



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES September 9, 2009

PRESENT:

Larry Ballin, Chair
Mark Kaplan, Selectman
Tina Helm, Selectman
Jessie Levine, Town Administrator

ALSO PRESENT:

Norm Bernaiche, Assessor
Jessica Hardy, Intertown Record

Chair Ballin called the meeting to order at 6:00 PM and welcomed Jessica Hardy from the Intertown Record.

MS-1: Chair Ballin welcomed Assessor Norm Bernaiche, who referred to his memo of today's date that summarized the changes in the MS-1 (annual report of values to the State), which is part of the tax rate setting process. Mr. Bernaiche explained that the MS-1 is the reporting part of the process and addresses the various categories of value in town – current use, residential, commercial, exempt property, elderly and other exemptions. All of these values are summarized and reported to the State and the total value of property in New London (called the grand list) is used to set the tax rate. Mr. Bernaiche noted that our grand list increased by \$5 million since last year, mostly from residential construction but also partly due to some inspections that resulted in data corrections. Overall new construction and corrections amounted to \$7.3 million. Mr. Bernaiche also noted that the total value of exempt property increased because of the Hospital's addition and transfers of the condominiums at the Medical Office Building to the non-profit Hospital. The value of the elderly exemptions went up because we increased the exemption at the last Town Meeting. Mr. Bernaiche stated that the net result was about \$5 million, including abatements that were handled over the winter and spring. The good news, he said, is that it is September 9, and New London has not been served with any property tax appeals that had to be filed by September 1.

Mr. Kaplan asked about the former Riggs property off Soo Nipi Park Road. Mr. Bernaiche said that property had been put into current use with the exception of the waterfront. He noted that the lake frontage is useable but not buildable, so the property has been adjusted accordingly.

Chair Ballin asked if it is the nature of New London having a lot of waterfront property that drives up the residential land price. Mr. Bernaiche noted that for waterfront properties, the land value is roughly 50% of the total property value. In addition, the split of value between waterfront and non-waterfront is about 50/50 (meaning waterfront property represents about 50% of the total taxable value in New London). This is why the assessors need to pay attention to the relationship between lakefront and non-lakefront property. He said that so far, the assessors are not seeing any shift in the relationship between these two categories. Chair Ballin said that recent sales have proven that our assessments remain "generous," and Mr. Bernaiche agreed that there is a fair amount of equity, which is the goal of the assessment process.

Ms. Levine noted that the tax rate projection that she used during the budget preparation was an estimated 0.5% increase in the grand list, and the MS-1 presented by Mr. Bernaiche tonight is only about \$300,000

off of the projection, so the projected tax rate remains accurate (not including State budget impacts). This is good news.

The Board of Selectmen signed the MS-1, which will be transmitted to the State tomorrow.

Minutes: Tina Helm moved to approve the minutes of August 24 & 31, 2009, subject to the following changes:

- On August 24, page 3 (next to last paragraph, second line), Mr. Kaplan suggested dropping the word “would.” Tina Helm said that in the same paragraph, 3 sentences up, eliminate the word “were.” Also changed Mr. Ballin to Chair Ballin and inserted a correction from Bob Lavoie regarding the High Pine Pump station.
- On August 31, page 3, change “sign” to ‘side’ and on page 9, total proposed Planning Board budget should be \$38,250.

There being no further changes, the minutes were approved as amended.

H1N1: Ms. Levine reported that the Emergency Management committee met last week and talked to Jessica Rosman, Public Health Network Coordinator, about planning for H1N1. The EMC will work with the schools to do a vaccination drive for students, but currently one is not planned for general public.

Tina Helm asked if school volunteers would be included in the vaccination plan, and Ms. Levine said that teachers are currently not being targeted for vaccines but if that changes, she assumes that volunteers would be encouraged as well. If a teacher or volunteer is immuno-compromised, however, they should get vaccinations.

Chair Ballin asked about the quantity and quality of the vaccine. Ms. Levine said that she believes there will be enough vaccines to treat those who are in the highest risk categories, and that the quality must be good if they are recommending pregnant mothers to get vaccinations.

State DOT-Public Hearings: Jessie Levine noted that public hearings were scheduled on the revised State DOT 10-year plan. Chair Ballin said that he would like to invite John Shea to meet with the Selectmen prior to the October 28 public hearing. Tina Helm asked if these projects are cast in stone. Chair Ballin said that we do not have high hopes that there will be changes but we should make our voices heard at the state level, and as a courtesy we should have Mr. Shea come meet with us.

Mr. Kaplan said that the same message should be delivered to all of our state representatives, and that is that the most common complaint we hear is how bad Main Street is in terms of drivability, and people are upset. Ms. Helm agreed that it is the singular continuing thread that she hears. Mr. Kaplan noted that we have all tried for many years to get the state to address Main Street, and they do not do anything but instead eliminate it from whatever plan they make. Ms. Helm said that at the very least, they need to tell us why they keep bouncing us off the list. Mr. Kaplan said that they can't tell us the road is in good shape or that they don't have enough money, because the gas tax keeps coming in every year.

Chair Ballin said that we should air our concerns with our executive councilor and hope that we are heard. He noted that our other representatives are aware of it, but that the legislature voted not to raise the gas tax this year, despite our support in Concord.

Chair Ballin said that Main Street is an embarrassment for the town, and we seem to be circled by roads that are being paved and worked on: Route 4, Route 11, except Main Street. He noted that even a new coat of pavement would mollify residents somewhat. Ms. Levine reminded the Selectmen that Route 11 and Crockett's Corner are receiving attention this year at the Town's request, so we should not be

ungrateful about that work to improve safety at the intersection. Chair Ballin agreed but said that there are a number of perfectly good roads that are being repaved, while Main Street remains untouched. He noted that Little Sunapee Road around the back of the lake also needs to be addressed.

