is the problem, not the solution and he is appalled at that statement because on August 22<sup>nd</sup> he handed each Selectboard member questions that he asked to be answered; he still hasn't heard anything. He truly believes, if he had not raised the point in one of his questions about whether the Board had located their waterline, as far as he is concerned you were unaware of it. If that makes me a problem, ok. He thinks he was doing follow-up to something that was going on. And the last would be remove himself as a taxpayer and speak as a commissioner; in the paper it said that the residents of Haverhill Corner would be responsible for anything to do with the water line. He contacted Scott Clang who is a representative of theirs through Granite State Rural Water who made it quite clear he had talked to Dexter from Horizons and they both told him clearly that the water line was within the scope of the job and the Precinct would not be holding the bag for that. He said he just has one other thing; the bridge to nowhere, the one the Town is calling a culvert, in June 3<sup>rd</sup> 2015 Glenn English was asked by Lynn Wheeler what kind of fish were in that brook and he stated trout. He is here to tell you, there are no trout in that brook; 100 years ago, he cannot tell them but he is 59 and have lived all but most of his recent years in a house right next to that brook. I guaranty you, as I stand here, there are not trout in that brook so your project of the bridge to nowhere, seeing it is going forward, he has told Stuart he can use his property and that still stands. Thank you. Chairman Fortier said he takes exception to one item about indecision. He thinks that was a discussion that on several occasions you were asked about a certain parcel of land that you own, what would the price be if the Town were to purchase that and Wayne didn't believe that there was an answer forthcoming from Mike; that may have been the basis for some sort of comment about indecision. Mike asked who had asked him that and in what capacity did they ask that. Wayne said that he had not but he knew others had, he did not know if it were members of the Highway Committee or the members of the Selectboard but he was told that Mike was asked and was not forthcoming with an answer about how much you might consider selling your property

for if, in fact, an alternate route was going to be seriously considered. He thinks that is what the indecision comment was focused on. Mike said he understands that, but to clear that up, it did not matter what he did if you didn't have another landowner on board. It was a moot point for him to throw out a figure when the other landowner, to this day, still has not been approached by anybody of capacity from the Town. Mike has spoken to him but it is a done deal now so. Chairman Fortier told Mike that on August 22<sup>nd</sup> he did drop off some questions for the Board, Wayne advised the Town Manager that he would respond to the questions and he had not yet done so. Mike asked him to just answer the first question tonight. Chris pointed out that it was asking if the Town had done their due diligence. Chairman Fortier said that he feels they are doing their due diligence; they are looking at what was put before them; they listened to some speculation about alternative routes; they have looked at a temporary route or listened to it; but we have been focused on this issue for too long to be honest with them. However, we made decisions last meeting that we would go ahead with the original plan and unless he hears otherwise tonight, that is where they are headed. But there is another consideration that they are going to talk about under the next item, so that might answer his question further. Mike Lavoie asked if the Board knows what the amount of money this will cost the taxpayers at this time. Wayne stated we do if we go with our original plan, yes. We only have speculation of if we were going to go to an alternate route, he has heard a figure of \$200,000 and we have not had any real discussion with the landowners to know what that figure might be. What we do know is that we have an agreement with Trout's Unlimited now, and we voted on that decision that we would like to see the project go through as originally designed and planned. We are a little late in season and we have to talk about that under our next item and an alternative solution to that has popped up since our last meeting. That is what we are going to discuss under that agenda item later but we have done due diligence in this item. Darwin commented that we are at \$90K now but that may not be final, Wayne concurred because that number did not include any replacement of a water line or the stabilization of the water line. Wayne further said we looked at that as a separate issue at the last meeting.

### **Pending (Old) Business:**

**Stonecrest Culvert Project:** Chairman Fortier asked TM Lacaillade to bring them up to speed about what had changed with regards to the last meeting since they gave approval to proceed. She said that she had asked Chief Bogie for some guaranty as requested by the Board, that he was going to be able to replace the culvert as planned without the culvert caving in and what he had for an emergency alternate plan. Wayne introduced Mr. Bogie and asked him what new information he had found out since he received word that he had been awarded the bid. Chief said that he, Stuart and TM Lacaillade had sat down and had a meeting about the award of the bid and what he had learned from his supplier of the culvert that the earliest he could get the culvert was 5 weeks and it could be 2 months. In the meantime, the water line has popped in and he is in the dark as to where exactly the water line is, it has kind of thrown some curves in this thing. So he proposed to Jo and Stuart, if we could get situated, get the culvert ordered, find out exactly where we are with regards to the water line, and what was going to be needed to stabilize this water line and sleeve a section of 12" to 15" culvert, down through the existing culvert; if it collapsed, he doesn't think it is going to but, you have taxpayers in there that have got to get out and you have to be able to get firetrucks in there. So he proposed to Stuart, if he could get some culvert, and stick it out 5 feet on either side, just slide it in there for emergency if it does fall in,

to get us through the winter. He doesn't think it is going to but they have to have a backup in case it does to get the water through, no water will go thru if it collapses. Wayne clarified that by putting this sleeve in, it would allow the water to flow. Chief confirmed; it is not going to handle all the full volume but there is plenty of height and water can get through, that was his thought of what we could do and then tackle this in the spring. This project is going to be right into Route 10; there are going to be State trucks plowing snow on them, it is not going to be safe for his employees or anyone that lives up on Stonecrest Drive and for the Town of Haverhill. He just feels this is what should happen. Wayne asked, if in the process of putting that sleeve in, was there a process to attach it. Chief said that yes, he and Stuart had worked that out and he told Stuart to make sure the culvert is one that he could reuse in his highways when it was removed next year. Tom Friel clarified that what he was saying would that the culvert would serve a double duty; use it for this now and it is not a waste of taxpayer dollars and it can be used somewhere else later, such as Lime Kiln or Brushwood. Chief concurred. Chris Luurtsema asked if this does anything to stabilize the pipe itself, our biggest concern is not that the culvert is going to fall in on itself, it is that if it settles any further, the 8-inch water line with 90 PSI of water behind it is threatening to let go. It does not sound like sleeving the culvert is going to address any stabilization of the water line. TM Lacaillade asked if she could respond to that. Bob Maccini had called her just before the meeting and he was the one that put that water line in. He does not think it is going to break, it might separate. He thinks that once the ground freezes there will not be a risk of any of that. He believes it can stay in place during the construction process with some kind of support for the water line and he is more than happy to talk to Chief about that. He personally does not believe that culvert is going to fail during the winter, he has a different way he would go about the project then what we have the approval for and he also believes, even though we have been told otherwise, that it might not be that hard to alter the wetland permit. His proposal is some sort of a shoring system to do the culvert installation, and it is done in panels that you put in vertically and then move them across as you go. She did not understand completely how it worked and since the call has been just before the meeting, she could only give them a little information. He also is suggesting a cement box culvert and he doesn't believe it would change what the wetland permit is allowing for and he doesn't believe that it would change what Trout's Unlimited wants either. It is a precast, cement block culvert and you put it in pieces and shore up on either side of that, you are still working on 1/2 of the road at a time and work your way across. As a resident of the development, he would like to see the project move ahead, if the funding is there. He is not in favor of moving the road. If the Board wants more information about the shoring system, she will get back in touch with him. Chris asked when the permit would run out; TM Lacaillade said that it runs out in 2021. Chief said that the section of the culvert where the water line is, is not stressed, the section that is sagging is on the opposite side of the road. Chris said that he had looked at the culvert a couple of days ago and the whole thing is kind of coming in on itself. Chief said that is true but it is in 12-16 feet, then you see it go down. Wayne asked if a cement box culvert would be acceptable for Trout's Unlimited to fund the project. Jo said she could not tell him without talking to Ron Rhodes. Howard Hatch and Joe Maccini said that there shouldn't be an issue, it is basically what was done on Page Road. Wayne said that he thought that a box culvert had been rejected by them already. Mike Bonanno asked what the cost be with the box culvert vs. what we are doing with Trout's Unlimited and maybe we would not even have to use their money if the price was better. Stuart said when they first looked at the box culvert, the prices was 32K, we touched on that very early on in the discussions a couple of years ago. At that time they were talking about going with

