



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## BOARD OF SELECTMEN MEETING MINUTES September 20, 2010

### PRESENT:

Tina Helm, Chair, Board of Selectmen  
Mark Kaplan, Selectman  
Peter Bianchi, Selectman  
Jessie Levine, Town Administrator

### ALSO PRESENT:

Norm Bernaiche, Assessor  
Jim Wheeler, New London resident  
John Wilson, New London resident  
Bob Lavoie, New London resident  
Mike Ruedig, Sunapee property owner  
Roger Rodewald, Riverside Ecological Design  
Pat Trader, *Intertown Record*  
Christina Dotchin, MPA student/observer

Chair Helm called the meeting to order at 8:00 AM.

Assessing Update: Chair Helm recognized Assessor Norm Bernaiche, who provided the Selectmen with a memo summarizing the findings and results of the 2010 statistical update. Mr. Bernaiche stressed that the findings are preliminary, as the next and final step is to actually set property values and closely review the properties that went up or down more significantly than the average change.

Mr. Bernaiche said that the grand list has gone up 3%, which includes new construction picked up this spring. He referred to the list of average change by neighborhood and said that some of the neighborhoods increased or decreased, though some of those neighborhoods might be small so they need a closer look. He expects that there will be some more changes on the final review, and the assessors will also compare the proposed assessments to the current listings to make sure that they have not exceeded listing prices of properties for sale.

Mr. Bernaiche said the 2009 median ratio was a little over 96%, but the weighted mean must also be considered, which compares high and low value properties, as there is quite a difference between the large properties on the lake versus a \$200,000 ranch in town. The weighted mean considers the difference and weights the value of the property in the analysis. The weighted mean was 92.6% in 2009, and when combined with the price related differential of 1.04 indicates that higher-priced properties were being treated more favorably than lower-priced properties (1.00 being the ideal). If one were just to use the weighted mean and factor it up to the target ratio of 96%, Mr. Bernaiche said, we would be looking at a 3.7% increase to get all of the values up to the weighted mean of 96%.

Mr. Bernaiche said there are many reasons why properties changed at different rates over the last five years. When he arrived in 2005, he had to quickly do a statistical update based on sales, but he was not familiar with property town-wide to make changes based only on sales. Now there is more evidence and

he is familiar with the neighborhoods and the town as a whole. Chair Helm asked if an example of that included Great Pines, and Mr. Bernaiche answered in the affirmative. In 2005, the development was still being built out, and there was some evidence of higher sales but not enough to make a leap at that time.

Jim Wheeler asked if the combination of the Great Pines scenario and Hilltop Place selling at lower prices would be the reason for the lower weighted mean in 2009. Mr. Bernaiche said that he did not think that Great Pines should be considered high value but they may have been part of the trend, and certainly Hilltop could have brought the weighted mean down.

Mr. Bernaiche said that in doing the field review, he had tried to make value components consistent, such as building grade. He pointed out that the Hall Farm neighborhood did not change overall in the 2010 update because adjustments had been made last year. The last time properties were closely reviewed was in 2003, and revaluation companies tend to paint everything with the same brush so this analysis should get a better handle on the variations among properties.

Mr. Kaplan asked why 96% was chosen as the target ratio. Mr. Bernaiche said that he was aiming for 95-96% but it came in at 96% after adjustments had been made. He said the way one makes that number bigger or smaller is to lower the base rates by a similar ratio across the board (i.e., lower either the base land or the base building tables). Mr. Bernaiche said that on the curve, some properties will be above 1 and some will be below 1. Mr. Bernaiche said that he called the Director of the Property Appraisal division [at the Department of Revenue Administration] to talk about what would happen if we had picked a lower target, such as 92%. If that happened, proportionality would stay the same but the average value would be lower. Mr. Bernaiche said that would be acceptable but would be harder to explain during appeals.

One inconsistency that Mr. Bernaiche found in the field review was that in 2003, there were several sales that were used in the analysis that were close to the revaluation date, including one on Pilothouse Road. Mr. Bernaiche explained that there are two components: the land value and the building value. When assessors review properties, they look at the topography, layout, etc., of the property, and then they look at the building features. On Pilothouse Road, for example, a building was rated 19 out of 20, and it had T1-11 siding, pine walls, and other features of a nice camp but should not have been one of the highest grades of building in New London. The property had sold around the time of the revaluation, so that gives evidence that Vision was chasing the sale and there was evidence of similar action in 2002 and 2003. Basically, Mr. Bernaiche said, they undervalued the land and overvalued the building, and it was a level property with nice frontage and views down the lake.

Mr. Bernaiche said that starting today, the assessors will review the neighborhoods that show significant increases or decreases, focusing on those neighborhoods and making sure that they have done the analysis right. There probably will be some changes resulting from that review. He said the base starting point of land values has gone up, while building rates have gone down slightly. Very large homes not on the water have seen somewhat of a hit because they are not as desirable as they used to be. People have gone to more energy-efficient living, so these properties are still holding their values but not as much as property on the water. Mr. Bernaiche said that large tracts of land with excess road frontage are being recognized now, although if the land is in current use there is no effect on the assessment.

