

TOWN OF DANBURY - Board of Selectmen

Regular Meeting Minutes

Wednesday, March 23, 2016

Members Present: Lyn England, Chair
Jessica Hatch
James Phelps

Others Present: Administrative Assistant, Karen Padgett
Mike Daughen, Brad and Roxanne Winslow, Bill and Chris Gealy
Shaun Lagueux, New England Forestry Consultants

Checks/Applications/Signatures

- **Manifests** were reviewed and signed
- Meeting minutes of March 9, 2016 were reviewed. Jim Phelps made a motion to approve the minutes as written, seconded by Lyn England. Motion carried 3-0
- **Building Permits**
 - 06-2016B Sprague 403-008** 285 Wild Meadow Rd- 1 BDRM Cottage. Jim Phelps motioned to approve BP 06-2016B seconded by Jessica Hatch. Motion carried 3-0
 - 07-2016B St. Jacques 411-077** 48 Littlefield Rd - Dog Kennel JP JH 3-0 Jim Phelps motioned to approve BP 07-2016B seconded by Jessica Hatch. Motion carried 3-0
 - 08-2016B Castlegate Holdings 408-067** Danbury Woods Rd - This is a partially completed tiny house on wheels which they are storing on the property while they finish it. The Board determined that because it is a trailer to be stored until complete it does not require a building permit. It cannot be used for a residence. Karen will send a letter stating this, along with a copy of the LUZOs and a suggestion that they look at the covenants of Danbury Woods.
Jim Phelps made a motion to return BP to Castlegate Holdings with a letter to them with a letter stating that it does not require a building permit for a camper. Seconded by Jessica Hatch. Motion carried 3-0
- **Gravel Warrant Phelps \$410.06** 407-006, 416-020, 418-015, 411-080 Jessica Hatch made a motion to approve the gravel warrant for James Phelps, seconded by Lyn England. Motion passed 2-0 with 1 Abstention
- **Timber Warrant 15-111-15-T Bliss \$88.85** Jim Phelps motioned to approve the timber warrant seconded by Lyn England. Motion carried 3-0
- **Intent to Excavate/PHELPS** These are all renewals.
 - 16-111-01-E 407-006** RT 4
 - 16-111-02-E 411-080** Ragged Mtn Rd
 - 16-111-03-E 416-020** Littlefield Rd
 - 16-111-04-E 418-015** Jack Wells RdJessica Hatch made a motion to approve all the Intents to Excavate, seconded by Lyn England. Motion passed 2-0 with 1 Abstention
- **Home Occupation Application /Winslow 413-009** Jim Phelps made a motion to approve the Home Occupation Application, seconded by Lyn England. Motion carried 3-0. A copy will be given to the Planning Board, one for the homeowner and a copy will go in the property file.
- **2015 MS-535** Jim made the motion to sign the MS 535, seconded by Lyn. Motion carried and document was signed.
- **2016 MS-232 Report of Appropriations Voted** Jim made a motion to approve the MS 232, seconded by Jessica. Motion carried and the document was signed.
- **MS-60A Auditor Option and Schedule** Anticipated completion date was listed as 7/1/16 and the Chair signed.
- **Vet Credit Applications 412-056 LADD**, Peter and Bonnie(2 applications) Motion made by Jessica, seconded Jim to approve the Ladds' Veteran Credit application. Motion carried 3-0
- **Vet Credit Application 413-011 WITT** Jessica made the motion to approve the veteran's credit for Witt, seconded by Jim. Motion carried 3-0.
- **FD Purchase Orders**
 - 038526 Best Buy for EPSON Projector \$549.99 Their old projector is broken.**
 - 038525 Bergeron for 4 Helmets \$1000.00** Lyn England made a motion to approve both FD Purchase Orders, seconded by Jim Phelps. Motion carried 3-0.

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Old Business:

- **Mr. and Mrs. Gealy** met with the Board to discuss their property at 9 Lilac Lane 406-218. Their attorney has exhausted his options in trying to resolve the issue of property ownership with the bank. The bank foreclosed on the house but never took ownership or registered the deed. Jim stated that if the property is taken by the town, they have 3 years to buy it back for the taxes owed, interest and penalties. If the property sits for 3 years, it could further deteriorate. If it were to be sold at auction this year, any surplus beyond what is owed the town in taxes, interest and penalties would go back to the Gealys. The question is if it goes thru the tax deed process does the mortgage company loses all interest in the property. The town can sell the property within the 3 years, if the owners are properly notified. Mrs. Gealy is under the impression that they cannot buy it back before 3 years and 1 day from the time of deeding. Jim suggested they contact their attorney to see if they can buy back the property at auction within the 3 years and be cleared of obligation from the mortgage company. Karen will ask the tax collector to restart the tax deeding process on the property.

