

TOWN OF DANBURY - Board of Selectmen

Meeting Minutes Wednesday , May 31, 2017 6:00 pm

Members Present: Lyn England, Chair
 James Phelps
 Jessica Hatch
Administrative Assistant Karen Padgett
Road Agent Alan Huntoon

Appointments Richard Hakins 6:30pm

Checks/Applications/Signatures

- **Payroll and Accounts Payable** were signed
- **Tax warrant** was prepared for signing on 5/22/17. Jim Phelps made a motion to approve the previously signed tax collector's warrant in the amount of \$1,222,621.74, seconded by Jessica Hatch. Motion carried.
- Minutes for 5/17 were reviewed. Jessica had 2 corrections. Jim made the motion to approve the minutes as amended, seconded by Jessica Hatch. Motion carried.
- **Purchase Orders**
 - **038548 Fire Danger Sign \$885** Jim made a motion to approve the purchase order for the fire danger sign, seconded by Jessica. Motion carried.
 - **038542 4 pagers for FD \$1700** Jim made a motion to approve the purchase order for the fire department pagers, seconded by Lyn. Motion carried.
 - **038549 Waste oil and antifreeze pick up at transfer station. \$1085** Jim made a motion to approve the purchase order for the fire danger sign, seconded by Jessica. Motion carried.
- **LUCT**
 - Hackeman 418-005 **\$390.00** Jessica motioned to approve the land use change tax for Hackeman, seconded by Lyn. Motion passed 2-0 with Jim Phelps abstaining.
 - McCabe 406-190-001 **\$1980.00**
 - Stark 412-045 **\$250.00**
 - Jim made a motion to approve the land use change tax for McCabe and Stark, seconded by Jessica. Motion carried 3-0.
- **Building Permits**
 - **13-2017B TROIANO 406-183 PREFAB SHED**
 - **14-2017B LEDUC 409-027 CAR PORT**
 - **15-2017B KLAPYK 418-013 8' X 12' SHED**
 - **16-2017B LEWIS 413-024 2 PRE FAB SHEDS**
 - **17-2017B RILEY/CHRISTOPHEL 409-070 ADDITION**
 - Jim made a motion to approve building permits 13-2017B, 14-2017B, 15-2017B, 16-2017B and 17-2017B. Motion was seconded by Jessica. Motion carried.
- **Declaration of Right to Inter for Mr. and Mrs. Bock -** Jim made a motion to sign the declaration of right to inter for Bock, seconded by Jessica. Motion passed 3-0.
- Tricia Taylor submitted corrected current use paperwork. The previously signed original form had the wrong acreage. Since the vote to approve the application had already been taken, the corrected document was signed by the Board of Selectmen. Tricia Taylor will be responsible for recording the corrected document at the Merrimack County Registry of Deeds.
- An **INTENT TO CUT** was submitted by Ed Roche for map/lot 412-090. Jim made a motion to approve the Intent to Cut for Ed Roche, seconded by Jessica. Motion carried.

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Meetings:

Alan Huntoon, Road Agent

Highway Department

- There was objection last week about the Kenworth truck double frame, which could possibly rust out quicker than a single frame. When contacted by Alan, the Kenworth representative said the cost of the Kenworth single frame (a thicker frame) is \$1000 more but he would take \$800 off that price. The net increase in cost is \$200. Delivery will be 6-8 weeks delivery. Jim made a motion to approve a purchase order for the Kenworth single frame truck for the Highway Department in the amount of \$87,879.00. This motion was seconded by Jessica. Motion passed unanimously.
Once the truck is ordered the next step is to get pricing on the truck body and equipment. Alan is working with Viking/Cives on that. The road agent would prefer a stainless body. The board asked him to get pricing.
- The new highway department employee has turned in all his paperwork and will start work on Monday, June 5 after going to Franklin Hospital for drug screening.
- The rain has prevented most road work from being done and the culvert replacement on Waukeena Road. GMI will be paving Waukeena in the middle of June. Alan called and left a message with the company about the crack sealing project but has not heard back from them. He assumes everything is all set.
- No extra dumpster has been ordered for the transfer station. At the request of Jim Larkin, the highway crew has been working to fill the existing dumpsters with the various debris, windows and junk around the transfer station yard. The remaining windows will be loaded into the dumpsters when it's empty. The dumpsters are getting picked up more frequently. For an extra dumpster to be brought in the cost from Waste Management was \$1023 for 5 tons of debris and \$98/ton for additional tonnage.
- Three of the trucks are off the road. Noel's truck is at Reed's for repair - they will be sending a quote for repair. It's possible the front of the motor needs to be torn apart. Jim reminded him that the motor was replaced last year and should be covered under a warranty.