a triple wall poly pipe that was 9K and they have since got us into a more extreme pipe for Trout's Unlimited and their stream restoration and the best price he has heard for that is a little over \$23K. At this point, we could have the style pipe that their plan calls for in 2 weeks from a different supplier but their price is \$5k more than Chief's supplier. Wayne asked if a box culvert would normally last longer than the type we are going to use. Stuart said yes, and TM Lacaillade said that Bob Maccini had stated that also. Tom asked Chief Bogie about the conversation Jo had had with Bob Maccini, and how Chief felt about the shoring method and would that work. Chief said he has done it before but they have to be able to get water through and the proposal was just in case of emergency. Chief said that it is a lot more money to do it that way, he has been involved with them, there would be an open bottom and there would be the expense of a crane. He went on to say that this culvert is enlarged so that there can be rocks inside to imitate a stream bottom. He said you won't have the issue of this culvert scaring like happens with cement culverts. The design, as it is now, is to put about 2 feet of rocks back in the culvert, and also in this project, down where it crosses Route 10 they have to put rock in the outlet of another culvert on the Bedell Bridge side, that may get postponed until next spring, that is the least of his worries. Wayne asked if Chief was saying putting shoring in was going to be more costly. Chief said no, it is a temporary fix. He would like to see something that will let the water through if it collapses. Wayne asked if Chief's biggest concern is the water flow. Chief said that he is not worried about it but Stuart needs to get people in through the winter. Mike Bonanno said that Chief says that he has an emergency plan but he would like to see something in writing in case the culvert collapses. If that collapses today or tonight, what is Chief going to do tomorrow? Chief said if that collapses tonight they are going to have to bite the bullet and everyone is going to have to work to get this done. Mike said that he wants to see a plan from A-Z of what that plan would be. Chief said he would do the best he can, but Mother Nature always has control. Mike said he is a "what if" guy and wants to know how that will be handled. Wayne asked Chief if his recommendation was to sleeve the culvert. Chief said yes, just to get the water thru. Wayne asked him if he ideally wanted to continue the project in warmer weather. Chief said absolutely. Chief said that Joe Maccini is in the room and he wanted to ask Joe the following: "If you were working for me and Chief sent him down there to do that project, would he be comfortable to do it now? Joe said that as long as the Town was not going to require it to be paved, if they would let it stay gravel for the winter he thinks this would be the time to do it and get it done. Then you take all of these variables out of the picture and it is over with. Wayne asked if he meant the sleeve and Joe said no, do the project except the pavement and do that next spring. TM Lacaillade said that she believed paving this fall has been off the table for quite some time. Chief said that we discussed about putting it on hold. Mike Lavoie asked if Chief had already said that he couldn't get the culvert. Chief said that he can but it will be at least 5 weeks. Stuart said that he can't really do much until the pipe shows up so we are talking 6-8 weeks; once Chief has a guaranteed delivery date, he can probably start some of the site work. There was more discussion as to whether Joe felt that the project could still start in 6-8 weeks. Joe said that he has not seen a plan as to how Chief plans to do this but if he has a plan, he should be able to do it. We don't usually have a frost that stays in the ground until after Thanksgiving so there is still plenty of time to do it as long as they stop fooling around and do it. Mike Bonanno said that he thinks the highway committee should sit down with Chief and see exactly what his plan is. Joe Maccini said it is the Selectboard that should review the plan, the highway committee does not have a role in this part of the project. TM Lacaillade said that she believes that is why they are here tonight for the Board to decide one way or the other. Wayne said they decided at their last meeting to go

through and then within a day or two they were advised of the delay in the pipe. If the pipe was 2 months before it came, is that still in range to do this project. Chief said that he could not answer that, Mother Nature will. Chief highly recommends putting the pavement off until next spring. Joe M. said Stuart said at one of their meetings that he could maintain that road as gravel and that is where he is coming from. Darwin asked, if the culvert was approved 2 weeks ago, why hasn't it been ordered. TM Lacaillade said that the co-funder would not allow it to be ordered until the water line funding was resolved. They did not want to spend the money and then have the Town not have a way of funding the costs associated with the water line. Darwin said that 2 weeks ago, the Board took a vote to go ahead, and it passed; so here we are 2 weeks later and the culvert has not been ordered. Chairman Fortier said that in fairness to the highway department and the Town Manager, Darwin wrote an email that said no, no, no when the email came out about lining the culvert. Darwin said he wasn't saying he voted for the project but the Board passed it. Wayne reiterated that when the suggestion was made by the Road Agent and the Contractor you said no, no, no. Darwin said that what he was responding to was putting an obstruction into the culvert, this is a mistake. Wayne asked Chief, if Mother Nature does not cooperate with us, and we can't get that culvert for 2 months or more, the option of putting in a sleeve is still there. Chief said absolutely. Joe said no. He said if you put that pipe down in that culvert, you are going to get water through, but if that culvert caves in, the water pipe is going to pull apart and then truly you aren't going to have a road. Wayne asked if you have a sleeve in there, would that help. Joe said no; it is not going to make any difference to the road, it is going to make a difference to let water pass, but when that water line breaks there is going to be far more water coming down then ever down that brook. 45 minutes later, there will not be a road there. Wayne asked, so in your opinion Joe, we do the project and get it done. Joe said you either have to come up with a real alternative plan, and that isn't it. Daniels had given the Town a price for sleeving that culvert at one point and that would have bought the Town a lot more time, no matter what we do, if we put a pipe in there, it is a 30-year pipe. 2 years ago if the Town had gone with an alternative to put a road around, you could have had it done. He just does not know if they have the time anymore, He would at least want a bypass set up to get water around there in a temporary pipe and that certainly is not very costly to do. TM Lacaillade asked how we protect the pipe to keep it from freezing to insure there is water. Joe said that if you are going to have it done by Thanksgiving, there should not be an issue. Chris said that right now we haven't even ordered the pipe so we are looking at December, best case scenario November. What are the chances of getting a box culvert in? Joe said that you would have an engineering plan, it is just like going with an alternative road; he agrees with him it would be great to do but you would be starting from ground zero. As long as Chief is bonded for the job, the Town is insulated. Chris said that other than coming up with an alternative plan, all we have right now is, he is concerned that they don't have a feasible way of supporting that pipe, that has been the one crux to this all along in the past month and that he where he feels the due diligence wasn't done. Now we are trying to do our due diligence but the project itself did not have that due diligence 2 years ago and now we are 6 weeks in from learning about a water line. Joe said that is not the Town though, that engineering firm, they should have known that pipe was there. Horizon was previously Provan and they are the ones that designed the original water lines. Chris said that whomever it was, due diligence was not done. Joe said no but when you have an engineering firm design something, you have a right to expect it to be done right. Chris said that we still haven't come up with a solution for supporting that pipe over the winter. He is told on one hand that the culvert might last and on the other hand, that if the pipe fails there will be no road and a lot of damage. TM Lacaillade said