- **Timber Harvest**

Shaun Lagueux presented his proposal for the timber harvest of town owned map/lot 408-060 which is on both the north and south side of the Danbury Woods Rd extension. He was able to find boundary evidence. The lot is "well stocked" He estimates the sale(40 acres) at \$16,000 to \$20,000 gross timber value. His normal fee is 12% plus marking fee. His offer to the town is a straight 13%(no marking fee). Access to property is good. He recommends the timber tax be waived but it is up to the board.

He recommends soliciting proposals and advertising the sale. The town has the right to refuse any/all proposals. He wants to be sure the logger chosen is a good fit for the town. Shaun's role includes marking the timber, prepping the bid, doing a sale showing, developing the contract with the bidder, doing the paperwork for the town and the state, monitoring the cut, and make sure payments are correct. A performance bond, which is above and beyond any wood harvested, is required from the logger and held in a client trust account. It covers the logger coming back and doing whatever clean up is needed to stabilize the area. Insurances are also required of the logger.

The management fee would be taken out of payments.

He recommends a whole tree operation(chipping of the tops) as it is a cleaner operation and generates a bit more revenue. Tentative schedule would be for a July/August cut and should take 3 - 4 weeks max.

As far as the markets - they can change quickly. Pine is steady and picks up in the summer. For oak the veneer market is good. There is some volatility in the pulpwood market. There is a good diversity of species on the land.

Jim Phelps made a motion to retain the services of New England Forestry Products to proceed with the sale and management of the timber cut on map/lot 408-060 owned by the town, seconded by Jessica Hatch. Motion passed 3-0.

- **CNP Contract 2016 Update** . Karen verified with Cindy Perkins that this contract will definitely meet the state requirement for the 5 year update. Jim made a motion to approve the contract from CNP for the 2016 Update, seconded by Lyn. Motion carried and the Selectmen signed the contract. A copy will be mailed to CNP and they will return the fully executed contract to us and forward a copy to the DRA as required.
- **Sale of Town Owned Property** The Board of Selectmen was given the authority to sell town owned property in 1993, warrant article 19. A public hearing is required in advance of the sale. If a property is held for 3years, the prior owner has no claim on the property. If the property is sold within the 3 year period, proper notice must be given to the prior owner and they have an opportunity to pay the taxes, interest and penalties owed. When the property is sold, the former owner receives any funds above and beyond what is owed the town. Karen has been in touch with JSJ Auctions and they would like a list of the properties the town would like to sell, along with the tax cards. They will come and meet with the Selectboard to discuss the process. Jim feels there is an active real estate market and this is the year to sell off some of these properties to get them back on the tax rolls and also to add revenue to the general fund. The Selectmen reviewed the list of properties. No action was taken. They will review the list again at a future meeting.

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New Business:

- **Mike Daughen** had a question about a property next to him that has 4 buildings listed on the tax card, however there are 10 buildings on the property. Some are wood framed, some are campers/mobile homes. At least one of the structures has someone living in it. The board will review and make a decision on what, if any, action should be taken.
- **Employee Evaluations** for cemetery workers received. The wrong form was used and Karen will give the Sexton the newer form. The rating scale("fair, good, excellent") was removed from the front of the form. Employee evaluations will be sent to all supervisors to complete and return by 4/15.
- Town contribution to retirement is changing per 2016 budget. James made a motion to increase the town contribution to retirement by \$5, seconded by Jessica Hatch. It will now be \$25.
- Memo was sent to Fire Department asking that they use the town account at Belletetes to take advantage of the town discount.
- Someone in town is inquiring about getting an FFL license and the federal government require something from the town for approval. When inquiring about this with the state, they sent a blank "License to Sell Firearms". The law states "the Selectmen of a town and the Chief of Police of a city" may issue the licenses.
- The Board discussed the Highway Department 4 day work week which begins the first week of April. It's too late for a change this spring, they will look at it in advance of the fall change.
- One of the election workers was not yet 18. In the future the Board will ask that all election workers be 18 years of age.
- There have been complaints to the Selectmen about speeding on Rt 4 in S Danbury. Karen will mention it to the Chief.

FYI

- NHDOT Emergency Authorization Walker Brook Rd
- Inventories for review
- Drug screening by LRGH prices have increased AND they require minimum of 10 in order to do on-site testing.
- Upton & Hatfield letter re: FairPoint
- Legislative Bulletin highlights
- LRPC seeking input on 3yr paving schedule
- OSHA training 4/1/16 in Belmont

Karen will be on vacation the week of April 4.

James Phelps made the motion to adjourn at 8:46pm, seconded by Jessica Hatch. Motion carried and meeting was adjourned.

Respectfully submitted Karen Padgett, Administrative Assistant