

Selectmen's Workshop
Monday, April 6, 2015

Selectman Morgan called the workshop to order at 3:00 PM. Present were Selectmen Richard Morgan, Franklin Riley and Robert Freeman, and Ellen White, Town Administrator, who recorded the minutes. Also present were Dave Senecal, Zoning Enforcement Officer, and Todd and Lynette Nason.

Todd and Lynette Nason discussed a zoning issue where it seems there is a carpentry and furniture refinishing business being run at the property located at 78 Moultonville Road. The alleged business is being run by someone who does not reside at the property. Morgan questioned whether furniture and other items are actually being sold from the property.

Senecal reviewed the Zoning Ordinance on the requirements of a home occupation stating it is permissible in the zone the property is located in. He stated that two people who are not residents of the property can work at the home occupation. Further debate ensued. Morgan questioned whose business it actually is.

Discussion took place on a visit to the property by the Zoning Enforcement Officer in the fall where question was made about ongoing construction creating additional living space at the property. Mr. and Mrs. Nason disputed that Senecal never actually entered the property to complete the inspection.

Mr. and Mrs. Nason stated that there is junk and debris being hauled onto the property, survey pins have been moved along the property boundaries, and there is constant loud noise and other disturbances made by multiple visitors to the property. They further stated that they are concerned for the safety of their home. Morgan stated that the Selectmen can only address the question of zoning issues.

Todd discussed several incidents where the neighbor and individual operating the alleged business have been involved with projects without permits and have been given special treatment. These incidents were noted without actual findings.

Morgan requested that Senecal meet with the property owner to find out more about the alleged business and the Board will report back to Mr. and Mrs. Nason within one week. Mr. and Mrs. Nason were dismissed at 2:50 PM.

Senecal stated that the flooring in the kitchen and dining was being replaced during his last inspection and that was all being completed for construction in the home. Morgan stated that the prior question was regarding an apartment being constructed at the property, not the running of a business. Senecal questioned whether the Board would like to accompany him on the next inspection. Selectman Freeman stated that he will attend. Senecal was dismissed at 3:00 PM.

Kellie Skehan, Town Clerk/Tax Collector, Elaine Sherman, Finance & Benefits Administrator, and Harry Merrow, Treasurer, entered the workshop at 3:00 PM.

White reported that the loan documents for the TAN note were mailed to the bank this morning and a scanned copy has also been sent so they can get started on the processing of the loan. Riley questioned how soon the funds will be available to borrow against. White answered that the bank will be in contact with Merrow when everything is all set.

Sherman provided an updated copy of monthly expenditures noting that there is no school payment due until May. Skehan stated that an updated schedule of school payments should be sent out in May.

Sherman discussed the GASB-45 report recently completed by Jefferson Solutions. She stated that the report calculates a future liability in post-retirement benefits of over \$380,000 in 2016. Sherman also discussed GASB-68 which recommends that the retirees benefit figures included in the Town's financials as part of the requirements of government-wide financials.

Skehan reported that the due date for lien collection is 4/21/2015.

Skehan questioned when the Board voted to approve the acceptance of credit card payments. White will research the minutes and DRA records to see if and when they voted.

Skehan questioned when the Board will be signing the Tax Warrant for the July tax bills. White responded that she requested that Assessor Todd Haywood have as much data entered by the last week of April so the Warrant can be signed on 5/4/2015. Skehan stated that she will need a trial warrant done beforehand. Morgan questioned when the escrow payments will be received from the banks. Skehan answered that she anticipates them to be received on 6/22/2015.

White informed the Board that the State bid prices for the police cruisers expire 6/30/2015 so the pickup will need to be ordered on or before that date. Skehan stated that cash on hand is often tight in September and recommended delivery in the late summer months. White will inform Police Chief Eldridge that he should order around the beginning of May.

White questioned the time frame needed for a possible tax sale this year. Skehan answered that she will need a non-public session on 4/20/2015 to discuss properties that may be eligible for tax sale.

Merrow stated that he will introduce a bill to make sure the Town does not become liable for the State's responsibilities of the Retirement System by including it in the Town's financials.

Morgan stated that he had a discussion with Rick Estes and the Town may be eligible for a Payment in Lieu of Taxes (PILOT) for certain State-owned properties such as Garland Pond. White stated that she is not aware of any PILOT agreements currently in place but will check with the Assessor for more information.

Discussion took place on historical borrowing of the TAN note from prior years.

Sherman discussed the reporting of holiday pay as compensation over base in NHRS reporting. She added that the Town and Police Officers pay the percentage to NHRS but they are not actually receiving the credit for it. Sherman further stated that if the Town elected to consider it real compensation rather than holiday pay it would be credited as such.

Discussion took place on holiday pay including the compensation of the Easter holiday for the Transfer Station employees.

Sherman and Merrow were dismissed at 3:35 PM.

Morgan polled the Board for a non-public session under RSA 91-A:3, II (c). Morgan made the motion to enter a non-public session at 3:35 PM. Freeman seconded. A unanimous vote was taken. Roll call vote was taken. Morgan answered yes, Freeman answered yes, and Riley answered yes. Morgan made a motion to adjourn the non-public session at 4:05 PM. Freeman seconded. A unanimous vote was taken.

The workshop reconvened at 4:05 PM. Being no further input, the workshop adjourned at 4:05 PM.

Richard H. Morgan, Chairman

Franklin R. Riley

Robert C. Freeman

To be approved 4/13/2015