that when they left the last meeting she notified Chief and Ron Rhodes that the bid had been awarded but at the last meeting we did not have a resolution as to how much the water line was going to cost or who was paying for it and again, because they are co funders, they did not want to get into the middle of a project and no guaranty of the funding. We still have not heard how much that cost will be. Rick Ladd said that they contacted Granite State Rural Water and they contacted the engineer at Horizon and they both are saying that whoever pays for it is not going to be the Precinct; it has to be the Town. Wayne asked why that is. Rick also wants to know if that is a Town approved road. The association probably gave up but did the Town ever take over that road or are they just maintaining it. He feels there is a lot of due diligence that hasn't been done. Joe said that if it isn't a town road then there is big trouble. Rick said that they had better find that out. Mike Bonanno asked if Stuart knew anything about that. Stuart said he personally has not researched it; it was a town maintained road when he came on as Road Agent. Mike Bonanno said that they need to know the cost of the water line fix; they can't make a decision without that price. Howard said that no matter which way the decision is made to go tonight, if you don't make a decision as to who is going to pay for the water line tonight, Trout's Unlimited is not going to release the money to order the pipe, and you will still be discussing it in 2 weeks. TM Lacaillade said that they just need some assurance that the Town will fund the water line costs. Mike Lavoie wanted to clarify the question to Rick; Mike had spoken with Scott at Rural Water who had spoken to Dexter and Mike had explained to them that in the paper it was reported that Haverhill Corner was going to be on the hook for the water line and he said "absolutely not" it is the scope of the project and anything to do with that water line will be in that project. TM Lacaillade stated there is nothing in the scope of the project that states anything about a water line. Mike Bonanno said that the first thing they need to do is get a cost for the water line; how can we, in good faith, decide who is going to pay for the water line when we do not even know what we are paying for. Mike Lavoie asked how the Board can sit there and say they are moving forward on the project when you don't know how much it is going to cost. Mike continued and said you voted for it, but now the taxpayer wants to know what the amount of money it is going to be; it was an open-ended amount of money once the water line came up. He said he did not care what they do, as long as it gets done right, but he hates the fact of kicking the can down the road for 30 years and the next generation is going to be stuck with replacing the culvert. You have not exhausted the avenue of putting in an alternative road. Bob Maccini called you tonight because I went and met with him Saturday; the guy is extremely knowledgeable. I would never question that. We talked about bell clamps and all these other things but he made me understand that it could be done. I think, now Chief I would never put words into your mouth, you were somewhere and somebody said that you made a comment about any time you get rid of a culvert you get rid of it." Absolutely, Chief said. So, you haven't done you due diligence because you haven't exhausted an alternative road, you have two players right now Paul Sarkis, and I can call him and put him on speaker phone if you would like, You have two players right now agreeable to make an alternative path. The concept of \$250,000.00 I bet Chief would love that job. Joe, you looked at it; Howard's looked at that hill, you guys asked for permission to go onto my property so, until you have answered all the questions I don't see how you can keep doing this. Mike Bonanno said correct me if I'm wrong; when the decision was made we didn't have the okay to put the alternative road in. Wayne said it wasn't even discussed. Mike Lavoie said no it was not it was not. I'm sorry, it's never been discussed with me in an official capacity. Yeah somebody might ask me a question. TM Lacaillade said she was there the day we talked about it at the first meeting that you attended. Mike Lavoie said what did you ask

me. Jo said it was are you willing to sell your land? Mike asked what did I tell you, that I didn't know. I can't tell you, because it's a moot point if Paul Sarkis isn't on board, but he is on board. But, but we were only speaking to you Mike. "So it's not technically to me that's not an official pin me down ask me a question, we met there, You asked to meet with me, I respect you for that, It's the only, meeting we had that I am aware of. Jo, I was not prepared to answer you then, my wife's in San Diego, I couldn't even tell you what I paid for that piece of land. TM Lacaille said that she thinks the other thing that has to come into play a little bit when you talk about alternate routes that is how the people that live up there feel. Bob Maccini voiced his opinion and there are others here in the audience, and that should be taken into consideration. Wayne asked Michael, you say that the Town is obligated to come into the scope of the work even though it was never identified in the scope of the work and prior to that we didn't know anything about that line until about five weeks ago at the eleventh hour, you commissioners knew. Mike L. said "no we did not". Wayne continued, "You knew that this project was ongoing for two years, hence. You were on the board Rick. Rich said, wait a minute. Let's clarify one more time, when I sat there on the Selectboard and asked the Town Manager when we were looking at that grant that it encumbers everything needed to get the job done, his response was yes. Wayne said yes but the scope of the work didn't include any work to the water line because we didn't know about the water line. Rick said yeah well the people at Horizons had to. My question to you Mr. Ladd is this, did the Town pay for that water line to go in there or did the Precinct pay for it? Mike L. responded Precinct. Wayne continued, so it's a Precinct responsibility. Both Mike L. and Rick said no its not. You need to call your engineer Dexter. Wayne said he would call the attorney. Mike L. said that s fine; it shouldn't have to come to that if you call Dexter. Wayne said that you already know what Dexter is going to tell me. I want to know what legal basis he can make that when the Town never had any dealings with or any financial contributions to putting that water line in. That's up to the Haverhill Water Commission. That's an argument so if you, the paper I just handed out if you would make that policy and follow that, then that would make your question have been answered if you had done you done that. Stuart asked who is responsible for the road if the water pipe fails. Joe Maccini said the owner of the water line. Mike Lavoie asked who owns the road? Stuart asked who owns the water line that damaged the road. Stuart continued, we can sit and wait and see what happens first and if the water line takes the road out then it's your quarter. You know that's all I'm hearing is that no one wants to pay for it. We are trying to step up and do the right thing and if we were to ask the precinct for help with their business, they have the legitimate gripe to say no. But the fact of the matter is we can't fix a road because of a water pipe. You know it changes the whole scope of our being, but in the mean time we wait your pipe breaks and you're are left out handed. You know we are all in this together going in the same direction and I think it's about time we stood together and went in the same direction instead of sitting around and coming up with more what ifs. Let's get this going in the right direction to get this thing fixed. God I've been dragging my feet in this the last two years. Rick said if I may Mr. Chairman, it's pretty hard to move forward if you don't know what the costs are going to be with something. Realistically you are looking at sixty feet of pipe. Rick Ladd said realistically we are looking at a very small precinct that has a limited amount of finances available for something like this, and who has been advised it's not our responsibility to take care of this pipe. If you're going to be saying and taking what you're doing with it so now we have been threatened by attorney action here it goes two ways. Joe Maccini asked if he could ask Rick a question. The engineering firm that designed this for Trout's Unlimited, not the Town of Haverhill, is that the engineer you're talking with about the water line? Rick said right, we are