Mr. Wheeler asked if there is a tract of land with road frontage if the "buildability" is considered, such as restrictions caused by wetlands, zoning, etc. Mr. Bernaiche said that yes, the condition of the property and the ability to build or subdivide is considered. Mr. Wheeler asked if the assessors actually walk on undeveloped land and Mr. Bernaiche said that they do not; they use the GIS maps and will drive by. Mr. Wheeler asked if they make an assumption that it is sub-dividable, and Mr. Bernaiche said that is true, but

he does not multiply the number of possible lots by the assessment; what they assess is the *potential* to be subdivided, but they do not assess it as if it already were subdivided. Ms. Levine pointed out that if the value were appealed and a physical inspection required, or further zoning review necessary, then the assessors would do that additional research at that point. Mr. Wheeler asked if it would be up to the property owner to appeal the value, and Mr. Bernaiche answered in the affirmative.

Mr. Bianchi asked if the neighborhood adjustments were based on the 130+/- sales that Mr. Bernaiche had given the Selectmen on September 7. Mr. Bernaiche said that not all of these neighborhoods have sales, but these are the delineated neighborhoods; there are about 700 properties that are not associated with a neighborhood at all. Mr. Bianchi said that he knows that we are not supposed to chase sales, but with reference to Pleasant Lake and Bunker Road, he is aware of two sales on Lamson Lane and Bunker Road, and three on Lakeshore Drive. He said that the 17% increase in value on Bunker Road was based on two sales, and if Mr. Bernaiche is not chasing sales, then how did he make these recommendations based on two sales. Mr. Bianchi said there appear to be three neighborhoods that were changed based on a total of eight sales and asked if the neighborhood changes were based on the sales analysis. Mr. Bernaiche said that is true. As they do their field reviews, they have sales information going back historically that were not part of the analysis but serve as a check because they know what properties sold for in 2005 or 2007, and they can look at those sales to see how the property performed historically.

Ms. Levine clarified the definition of sales chasing. She said that towns are not allowed to sales chase in the form of adjusting a single property's assessment based solely on that property's sale price. However, the purpose of the sales analysis is to use sales in town or in a neighborhood to provide the basis for values for the entire neighborhood. She said that what the assessors have done is not sales chasing; it is sales analysis, and sales are the basis for determining market value.

Mr. Bianchi said that if there are 36 neighborhoods and 130+/- sales, it seems like these neighborhoods reflect an extremely small number of sales. He said that he had tried to compare how the assessed-to-sales values in Mr. Bernaiche's data related to the passage of time to address any change in sales activity between early 2009 and late 2010. Mr. Bianchi said that some of the sales start to hit over 1.0 later in 2010.

Mr. Bernaiche referred to the sales summaries he provided at the last meeting, in particular the quartile summaries showing sales across six quarters of time. Mr. Bianchi said there were a lot of figures to try to disseminate, and he understands mean and median, but when there are only two or three sales, the median is the middle sale and there can't be a median with two sales. Mr. Bianchi said that without a lot of sales, it's difficult to figure out.

Chair Helm asked if that's why the analysis was done by neighborhood. Mr. Bernaiche said that when people get their new values, they will ask what happened to "Mr. Jones" down the road, since he's in the same neighborhood, and people will check to make sure values were consistent across the neighborhood. He said the assessors will be vetting the neighborhoods more closely, and then the letters will go out and people will respond, which will help them vet it even more. He said they learn a lot by listening to the taxpayers, and this allows them to look at issues either on a neighborhood basis or on the basis of some other component of value, and adjustments will be made if necessary.

Mr. Kaplan observed that while two sales in a neighborhood do not sound like much, if there are two sales in a neighborhood of 20 houses, that is 10% of the property and that is significant. If there were three sales on Lakeshore Drive and there are 30 houses on Lakeshore Drive, then any adjustments are based on 10% of the properties selling. Mr. Bianchi disagreed and said that it is a small sample; if there are only ten houses and one sells, he does not think it should be applicable. Ms. Levine pointed out that

with 136 sales for the entire town and almost 3000 parcels, not even 5% of properties have sold town-wide, so a few sales in a neighborhood might be a better indicator than 136 sales for the entire town.

Mr. Bernaiche said that the same sales that were used to establish values would be used to defend values, and the taxpayer or appraiser or broker who aids the taxpayer or homeowner is going to use those same sales, so the question is how one's property compares to those two sales. One has to look at how topography, the utility of the land, the quality of the building, etc., compare to the sale properties. Mr. Bernaiche said that at the end of the day, everyone will have the same data.

Mr. Bernaiche said that this is an emotional process and he knows some people will be upset, and if he ends up with changes that can't be supported by his data, then he will make adjustments. He asked the Selectmen to let the process play out and said there is no such thing as an assessing emergency -- it's a process that can be worked through and the goal is to come to the right answer for both the taxpayer and the Town.

