

TOWN OF DANBURY - Board of Selectmen

Regular Meeting Minutes

Wednesday July 27, 2016 6pm

Members Present: Lyn England
James Phelps
Administrative Assistant Karen Padgett

Chairwoman Jessica Hatch was running a few minutes late.

Checks/Applications/Signatures

- **Payroll and Accounts Payable Manifests** were reviewed and signed
- June bank reconciliations were reviewed and signed.
- **Selectmen** reviewed the meeting **minutes** of 7/13. Lyn England made a motion to approve the minutes as amended, seconded by James Phelps. Motion carried.
- **Building Permits**
23-2016B HUARD 409-046 STORAGE SHED Jim Phelps made a motion to approve the building permit, seconded by Lyn England. Motion carried.
- **Timber Tax Warrant - 15-111-12-T Wilcox** - Taxed according to Report of Wood cut - no dooamage(2 x tax). Lyn England made a motion to approve the tax warrant for 15-111-12-T in the amount of \$511.50, seconded by James Phelps. Motion carried.
- Previously approved Local Emergency Operations Plan(LEOP) documents were signed.
- Primex Loss Mitigation Agreement - Lyn England made a motion to accept the agreement as written, seconded by Jim Phelps. Motion carried and the Loss Mitigation Agreement was signed

Old Business:

- Sale of Town owned property
A public hearing is scheduled for 7PM to discussed the town owned property taken by tax deed that will be sold at public auction on 9//17/16 at 10 a.m. in the Town Hall.
The properties that will only be offered to abutters will be handled by the Selectboard. The sale of these properties will be contingent upon the owner agreeing to a voluntary merger of lots. The Board has the right to reject any and all offers.
- ADG Fuel #2 fuel was \$2.025 now \$1.969 kerosene was \$2.64 now \$2.539
Rymes #2 \$1.979/ Kerosene \$2.54
Irving #2 \$2.124 they do not sell kerosene
Have not heard back yet from Dead River
The Board determined that ADG has provided good service over the years and is competitive. Lyn England made a motion to use ADG, seconded by James Phelps. Motion carried. Jim asked Karen to wait a week to see if prices drop before locking in.

New Business:

- **Nortrax** warranty expiration notice and pre expiration examination of backhoe(this came from road agent and wanted to know if it should be scheduled). It was determined that the town purchased the extended warranty on the backhoe and this is not needed.

FYI

- **Backhoe payoff** \$87,000.24 sent today express mail.
- Letter sent to owner of 412-057 from Rick Evans DRA Timber re: no report of wood cut
- New Hampshire Municipal Association - Policy Recommendations for 2017-2018
- PLT amendments to bylaws - to cover future claims will use RiverStone for administration. They can settle any 3rd party claim w/o member consent
- Foreclosure sale - Wilcox - Juniper Meadow Lane

At 6:15 James Phelps made a motion to recess until the 7pm public hearing, seconded by Lyn England. Motion carried.

July 13, 2016

TOWN OF DANBURY - Board of Selectmen

The Board of Selectmen reconvened at 7pm for the Public Hearing. There were approximately 20 people in attendance.

PUBLIC HEARING REGARDING THE SALE OF TOWN OWNED PROPERTY

James Phelps spoke to the public about the proposed sale of town owned property.

There will be two separate sales.

ABUTTERS ONLY SALE.

Ten lots will be offered to abutters only. These lots are not considered buildable lots because they are too small or too wet. The Selectmen will offer them thru notification to abutters with the condition that the lots are merged with the new owner's existing lot. The Board will conduct this sale by sealed bid with the right to reject any and all offers.

PUBLIC AUCTION SALE

Thirty lots will be sold at an absolute auction on September 17, 2016 at 10a.m. at the Town Hall 23 High Street. James R. St. John Auctioneers will conduct the sale at no cost to the Town. The auctioneers charge a 10% buyer's premium which covers their cost.

It is the responsibility of any interested buyers to do their own due diligence to determine where the lots are and if it's a buildable lot. Most of the land has not been surveyed. A few have buildings on them. The Selectboard has not accessed the buildings and make no representations about what shape they are in.

The property files can be viewed at the town hall. The land can be inspected but not the buildings.

A question was asked about the time frame to come up with the money after the day of the auction. A deposit will be required on the day of the auction and with the balance due within 30 days.

In closing, Jim stated that the purpose of the sale is to get these properties back on the tax rolls and to try to make lots bigger when we can.

People were invited to look at the map displays and request property cards from Karen if needed.

Meeting was adjourned.

Respectfully submitted Karen Padgett, Administrative Assistant