talking about Horizons. Joe said and he's the one that left the water line out of the job? Rick said that's right and he's the one that took over Provan and Lober. Joe Maccini said thank you and left the meeting. Doug Dutile stated he is a resident of 39 Slateridge Drive which is the other side that this culvert this effects. I can tell you a few things. First of all how many residents up there rely on town water? It was stated 3 or 4. Doug said that he could tell you I have town water but I also have a well. Most places up there have both. You might want to check and see might surprise everyone in this room. Because I can tell you, I am one of them and I know that at least three others up there that have wells. I know for a fact because I drove around up there today and looked; didn't even have to get out of my truck. You can see its right there. The second thing is that too, that Horizon that Dexter guy, he sent my wife and I a letter. It was a certified letter in a regular envelope not a certified envelope stating that I needed to respond to this as I was a land abutter, I called him up and two days later, a few days later I get a phone call back. He stated to me that I should not have received the letter because it should have come to you certified mail, your name is Dutile you are not an abutter; I told him oh yes we are. I called the Town Manager and I told her that this guy doesn't know what he is talking about who the abutters are to the project because we own all the way to Route 10. I wouldn't have any faith in this guy at all. Then I called him up after I talked with Jo and told him, what map number and what book number to the lots that we have. We pay our taxes on time. Our tax bill last years was \$11,992. That's what we pay up there we don't want to see the road change; we want to see it exactly where it is because we abut that road and that project and when we bought those lots we knew there would be road frontage at the time. We would not like to see that change, my wife and I. Thank you very much. Wayne thanked Doug. Chris Luurtsema asked Mr. Dutile if there is a hydrant up there; can we clarify that. Doug said yes, there is and there are underground wires up there. Mike Bonanno asked if there were two hydrants up there. Doug said that he knew of one, it's on our property. There was talk about one being at the foot of the hill. Chris said for that reason alone that would change things; are you proposing to eliminate the lines. Doug said no I am not proposing to eliminate the lines I think the precinct would lose a substantial amount of money and the precinct relies on that revenue and I'm not saying that, we like that but we just replaced our well pump last year so we had both in case there was a problem like this or anything else. That's why we spent the money to replace the well. But I'm saying if we had to shut it down for a period of time I'm not sure how many people it would affect I think it would surprise you, I think it's pretty minimal. Mike B. asked if we could literally shut that water line down take that line apart elsewhere and put it back. Doug said that they could as far as he's concerned, that wouldn't affect him at all; I have both town water and a well. TM Lacaillade said they would still have to figure out for protection as well because you would still have to supply that hydrant at the top. Doug said that's correct. Howard said he's answered one of the questions as far as part of the water; if you've got two or three wells over there you can block a line charge it and be fine with use and not have to worry about fire protection, I mean it would be that simple. Chairman Fortier said that he had a question for Chief. Did you have any thoughts once you discovered the water line was there, did you have any thoughts as going about your project of stabilizing that water line or doing anything with the water line to prevent it from separating or breaking? Chief said he was not worried about the water line whatsoever. I'm not worried about any of it but I just wanted to have a thorough of release of water If it collapses, I'm positive it will never collapse anywhere near the culvert or near this water line. Wayne asked Mr. Dutile, do you not have some information of your own personal observation about the sinking of this roadway? Doug said that it's pretty obvious all you have to do is drive into the development and then come

back out and the last time I measured it was nine and a half inches and how I measured was not sure if it's appropriate but I took a two by four and laid it on end and went from this end to this end and measured down into the deep hole. And it drops quite a bit I mean I the last year it has gone down considerably and now it's across the whole road. But if you drive up into the development, you don't notice until you drive out and you can feel and see it. It's very very obvious. Tom Friel said that he wanted to address one thing and that the issue of what happens if there is a fire. Where I live, everyone knows out in the back woods, there are no fire hydrants. Where is the nearest water available at Haverhill Corners if there is a fire for the fire department to get water in an emergency same situation like they do where I live? It was stated it is at the foot of the hill, right near the post office is a hydrant. Tom said that is a better situation than where he lives so he doesn't think the fire hazard or getting water in for a fire is as higher level of a necessity as its been stated here and that's my opinion on it. Doug said that your insurance and your fire rating has to do with hydrant location. Tom said that he understood that; Oh god I know I went through that as well. Mike B. asked that if there is a fire up there the tankers are going fully loaded with water and then where would they shuttle the water from Ed? If they had to put up the portable pools, you know what I mean. Ed B said that if there are no hydrants we go up to Court Street and School Street as there is a nice turn around up there. That may be what we do that or there is a hydrant at the post office and that's a big turnaround area. So that would be centralized to shuttle water back and forth. You could do that with water or you could also use a four-inch hose as well. You could lay four-inch hose up the road. Wayne asked Chief, if we were to tackle the waterline, do you have any ballpark estimate of how much it would cost and Chief said he did not. Chief said he didn't even know what size it was. TM Lacaillade said she had sent him all the paperwork in the mail and Chief acknowledge that she did. Wayne wanted to know if they would have to replace about 60 feet or was it longer. Chief said it shouldn't be more than 40 feet. Mike Bonanno said that Chief just sat there and said that he was sure that the water line would not collapse. He wanted to know if Chief's bond would cover the damage if the waterline collapsed. Chief said it would. Mike said that if Chief is sitting here and saying that that pipe is not going to break, he would think that the bond will cover it if it does. Chief said that where that water line is now, it is his plan not to disturb it other than to crib it. Mike said that he thoroughly understands that, but, what if? Does you bond cover that if it happens? Chief said yes. Mike said if that was the case then the issue of who pays for the pipe is a moot point. Howard Hatch said that the bond is no good until the project contract is signed and the bond is signed. Chris said if they sleeved it for the winter and it collapsed then the Town would be screwed. Mike wanted to know why it needed to be sleeved if weather permitting the culvert was ordered and the project moved forward and was completed this year. Wayne asked Chief if it was still his recommendation that the put another culvert inside the culvert? Chief stated that if that culvert caves in, they need to have water flowing thru there. Chris L. said that they still cannot move forward until they get funding for the water line. Mike B. said that he thinks they already have the money for the water line removal because Chief is guaranteeing that it isn't going to break. TM Lacaillade said that doesn't mean that he won't have to do some work on it; how much is that going to cost? Chris L. reiterated that Chief's bond does not start until the contract is signed. He said; correct me if I am wrong, you are not stating that nothing has to be done with that water line, right? Chief said that his plan is to crib it and work around it. TM Lacaillade asked Chief what the added cost to the project would be to stabilize that pipe; Chief said that is part of the \$90,000. Mike B. asked how long it would take to have the contract and bond in effect. Chief believes they are all ready as soon as the Contact is signed. Howard said that they are talking