Mr. Kaplan asked when the last time Main Street was paved, and Ms. Levine said that it has been within the nine years that she has worked here.

Sewer Bond: Ms. Levine referred to the bond that was approved by Town meeting to borrow \$385,000 for the design of the Sunapee Wastewater Treatment Plant. She shared the results of the bond bids that Carol Fraley had requested from the area banks:

Bank	Interest Rate	Processing Fees	Origination Fees	Pre-payment Penalty
Lake Sunapee Bank	2.65%	waived	waived	waived
Ledyard National Bank	4.75%	waived	waived	None
Mascoma Savings Bank	3.08%	waived	waived	waived
Sugar River Savings Bank	4% for 15 year loan, 4.25% for 20 year term	none		None

Ms. Levine pointed out that Lake Sunapee had the lowest bid at 2.65%. She said that the Selectmen should also decide whether to go with a 15 or 20 year bond. The interest over the life of a 15-year bond would be \$79,587, and for a 20-year bond it would be \$105,072. Mr. Kaplan moved to approve a 20-year bond vs. a 15-year bond, on the basis that the interest rate is very low and is an inexpensive way to borrow money. Chair Ballin agreed and said that this seems like a great rate that we may never see again.

Mr. Kaplan moved to execute a 2.65% bond with Lake Sunapee Bank for 20 years, seconded by Tina Helm and approved 3-0.

High Pine Pump station: Ms. Levine presented the contract from United Construction for the High Pine Pump Station. She said that work will commence as soon as we receive the new pumps from Flygt, the manufacturer, which we hope will be in September. The Board of Selectmen authorized Larry Ballin to execute the contracts on behalf of the Town.

Elkins Grant: Ms. Levine will complete the grant this week and circulate it to the Board of Selectmen.

Scenic Byways: Ms. Levine reported on the slide show presentation prepared by the Upper Valley-lake Sunapee Regional Planning Commission that highlighted the existing byway and the proposed addition of New London's Main Street and Route 103A. The presentation will be given to local boards and committees as well as other groups in the various towns, such as the Rotary Club, Lions Club, etc. The goal is to seek public support for the byway program and brainstorm ideas for grants to improve the byway offerings.

Planning Board: Ms. Helm reported on the Planning Board Master Plan work session last night on the second revision of the Watershed chapter. She said that the next work session will focus on the new energy chapter in one month.

Joint Board of Selectmen's Meeting: The Selectmen will attend the meeting of the KRSD Boards of Selectmen, which New London will host at the Library on September 10.

Public Hearing, September 21: Ms. Levine informed the Selectmen that the public hearings on the new parking ordinance and the new building permit fees will be held during the regular Selectmen's meeting on September 21.

Rescheduled Meeting: Larry Ballin said that he will be out of Town on November 2. The Board of Selectmen moved the November 2 meeting to 6:00 PM on Tuesday, November 3.

Chair Ballin moved to go into non-public session per RSA 91-a:3 II (a) personnel matters. Seconded by Mr. Kaplan and approved 3-0.

Upon returning to public session, the Board of Selectmen signed the following documents:

Application for Building Permits:

- A. Lyman Chapin Family Trust, 41 Porcupine Ridge (Map & Lot 035-014-000) site prep and install pre fab garage – Permit #09-084 – Approved.
- Scott E. Brown Trust, 515 Wilmot Center Road (Map & Lot 052-013-000) erect 20x40 agricultural building – Permit #09-089 – Approved.
- Gordon & Teresa Bingham, 82 Little Cove Road (Map & Lot 105-002-000) erect kayak rack – Permit #09-090 – Approved.
- Linda & Barry Shultz Trust, 316 Elkins Road (Map & Lot 077-039-000) shed addition, replace roof, replace garage doors, add cupola and reside – Permit #09-092 – Approved.
- David & Barbara Foster, 59 Farwell Lane (Map & Lot 070-003-000) erect storage/garden shed – Permit #09-093 – Approved.
- John & Dolores Ryan, 295 Lamson Lane, (Map & Lot 062-009-000) add small structure with roof over existing deck – Permit #09-094 – Approved.

Application for use of small conference room (town office):

- Frank Hammond for the Archives Committee – Oral interviews with people from the town – 9-8-09 10:00 AM – 12:00PM (other dates TBD) – Approved.

Application for Sign Permits:

- **Permanent** – Metro Sign, Tom Dunn on behalf of Verizon Wireless – Kimco Realty – Verizon Wireless sign on front of building – Approved.
- **Temporary** – Kearsarge Area COA – yard sale sign in front of Chamber booth – Approved.

Application for use of Archives Room:

- Warner Community Action Program, scheduled appointments for fuel assistance – second and fourth Tuesdays, starting 10/2/09 – 4/27/10 – Approved.

Application for use of Whipple Town Hall:

- Recreation Department – Thursdays, October 1 through 29, 2009 – 4:00 PM – 5:00 PM – Approved.

Other:

- Disbursement voucher week of September 8, 2009 - Approved.
- Three Standard Form of Agreement Between Owner & Contractor AIA Document A103 - 2007 Town of New London & United Construction for the High Pine Wastewater Pumping Station Improvements Project – Approved.
- Summary Inventory of Valuation Form MS-1 for f2009 – Approved.

There being no further business, the meeting adjourned at 8:20 PM.

Respectfully submitted,

Jessie Levine, Town Administrator