

Selectmen's Work Session
Monday, May 30, 2017

Chairman Morgan called the Work Session to order at 2:30 PM. Present were Selectmen Richard Morgan, Robert Freeman, and Sandra Martin, and Ellen White, Town Administrator, who recorded the minutes.

The Board reviewed the Accounts Payable Folder, and the content in the Red Folder and Water & Sewer Red Folder.

Discussion took place on the current lease for the Sumner Brook property. Morgan noted that it should be on the ballot for approval during Town Meeting 2018. Additional discussion took place on the maintenance items noted by Steve McConarty, Zoning Enforcement Officer, such as lead paint and electrical upgrades and whose responsibility it is to remedy.

Richard Prunier, Justin Prunier and Jessica Cole entered at 3:00 PM. Discussion took place on the maintenance items discussed above. R. Prunier provided history on repairs made to the buildings over the years while J. Prunier & Cole provided information on the more current updates and renovations.

Cole expressed concern with the finding of lead paint and the potential of it being in the ground soils. She questioned whether it is safe to plant a garden. White will check with McConarty to see if a soil test can be completed. J. Prunier will work on getting an electrical quote for the upgrades noted by McConarty. J. Prunier also stated the septic system is scheduled to be pumped tomorrow (5/23/2017).

Morgan requested that all concerns be directed to the Selectmen through the Town Administrator. He further stated the Conservation Commission are the stewards of the land.

Morgan also noted that there is no plan to make changes to the rent.

Morgan stated the Town will request bids for metal roofing and vinyl siding for all buildings on the property.

Discussion took place on the lease agreement which is subject to expire in 2019. The history of lease renewals were reviewed in addition to suggestions for updates to the agreement. Morgan discussed the tax-exempt status of the property and informed the tenants that it should be taxable. This will be reviewed further and corrected as necessary. Discussion also took place on the Current Use assessment.

Morgan requested another meeting be scheduled for 6/26/2017 at 3:00 PM for additional discussion on the new lease agreement. White will seek guidance from the Town Attorney on what is permissible and whether Town Meeting vote is required. He stated that the bids on the roofing and vinyl siding will be requested in the meantime.

White was asked to check with the Town's insurer to see exactly what is covered under the Town's insurance. The tenants acknowledge they have a liability policy.

Martin requested Cole forward information on the Get Wild Event and any other events being hosted at the Sumner Brook property to be inserted on the Town's website.

R. Prunier, J. Prunier and Cole left the meeting at 3:50 PM.

The current Sign Ordinance was presented for review. Morgan suggested a work session be scheduled to review and to invite members of the Economic Development Council and Greater Ossipee Area Chamber of Commerce to attend to provide any input they may have.

Being no further input, the work session was adjourned.

Adjourned at 4:10 PM.

Richard H. Morgan, Chairman

Robert C. Freeman

Sandra P. Martin

To be approved 6/5/2017