about 2 different things, they are talking about sleeving it and he is talking about going forward with the project. Mike B. said that he thinks Howard is misunderstanding, Mike was asking why can't we sleeve it until the new culvert comes in in 6-8 weeks. Chief said to just chance it in the meantime but be prepared. If we are going to move forward with this project, lets grab the bull by the horns and he will get ahold of his culvert manufacturer and tell them he needs this ASAP. Wayne said that he wanted to clear something with Chief; you have no intentions of moving or working with that water line; just leave it. Chief said correct. Tom summarized what he felt was being said about the project. One, the road would be kept where it was and two, the project can be carried out as originally set forth and not interfere with the waterline or create problems with the waterline and if it did then those problems would be covered by the bond. Chief said that was correct. Tom said if that was that case then let's get the culvert ordered and proceed with the project ASAP. Stuart said he had spoken with a different culvert manufacturer and they said they could have the culvert here in two weeks. However, the cost of the culvert was \$5,000.00 more than the one Chief was ordering. Chief said that he needed 24 hours to see what he could do with his manufacturer and then he would get in touch with Stuart. Wayne stated the additional \$5,000.00 could come from the Capital Gain Road projects fund. Tom said, "Okay I'm finally getting the impression that we are agreeing on something and we have kicked around a lot. What we want to do is one keep the road where it is that's the impression I get here keep the road where it is. To get any land exchanges or anything else going around buying land or selling land or anything else. Correct? Well there was a vote of two weeks ago of three to two to keep it. That's where I am at. Keep the road where it is and number two based on what Chief is saying He thinks he can carry this project out and not interfere with the water line and not create any water line problems and if there is one his bond will cover it. Is that correct? Chief said correct. That sounds like a win situation to get started on this by ordering the culvert ASAP and let's get this done. That's my attitude. Let's get this done. So you are reaffirming the vote that was taken two weeks ago. Tom said correct. Wayne asked Chief to put pressure on the company. Chief said he would. Stuart said that he spoke with the culvert manufacturer obviously a different supplier than him. They are talking two weeks Yes two weeks. For \$5000.00 more for the same pipe, it's a different supplier. It's more money. \$5000.00 more? Yes \$5000.00 more. For two weeks out. I don't know what Chief's schedule is but that gets the pipe here and the project started. Same pipe same quality. That was through Furgeson Same quality same guarantees. Chief was asked if he could work with that culvert as well. He said yes. I can use that for leverage. You can work with the one that he has come up with. And you would work with it as part of your contract? I want to save you guys \$5000.00 if I can. Tom said oh ok I think you know where I am coming from, and you can work with it? And it's acceptable to you with your bid? And it's acceptable to you for with your bid? It was clarified that it will be adding \$5000.00 if we have to go with a different culvert. It will cost you \$5000.00 to go with the other culvert, Tom said convenience is expensive. And that's cheap insurance to get this project over and done. If we get into winter that will be another hassle. \$5000.00 as in the overall picture strikes me as a minor. Chief, so when you came tonight and I got an email so a week or a week and a half ago you were convinced that it was gonna be next year. Chief said that he just looked at it for safety events and personally he would be more comfortable with it but I have been on this do or die situation lots of times. He should have an answer within twenty minutes. We just reaffirmed our previous vote taken on September 19th, So it looks to me unless the board has changed that we stick with this original plan and we try to get this project done this year. Yes let's go. Chris said that he wants to make sure its written in the minutes though that this work is going to get done without any additional

expense for relocating, temporary adjustment or something to do with the water line because that was ultimately the crux and the reason I voted to the negative was last week or two weeks ago was because we weren't voting we had no idea what the cost of moving that pipe was going to be. So I just want to reaffirm there is no issue with the precinct or the town cause this whole thing can be done for the original amount of \$90,000.00 without adjustment to the pipe. Chief said "let's do it". Wayne said that it might cost an additional \$5,000 to get a pipe here in 2 weeks. Tom asked if it was necessary to have a revote of the previous September 19<sup>th</sup> approval to include the extra \$5000 if necessary? Mike asked where the money would come from? Howard H. said the same place you are going to get the rest of it; steal it. Howard said it is not appropriated. Chief asked for twenty four hours. Wayne asked TM Lacaillade Jo if we were talking about taking the money out of the Capital Reserve Road Fund. She said that is what the Board voted to do and it was appropriated; it isn't stealing. Howard said it is a reassignment of funds. Chairman Fortier said they previously had a 3-2 vote on this and he does not think they need to amend that vote understand that is may be up to \$5,000 in additional expenses. The Board said they were fine and didn't feel the need to have a revote. Chairman Fortier asked Chief to get the information to Stuart within 24 hours along with the Town Manager the Selectboard will be on board.

**Bid Opening – Town lot – Tewksbury Road:** Chairman Fortier asked TM Lacaillade how many bids the Town had received. She said two bids had been received. He asked her to go ahead and open the bids. Chairman Fortier read the two bids. The first one was from Jeffery A. Page and his bid was \$83,327.27 for Map 405 Lot 32. Chairman Fortier wanted to make sure the parcel identified in the bid was the correct parcel the Town had put out to bid. He then read the Request for Bid, which the Town advertised and confirmed the bid was on the correct parcel. The second bid was from FHL Property Management. Michael William on behalf of FHL Property Management submitted it for \$91,500.00. Chairman Fortier summarized the bids received by the Town. Mike Bonanno moved to accept the bid of \$91,500.00. The Chairman called for a second. Chris asked to see the paperwork first. The paperwork was reviewed. Darwin Clogston seconded the motion. There was no further discussion on the motion. The Board unanimously voted in favor of the motion. Chairman Fortier announced Michael William on behalf of FHL Property Management had formally won the bid in the amount of \$91,500.00. Jeff Page thanked everyone for their time and even though he didn't get it he is glad to see it back on the private tax rolls and when it's time he looks forward to bidding on the other parcels that will come up for bid in the future. Jeff also clarified that he lawyer informed him that he sounds angry and he just wanted to let the Board know that he was not angry with them. Paul Forcier asked the Board if they wanted to say that if the financing of the winning bidder fell through that it would be automatically awarded to the other bidder. TM Lacaillade asked the Board is they wanted to amend the motion. Mike amended his motion to state that if the bid from FHL Property Management fell through then it would be awarded to the second highest bidder. Darwin seconded the amendment. The Board unanimously voted in favor of the amended motion. Chairman Fortier thanked Mr. Forcier for his suggestion.

