

**Selectmen's Work Session**  
**Monday, September 24, 2018**

Chairman Morgan called the Work Session to order at 3:05 PM. The following meeting was held in the Town Administrator's Office. Present were Selectmen Richard Morgan and Martha Eldridge, and Ellen White, Town Administrator, who recorded the minutes. Selectman Sandra Martin was absent due to a work commitment.

**Conference Call:**

Also present by phone was Assessor Todd Haywood. Haywood reviewed the statistics from the preliminary equalization study noting the coefficient of dispersion (COD) is 21.4% while the allowable limit set by the Assessing Standards Board is 20%. This may prompt the Board of Tax and Land Appeals to order a town-wide revaluation sooner than 2020. Discussion took place on the recent market sales and the waterfront influence which has skewed the data. Haywood stated that if the revaluation takes place in 2020, the final 25% of the town that would have been reviewed next year would be held off until 2020. Discussion also took place on what will happen if the market continues to soar and there is a similar situation in 3 years. Morgan stated that it makes sense to not delay the inevitable and it would be feasible for the town to be proactive rather than ordered by a State agency. Haywood reiterated that the COD is the area of concern as it shows that there is not an equitable disbursement of value across the town. The conference call ended at 3:20 PM.

**Review of Red Folders, Accounts Payable and Payroll Manifests:**

The Accounts Payable Manifest, Red Folder and Water & Sewer Red Folder were reviewed.

**Department Head Meeting – Zoning Enforcement Officer:**

Steve McConarty, Zoning Enforcement Officer, entered at 3:30 PM.

McConarty reviewed the fine structure he would like to put in place for contractors who are not filing building permit applications to include a fine of \$100.00 for the first offense, \$250.00 for the second offense, and \$500.00 for the third offense. Morgan stated that in order to enact the penalty it would need to be put in place by an ordinance requiring a public hearing. McConarty will work on putting something in writing for consideration.

McConarty discussed the generator that was recently installed at the Ossipee Concerned Citizens building. He stated that its location poses the threat of being backed into by a motorist. He has contacted the Asst. Director at OCC and requested that they install some sort of barrier to restrict a vehicle from hitting it. McConarty has asked the Highway Department to put in a jersey barrier in the interim. Several other building issues and concerns were discussed. McConarty was asked to complete an assessment of the building's need to ensure the safety of its patrons. White stated that she has tentatively arranged a time for the Selectmen to meet with the Board of Directors in October to discuss the lease renewal and the maintenance responsibilities. Morgan stated that it would be helpful to have the building needs assessment ready for that meeting.

McConarty informed the Board that John Lee had a newer mobile home moved onto his property. He will be following up with Lee to obtain the required permits.

Morgan reported that Francis Burke has offered to assist McConarty with any inspection needs or to fill in during any absences. This was not deemed to be necessary at present but will be left as an open offer for consideration.

McConarty updated the Board on the Floria property on Deer Cove Road stating the new retainer wall and footings have been set per the engineered plan. He also reported on the construction of the O'Reilly's Auto Parts store which is under review for not being built per plan.

Discussion took place on the status of campground compliance with Town and FEMA regulations. McConarty stated that Camp Sokokis is well underway with their planning and mapping stage, while he estimates Westward Shores will be complete by next fall.

McConarty was dismissed at 3:50 PM.

White reviewed the final preparations for Wednesday's retirement luncheon with the Board.

Being no further input, the work session was adjourned. Adjourned at 3:53 PM.

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Richard H. Morgan, Chairman

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ABSENT  
Sandra P. Martin

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Martha B. Eldridge

To be approved 10/1/2018