Richard Hakins

- Mr. Hakins met with the Selectmen about moving Restful Road. He said since the board had refused to move the road, his lawyer would be in contact with them. Also, he stated that he will be suing the town over the issue with his building permit in 2014. After he left, Jim stated that he does not remember Mr. Hakins requesting that the road be moved or that the town refused such a request. Lyn remembered that the Board requested he have his land surveyed.

Old Business:

- Fire truck sold at the White Farm state surplus auction for \$10,000. JSJ Auctions did not take their commission so the town was paid the full amount.
- Jim Phelps and Kyle Levesque along with town attorney Barton Mayer attended a court hearing on 5/23/17. This hearing was for the Colby case regarding the clean up of the burned out property at 88 High Street. Attorney Mayer informed the judge that the building had been razed but the debris remained. The court ruled in favor of the town and gave Mr. Colby 30 days to clean up the debris from the property.
- The former owner of 412-019 came in on 5/25 to speak with Karen regarding a payment plan to buy back her property. The board agreed in principal to her offer to repurchase the property by making payments on the back taxes owed in addition to current taxes. The rate of interest was discussed but nothing was decided. The Board asked Karen to contact her and see if she is agreeable in principle to the repayment plan. If so, the interest rate and paperwork will be discussed at the next meeting.
- A sealed bid was received for Town Hall painting from George Hill. To date, that is the only bid received. A spec sheet was sent out to one other person.

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New Business:

- Because Lake Sunapee Bank was purchased by Bar Harbor Bank, town trust and capital reserve funds can no longer be deposited in that bank. A deadline for the funds to be moved has not been received from the state. Lyn has organized a meeting next Wednesday, June 7 at 6:30pm, with a bank official and asked Karen to contact Judie MacKay, the library trustees, the fire department and the treasurer to see if they can attend.
- Cindy Perkins, recommended an abatement for Danielle Gerrior, New Canada Rd 415-030. Ms. Gerrior applied for abatement on 2016 property taxes by the deadline of March 1. The previous assessment was \$127,500 and the revised assessment is \$117,400. The adjustments were based on condition of the building and an outside deck and stairs that are rotting and twisted, with footings that should be replaced. Also, the view adjustment was reduced because the trees have grown in. Jim made a motion to approve the abatement, seconded by Lyn. Motion carried 3-0. Karen will prepare the town abatement form and check with the taxpayer to see if she would like the amount refunded or credited toward 2017 taxes.
- The Board reviewed a written request made by Matthew McCabe for an abatement on his timber tax, stating he spent \$1000 on preparing the log landing. The timber tare slips showed the tax assessed to be right in the 10% range. Jim made a motion to deny the timber tax abatement request for the cost of the log landing, seconded by. Motion carried.
- The Selectmen's office received a complaint about a construction business sign place at the end of Littlefield Road. Per the sign ordinance, without a sign permit, the sign must be at the site of the construction. Jim will contact the builder and ask that he move the sign.

AA

- Cindy Perkins of Commerford, Nieder and Perkins stopped by the office earlier in the day to drop off the USPAP and other paperwork. The pick ups for 2016 are complete. They will begin the cyclical revaluation in the fall, assessing a portion of the town. She is willing to come to a meeting and explain to the Selectboard the assessing process and what types of building/improvements affect the value of the property. Right now she is quite busy but perhaps mid summer would work. Also, according to Cindy, the Department of Revenue Administration is preparing a worksheet for assessing officials to use in assessing poles and conduit. Once they have that, then work can begin on negotiating with FairPoint regarding their requests for abatement.
- Comcast contract was sent to Bart for review.

FYI

- Legislative Bulletin
- Thank you received from Red Cross for \$250 appropriation.

At 7:30 Jim made a motion to adjourn, seconded by Jessica. Motion carried and meeting adjourned.

Respectfully submitted Karen Padgett, Administrative Assistant