**Tax Deeds** – Chairman Fortier asked if the tax deeding book was here and the book was handed to him. Sandy Roy was present for the tax deeding and that this process was going to be somewhat time consuming. He asked if the information in the book contained all the properties with taxes, which are in arrears. He opened the book and started with the first property, which is owned by 48 Wildwood LLC. Chairman Fortier read that there were taxes, which are outstanding

for 2012, 2013, 2014, 2015 and 2016. Sandy clarified for the Board that they were looking at the outstanding liens, which are actually taxes for the previous year. Sandy pointed out the book contained the detail information on each property, but each Board member had a summary list of all the properties to be discussed. She also mentioned that she had made a notation on the summary list of the properties, which were land only. Tom stated that he wanted to know if there are any other liens on a property before we take the property because he does not want to be responsible for those liens. Chairman Fortier stated the outstanding amount owed by Wildwood LLC was \$21,272.44, which Sandy said was for the 2012-2014 liens. The amount did not include taxes owed for the 2015 and 2016 liens. Right now properties with 2014 liens and older are the ones subject to deeding. Therefore, she only pulled the amounts outstanding for those years. It was noted 48 Wildwood LLC had two properties subject to deeding; one of which was land only and the other was land and building. Tom wanted to know if these properties had been checked to see if they had any other liens on them like mechanics liens. Sandy said they had been checked for tax liens only. Chairman Fortier asked Sandy to make copies for all the Board members of the summary list, which was included in the book, which she left to do. Darwin was unclear about the tax deeding process. Chairman Fortier explained the process to him. It was noted tax deeding had not been done for a couple of years so there was more information than they normally processed. Darwin felt the Board did not have the information they didn't to proceed with the tax deeding process. Tom felt the same way. They both were concerned about the additional liens that might be on a property. TM Lacaillade said she was not involved in the lien research this year because this process was put back on the Tax Collector's desk because that is where it should be. She did state that typically we would check for IRS liens and other liens. For example, she had been looking into one of the properties the Board was scheduled to discuss tonight and discovered there were other liens on the property from the IRS and the Town of Hanover as well as precinct liens; none of which had been noticed in the Tax Collector's process. She could not attest to the process the Tax Collector had used this year. Chairman Fortier wanted to know what would happen if they tabled this process. TM Lacaillade said Sandy could tell the Board better because she is the one familiar with the State statutes for this process. Chris said that he was not in favor of postponing the process. He noted when we started on the Board one of his concerns was that the Board would apply a consist approach to everything they did and thought postponing the deeding for not be in line with his thoughts. Darwin again expressed concern that the Board would take properties, which were subject to other liens, which the Town would now be responsible for. TM Lacaillade said some of the other liens would go away when the Town took the property. However, with the IRS liens there is a specific process, which must be followed. Darwin asked Sandy what would happen if the Board tabled the process tonight. Sandy explained the property owners had been notified that October 3<sup>rd</sup> was the deadline for the tax deeds and they would be waiting to find out what decisions the Board had made tonight. The Board asked a number of questions to try and help themselves understand the whole process. Sandy informed the Board that for each property they would sign a deed, sign a waiver or sign a conditional waiver. Chris was trying to come up with a process so the Board could proceed systematically with the process. TM Lacaillade mentioned that during tax collector training which Sandy attended last week she was informed that any property which is tax deeded and the Town has received partial payment towards any of the outstanding liens, those payments need to be refunded to the property owner and the Town has so many days to refund the money. Tom expressed concerns about taking a property and running into issues with the property like they did when they took a property a few years ago which needed to be cleaned up. Chairman

Fortier asked Sandy if the Board needed to go through 187 properties, which she said was correct. Chairman Fortier asked Tax Collector, Sandy Roy, if she was ready to proceed with the tax deeding. Sandy said she was. Chairman Fortier started with the properties owned by 48 Wildwood LLC. He said his report showed they owed \$21,272.44 for non-payment of taxes from 2012-2014 taxes and asked Sandy to confirm this was the amount owed by the property owner. Sandy said it was. He wanted to know if this was for one parcel or two. Sandy said it was for two parcels. He asked if it was land with buildings or land only. Sandy said there is one which is land only (202-112) and the other is land and buildings (202-113). Tom Friel wanted to know what the building was. Sandy said she could show him the picture. Chairman Fortier said it was a house; a residence. Sandy had the tax card with her. Someone wanted to know if people were living in the house. Sandy said she did not know if anyone was in the house. Darwin Clogston wanted to know if this was worth taking. Chris Luurtsema wanted to know the value of the property. Sandy said it was assessed at \$145,900. Chris wanted to know if it would be wise to start a precedence that we would keep track of the amount owed and once it reached a certain percentage the Board took it before it became such a high amount that the taxes owed were more than the property was worth. Darwin thinks this would have to be done case by case. Chris said he want to figure out a way to quickly go through the list and pair it down so the Board can decide if it makes sense to look at a property or not. Chairman Fortier told Chris that he thinks this is the first time the Board has gone to this extent and in depth of understanding and he thinks it is new for Sandy as well. Sandy said it definitely was. He did not disagree with the proposal Chris suggested but said he would leave it up to the Board. They really hadn't started yet so he wanted the Board to decide how to proceed. Tom said his problem with taking land with a building on it was that the Town would now be landlords and responsible as landlords. Sandy said she did not recommend taking buildings. Chris said he was going to stop paying taxes because Tom didn't care about being a landlord. He doesn't want the Town to be a landlord and be responsible for their water, their roof, their leaking or anything else that goes on with that flaming building. Chris said he heard him. Darwin said the Board had taken a couple of armories. Tom said that they were not occupied by people that you can't evict. Darwin wanted to know if they could turn this into a work session in a couple of days just the Board had time to absorb this. Sandy said she thought two days would be fine but she didn't want it to be carried out to the Board's next meeting. Darwin said he felt like all of this just got dumped on him and he's still trying to figure it all out. Howard said the Board shouldn't have just this; the Tax Collector should present to you all liens complete to make decisions. Chairman Fortier said he understood and this is all a learning curve. He said this is a fairly new Board and they have not gone into depth like this in the past. He said they have had a few, but certainly not a binder full. Paul Forcier asked what is the incentive the Board is giving anyone on that list to pay their bill. Tom said that is something they have kicked around before too and he said they were absolutely right. Paul again said what is the incentive the Board is giving for 186 property owners to pay their bill because they know that the Town does not want to hang onto these for three years. He again said what is the incentive and the Board has no stick. Tom said yeah, yeah, right, yep, you got it, you hit it. Paul wanted to know if this process was State law. TM Lacaillade said there are many methods once you take a property by tax deed. She knows many Towns have utilized their attorneys to get a quicker turnaround; to get people to sign off quicker. That is something that has never been tried in Haverhill. It is an option to be explored with our attorney. TM Lacaillade said she thinks that people would need to sign the property over to the Town so we could get rid of it quicker so we do not have to wait the 3 years. She said she thinks that property owners have

