

TOWN OF DANBURY - Board of Selectmen

Regular Meeting Minutes Wednesday , March 1, 2017 6:00 pm

Members Present: Jessica Hatch, Chair
James Phelps
Lyn England absent

Appointments: 6:30 Barbara Ransom, Gary Jones of Danbury Community Center

Checks/Applications/Signatures

Payroll and Accounts Payable Manifests were signed.

- **Payroll and Accounts Payable Manifests** were signed
- Jim Phelps made a motion to accept the minutes of 2/15/2017, seconded by Jessica Hatch. Motion carried.
- **Abatement 2017-02 \$1150.49** 416-023 Littlefield Road property deeded to Town and recorded at the Merrimack County Registry of Deeds on 2/26/2017. Jim made a motion to approve the abatement 2017-02, seconded by Jessica. Motion carried.
- Home occupation application for Jacob Moran 410-062-005 Jim made a motion to approve the application for a small automotive repair shop, seconded by Jessica. Motion carried. The Board asked that Lauren Moran also sign the application as she is listed as owner of the property as well as Jacob.
- R Rhoades of 73 Brookside Lane applied for the veteran's credit. Jim made a motion to approve the application, seconded by Jessica. Motion carried.
- Current Use Application Michael and Nancy Bailey 406-187 Wild Meadow Road/Jim made a motion to approve the current use application, seconded by Jessica. Motion passed.

Old Business:

- Upton & Hatfield letter sent a letter in regard to FairPoint Communication litigation. Several (9) towns have settled with FairPoint and will no longer be included in group billings. The attorney is encouraging the remaining towns to engage FairPoint in settlement discussions to see if agreement can be reached. It is important to determine if the town has the lease taxing language required by the court rulings. There are 2 taxes, a tax on the use of the right of way, and a tax on the value of the poles. FairPoint agreed to use the abatement as credit for future taxes and in some cases agreed to no interest being paid. The town's cost of the litigation will increase because nine of the towns are now out of the lawsuit, which is about half.
The assessors would reach out to FairPoint to start the process, then the attorneys would look it over. We need to determine if our pole licenses with FairPoint have the required RSA 72:23, I(b) language that would permit taxing the right of way. Jim does not think the town taxes the right of way, only the poles and conduit. Karen will check in with the assessors, CNP, to find out if we are taxing the right of way. Also, she will check with the Town Clerk for the correct license agreement with FairPoint to verify the language.
- The insurance appraisal on Noel's truck that burned is \$4203.53. The town will pay Reed Trucking direct less \$1000 deductible.
- Karen will write a letter to the former owner of 79 Ragged Mountain Road to see if there is any interest in purchasing the property back. Repairs are being done on the property by a sibling of the former owner. She will get a calculation on the repurchase price from the tax collector and add in the 10% penalty on the assessed value.
- The disposition of the old fire truck was discussed. Information was reviewed from Brindlee Mountain Fire Apparatus in Alabama. They sell on the retail market and do not price the vehicle, that is up to the seller to set a price. They recommend taking many pictures of the truck and properly staging it to get the most interest. Karen will contact FireTec in Vermont.
- A citizen asked for a copy of a letter of denial for general assistance from 2012. There was no record of any application having been filed. Jessica will check with Sandra Spencer, the welfare officer at that time. If nothing is found, Karen will send a letter stating there are no records of any application or denial.
- Per Jessica, the Broadband Committee was inquiring about how far in advance the Comcast contract is needed in order for our attorney to review. It was determined that 1-2 months is needed.

TOWN OF DANBURY - Board of Selectmen

New Business:

- Jessica made a motion to post the town roads, seconded by Jim. Motion carried.
- The Selectboard completed a survey from the Lakes Region Planning Commission regarding interest in group purchasing opportunities for various items. Some of the areas of high interest for the Town of Danbury are energy purchasing, utilities, broadband, health insurance, paving and heating oil.
- A quote was received from the Road Agent for installing an electronic gate at the Highway garage. Salt has been stolen from the site. Board members discussed ways to prevent theft without the high expense of an electronic gate. Jessica feels it's not a bad idea to install a gate, but not an electronic gate. She also asked about installing a small building at the transfer station to give the public access to small amounts of sand/salt.

AA

- Karen completed the state lab semi annual water testing of the town hall water supply. There were no issues.

FYI

- Expenses compared to last year
- LRPC Transportation Improvement Program 2017 update
- Lakes Region VNA Annual Meeting 3/7/2017

VISITORS

Barbara Ransom/Gary Jones

Ms. Ransom discussed with the Board maintenance issues with the Community Center building, as follows

1. The roof, there are no leaks, but it is aging at 20 years old
2. Heating system - the system works, with no issues, but is aging
3. Windows are the most urgent issue. The ground level window sills are rotting out and it may be better to replace the entire windows. The reason they are rotting is there are no gutters over the entry way.
4. The hot water heater might need to be replaced. There is a smell of sulfur in the water. The same issue was resolved in 2015 with the replacement of a water filter.

Jim stated that the roof and furnace are not of immediate concern since that are working properly at this time. He will take a look at the windows and get some quotes on the window replacement and the installation of some gutters. Barbara asked what process the Selectboard would like the DCC to follow if there is a maintenance issue. Any issues should be brought to the attention of the Board, on a case by case basis. However, DCC personnel should get some quotes on whatever is needed.

Another topic of discussion is the future of the Danbury Community Center. The original lease with the Danbury Workshop expires early in 2018 and the DCC is seeking guidance from the Board as to the future direction and purpose of the Danbury Community Center. They have sought input from the townspeople with a survey and with meetings. From a strategic perspective, it's time to reevaluate and reassess what use is in the town's best interest. The Board of Selectmen are planning to host a public forum in April or May to gather input. The forum will include representatives from the Grange, the Community Center, the library, the elementary school, the churches, the PTO, the Historical Society and the general public.

What do you want the Danbury Community Center to be? And do you want the Danbury Workshop to manage it? The town could repurpose the building and turn it around into something else. Is the amount of money spent on the DCC worth it? Perhaps it could be run as a business. These questions were all part of the discussion.

At 8:15 pm Jim Phelps made a motion to adjourn, seconded by Jessica Hatch. All in favor.

The next meeting of the Board of Selectmen will be Wednesday 3/15/17 at 6pm.

Respectfully submitted Karen Padgett, Administrative Assistant

March 1, 2017