10 years to come back. She said the reason the Town waits 3 years and days is because then some of their rights go away, but they have rights up until 10 years after a tax deed if you do not follow a certain process. TM Lacaillade said they have just lowered the penalties against the people who want to redeem them. For example, if we took one of these properties today and somebody waited right up until the time they could redeem them, they can come back and redeem it for all the back taxes that were on it when we took it, all the taxes that would have accrued in that period after and they have to pay a penalty which has now been reduced by legislature and it is not as stiff as it used to be. Ed Ballam said he is one of the 3800 property owners who pays his taxes and he said listening to the Board here does not give him much incentive to want to pay his taxes. He said the Board has a quarter of a million dollars' worth of revenue sitting there to take care of all of this. He said if they spent that down completely they would still be okay. Tom said we have the potential that it could cost us more. Ed said he does not think it is going to though. He said maybe would could get more of it back if they tried. Tom asked if he wanted a gut reaction from him at this point; grab the land. Land only. Sandy and TM Lacaillade said that is all we have done until this point. Tom said and that is why; grab the land. Sandy asked if they thought we should put some type of condition on some of these people that owe us all this money and if they don't pay so much a month, if they don't stick to their payment plan we will give them six months and then react on it. Chris said he agreed. Chairman Fortier said it is like the Payne property. The Board agreed they would make payment for \$1800 in arrears and they have not done a thing in 18 months. He said there are new members on the Board and he does not disagree with anything that has been said, but they have not used that stick in the past and he would really like to see the Board look at properties that are occupied. We agrees with Tom point that is we take a building and it goes into disrepair they will have to does some maintenance on it, but does that mean that every property owner that has a residence on it they just get away with that. He said it does not seem right versus a piece of land. Tom said he was pointing out the risk involved. Wayne said he knew. Chris said he well aware there was risk. That was the name of the game, but the way he looked at it is if they took building and they were able to sell it then we can get it back on the tax books where people are paying money; eventually the Town gets a return. Tom said that would be after they evict the people. Chris said every three years we could have a quarter of a million dollar deficit or a quarter million dollars plus. Someone asked what is different between NH and VT. They said VT give a little to the Journal Opinion for properties to be taken by tax sales. TM Lacaillade said the processes are a lot different. Ed Ballam referred back to a comment from Tom about only take the land. He said Lee Jackson's property was essentially land and Ralph Wright's is essentially just land. Chairman Fortier wanted to know what the Board's position was. TM Lacaillade asked if the Board wanted to reschedule. Chris said that before the Board reschedules they should figure out what they want to see for information and identify the criteria they want to make decisions on because she doesn't want to come back and just rehash the same thing what they just talked about. Tom said liens and occupied buildings were his concern. Darwin said that he said two hours ago that he wasn't ready for this and he stands by that. Wayne said the Board wants to know all liens against property. Chris said he wants to know about anything that could become an encumbrance to them. Wayne asked Sandy if that was possible. Wayne asked the Board members if they would be able to meet the Tuesday after Columbus Day, the 11<sup>th</sup>. The other members said they were good. Wayne asked again if they had a workshop at 6:00 on Tuesday 11<sup>th</sup> if that was good for everyone. TM Lacaillade reminded the Board they could not take action inn a workshop. They can only take action through a Board vote, which can only happen at a meeting. Wayne asked

her if they could call it a special meeting and TM Lacaillade said they could. Sandy said she need to find out the tax deeding supersedes any other liens. Wayne asked her to find that out and report back to them at the special meeting. Wayne confirmed that the date and time were good with the other Board members. He also asked Chris to give a list of criteria the Board wanted to look at other than other types of liens other than Tax and IRS. Chris said he wanted to create a precedent that it doesn't get to the point where taxes owed are more than the property is worth. For example, the property on the Piermont/Haverhill line owes over \$50,000, but the property is not worth that. He thinks that Board should have looked at this sooner. There is a place that owes the Town \$192.00. He doesn't know what percentage of the value that is. He wants to set criteria to quickly go through and have enough information to go through the list quickly. He tried to explain what he wanted by relating it to hospital relations. He said he can look at a standard operating spreadsheet and he can quickly go and surmise here is my trouble points and these need to be priority and attacked first. He said he does not know enough about the tax deeding and there is not enough information there for the Board to decide that. What he would like is for them to figure out as a group what they feel are certain things they want to make priority and that would include items such as; mobile homes, already occupied, multiple lands or multiple parcels, whether or not there are liens on there. He wants to figures those things out as long as the Board all agrees to them and then make them consistent so they can apply them to every single property. That was the Board could never be accused of not being fair, their being dismissive or not doing their job. If the Board can create a standard framework in which they can move forward then they can say they are doing their job. As soon as Sandy came to them with this information we reviewed it twice a year or however often they agree upon and apply their framework to it and see if it passes muster or not. If it doesn't pass muster then the Board goes after it unless there are extenuating circumstances, which they document so that when they go to the public looking for money and they say this guy owes \$50,000 they can say why. He wants the Board to be a stand up group so they can say they are doing right by the Town. Wayne confirmed that the special meeting would be Tuesday October 11<sup>th</sup> at 6:00pm. He asked Sandy if she would have all the information that the Board had requested and if this process could be done more than every two years. Sandy said she would have the additional information for the Board and that the process should be done every year. Chairman Fortier also asked the other Board members to start thinking of criteria they wanted to use. Chairman Fortier thanked Sandy for coming. Sandy asked if all they wanted her to do was check for other liens. Chairman Fortier said they wanted other liens and that the Board would like to know a little more in depth what the law says they can and can't do in terms of timeframes. He said he doesn't think they all understand that yet so he wants her interpretation of that. Paul Forcier asked Sandy what the highest amount was that someone owed. Sandy said it was about \$90,000. He asked Sandy that if she took the top 10 if they would be looking at approximately \$220,000 out of the \$250,000 outstanding. Wayne said it was more than that. It was clarified that the \$250,000 was before interest. Including interest the outstanding amount is around \$388,000. Someone said if they just looked at the top 10 at their meeting that would be fine. TM Lacaillade said they still needed to act on all the others. Chris agreed with what was being said, but he was adamant about treating everyone the same. They need to have a procedure so that nobody could say they were being treated unfairly. He said they need to be consistent so it doesn't come back and bite them. He does not want to make tough decisions like this or displace somebody especially if they are in a hardship, he gets that, they need to be consistent in their decision. Chris also asked Sandy to include assessed values in her spreadsheet. Sandy said the values were listed on the property

record cards which she had included in the binder. TM Lacaillade asked the Board if it would be beneficial to the Board if Sandy made copies for each of them of all the items in the binder. Chairman Fortier asked Sandy if she could just add a column to her report for the assessed values. Sandy said she could probably write them in. Sandy explained what she had in her book. Tom said he like the idea of having the assessed values listed.

**Republican Candidates night-request to use the building** - TM Lacaillade said she had sent the Board an e-mail in regards to this item. She said there were some questions that had come back. Do they have insurance? What kind of a meeting is it really? She said she had talked with the representative from Bob Guida's office today and it would be a Town Hall meeting that would only include Republicans and they do not have insurance. Chairman Fortier asked what the policy was for this. TM Lacaillade said we normally require insurance for outside groups, but Haverhill Taxpayer Association, whom they gave permission to use the building, does not have insurance. Chris said the Haverhill Taxpayer Association is a local group. TM Lacaillade said they were. Darwin asked if there were any other local groups that used the building. TM Lacaillade said the Lions Club and the Chamber of Commerce use it and they both have insurance. Darwin asked if you needed insurance to rent the building. TM Lacaillade said yes. Darwin said then in his mind it was pretty clear if they don't have insurance then they don't use the building. TM Lacaillade said the only reason she was bring it up was because the Board did allow another group to use the building without insurance. She did understand the difference because the other group was a local group that helps fund the insurance for the building they were using. Darwin said he would not have granted permission if he knew they needed insurance to use the building because that's the Town's policy. He doesn't care who it is. That's his stand. TM Lacaillade said that the lack of insurance was discussed at the time. Darwin wanted to know how he missed that. Chris said they did clarify that point with them not having insurance when the approval was given. Darwin asked is they had already made the agreement with the group and TM Lacaillade said they had. TM Lacaillade said Tom had asked her to check with the Senior Center and see how they handle these kinds of things. She said they do ice cream socials, they are not allowed to talk politics, and they do not charge a fee and they are not required to provide insurance. But if they have a candidate's night they have to pay a fee and they have to provide insurance. Mike said at the very least he felt they should provide insurance. Chris suggested that maybe they say they can use it if they get insurance. Someone said it was already written that way in the policy. Chris said he knew that but since they had already gone outside the policy he wanted to say we would be glad to let them use it if they got insurance. Darwin moved that the Republican Candidates could use the building if they provide insurance. Mike seconded the motion. Chairman Fortier asked if there was any further discussion on this motion. There was none. Chairman Fortier called for a vote. All members voted in the affirmative. No nays or abstentions. Motion passed 5-0. TM Lacaillade said she would let them know.

**Comments of the Public:** None

**TM Report** – TM Lacaillade did a brief synopsis of her Town Manager Report which included information regarding a meeting with Lisbon regarding possible agreements for Haverhill residents to utilize their recycling center; attendance at the Ray of Hope event at Cottage Hospital; the Chamber of Commerce social at Woodsville Guaranty Savings Bank; a meeting between the Benton town officials and the group approved by the Selectboard to discuss future

coverage; a meeting with 2 representatives from the ATV Club; discussions with Neil Robie regarding recycling options locally; meetings with 2 of the owners listed on the tax deeding list; a court hearing and some preparation work that has started for the budget season. She also provided the Board with a packet of information regarding RSA 79:E which is a Community Revitalization Tax Relief Incentive that she asked the Board to review for consideration. It would have to be adopted at Town Meeting to be in effect and she asked them to read the information and discuss including it on the 2017 Town Meeting Warrant.

Howard Hatch expressed some concerns about the Town Recycling. He wanted to make sure the voice of the whole community was being heard not just a few. The Board asked him if he had any suggestions as to how to accomplish this. There was some discussion on this, but no viable solution was reached.

**Commission/Committee Reports** – Mike Bonanno reported that the Planning Board had approved the corrections, additions and deletions which had been proposed for the Subdivision Regulations. He stated there had been two public hearings regarding the proposed changes; both of which were poorly attended. Ed Ballam noted most of the changes were not very significant. There was one change, although small, created a very significant change to the Subdivision Regulations. Ed said the Planning Board changed the word or to and under the minimum lot size regulations. The minimum lot size for a parcel is .69 acres, but that lot size can be reduced by 33 1/3% to .46 acres if the property is located in an area where a community/municipal water supply and wastewater system is provided. Previously the regulation stated the property either had to have one or the other. This change primarily affects North Haverhill and Haverhill Corner.

**Correspondences** – Chairman Fortier went through a list of correspondences which the Board had received. The first was an e-mail from Kenny Beal regarding the ATV trail, which had been provided to the Board by Darwin. TM Lacaillade asked if Darwin had provided the Board with her response to the e-mail, to which he replied that he had not. She informed the Board she had responded to all parties who had previously received the e-mail and would provide the Board with a copy of her response. The Board received a letter from Peter Kimball expressing his concerns regarding the Town recycling. There was a press release from the Police Department and a letter from Shane & Kristina Tibbets, which had been responded to by Jennifer Collins. The Board had received notification that the 2<sup>nd</sup> Annual Cold Turkey Plunge would take place on Sunday November 20<sup>th</sup>.

**Comments from the Public** – Someone asked if Lisbon had a recycling center, which the Board said they did. This person was concerned about the Town investing money into a recycling project which would be funded by all the taxpayers, but only used by a few.

**Comments of the Selectboard Members** – Mike said he would like Sheri Sargent to attend the next Selectboard meeting to give them an update on the activities of the Recreation Department and now their summer programs went. He also wanted to know if we could check with our insurance carrier, Primex, about a drug and alcohol policy for Town employees following an accident involving Town vehicles and/or equipment. TM Lacaillade said she would check into this. Darwin said he appreciated the note he had received about the 2 hours of overtime paid out to the Highway Department, but he wanted an explanation on why they would be called out. TM

Lacaillade explained that the call out came from dispatch on behalf of one of the Fire Departments or the Police Department because a stop sign had been knocked down and needed to be replaced. She further explained that when there is a call out, we pay them a minimum of two hours. Darwin also wanted to know if the grader which was up on Jeffers Hill was the Town's. TM Lacaillade said we would need to check with Stuart to see if it was or not. Chris wanted to know if the Page Road culvert project had been completed. Tom said it had been. Chris also wanted to know if there had been a specific deadline which the project was supposed to have been completed by and if so, was it completed by the deadline. TM Lacaillade said there was not a specific deadline set for that project. Chris revisited the Stonecrest conversation and wanted it on record that he did not want the Town to pay for a pipe to be put into the ground. This was also the consensus from the rest of the Board.

**Non Public Session Per RSA 91-A:3 (a) Personnel Matter** – The Board decided to postpone the Non Public Session to Thursday October 6, 2016 at 7:00pm.

**Adjourn Meeting** – Mike moved to adjourn the meeting and the motion was seconded by Tom. The Board unanimously voted to adjourn at 9:05pm.

Minutes transcribed by the Selectboard Office staff