Bob Lavoie said that Mr. Bernaiche has said that this list of neighborhood values is based on sales and the model developed by the assessors, who will then go out and verify the values. Mr. Lavoie asked Mr. Bernaiche what he means by that statement. Mr. Bernaiche said that using the sales, they develop neighborhood factors and everyone in a neighborhood gets adjusted by those new factors, and then they look at individual factors on a property. For example, if one has a perfectly level optimal lot that is easy to build on, then common sense will say it is worth more than the sloped property next door, and the sales and assessments should indicate that. He thinks the sales reflect it more now than they used to; revaluation companies during the sales boom made errors because people were buying property with blinders on. Mr. Bernaiche said that topography and depreciation were ignored by the buyer before, and now those things do matter and it is an easier job to identify the differences in properties. Ms. Levine said that in other words, even though there are fewer sales, they are better indicators of what is actually going on.

Mr. Bernaiche said that five years from now, we could be in a boom again and the market may no longer recognize some of the factors identified in this update. But if the factors are not recognized now, and the test is market value, then they have not done their jobs. Mr. Bernaiche said that what they used to call the "antique homes" – the ones that needed a lot of work – are not desirable in today's market, although the ones that have been rehabbed have held their value.

Mr. Wheeler said that Mr. Bernaiche's perspective on the market is a good one and concurred with him from a real estate perspective, but with respect to the change in value in a neighborhood, he asked if every house in a neighborhood would roughly change by these percentages, or within each neighborhood would houses adjust individually. Mr. Bernaiche said that they are adjusting the neighborhood, and then there may be properties that get an adjustment or not based on what the market is indicating.

Chair Helm thanked Mr. Bernaiche for the update and emphasized that there is a process that will be followed from here. She asked Ms. Levine to update the Selectmen on the schedule, and Ms. Levine said that the goal is to send letters to property owners early in the week of September 27, and informal hearings will be held October 11-13. She said the MS-1 will be filed on October 15, and if the assessors need to make physical inspections they can do so in the last few weeks of October.

The Selectmen thanked Norm Bernaiche and he departed at 8:30 AM.

Jobs Creek Force Main Connection: Ms. Levine referred to the draft memo that she had written, dated September 16, regarding the request of private property owners to connect to the Town's force main

(pressure line) to Sunapee, which would be the first connection to the line since it was constructed. She introduced Mike Ruedig, one of the property owners, and his representative Roger Rodewald, and said that she, Richard Lee, David Bailey, and additional employees of Sunapee and New London had met with Mr. Ruedig and Mr. Rodewald last week and all had generally agreed to the terms in this draft memo. She said that ultimately this will be on the agenda for the September 30 joint meeting in Sunapee, but since work has to be done before that meeting, she thought the property owners should get an indication of the Selectmen's position on the request.

Mike Ruedig said that he is here on behalf of the Bridge, Ruedig and Kraeger families who have three properties on Lake Sunapee with aging septic systems that will have to be replaced at some point in the future. They are exploring connecting to New London's force main and engaged Roger Rodewald. He referred to last week's meeting with New London and Sunapee staff and said that Ms. Levine's draft memorandum is acceptable. They are prepared to proceed, and assuming this is acceptable to the Selectmen, they are prepared to engage a professional engineer to prepare the plans. Mr. Rodewald intends to meet with Mr. Rushbrook, the Town's engineer, on Wednesday to review the line. Mr. Ruedig said that the families have the same interests as the town – they want to properly connect without damaging the sewer line. He said it's a work in progress and before they start to spend real money, they want the Selectmen to know that they're prepared to follow the Town's recommendation.

Chair Helm said that she had perused the memo and was happy to see the third requirement that the homeowners were assuming the responsibility for any damage to the line. Mr. Bianchi said that there are three families asking to do this, yet according to the memo there is the potential for four more homes. Mr. Ruedig said he does not know the precise number – each lot is 9 acres and it is possible to have at least one and possibly two dwellings on each lot. He anticipates one additional dwelling on each lot, so the potential for three or four more. Mr. Bianchi asked if the agreement would have to be changed if the additional lots came on line, and Mr. Ruedig said that any future property owner would be subject to this agreement. .

Mr. Bianchi said the towns of New London and Sunapee know this could have the potential for seven buildings, and he asked if approval is automatic based on this agreement. Mr. Ruedig said that it is not and that when it occurs, they know that they will have to get building permits and zoning approvals from the Town of Sunapee, which will trigger a whole review. He said the connection will be designed according to Ms. Levine's memorandum. Ms. Levine said that the engineered plans will show the potential for the additional buildings, but that there will only be one line connecting with the force main, so there is not exposure to additional connections in the future. Mr. Bianchi asked if the additional gallonage would be assessed to Sunapee or New London, and Ms. Levine said that it would be Sunapee's gallonage. Mr. Bianchi asked what would happen if the system is at capacity in the future, and Ms. Levine said connection would depend on future capacity.

Mr. Bianchi said that the lines at High Pine and Edmunds Road, for example, were paid for by the users but taken over by the Town and now the Town bears the maintenance costs. He asked if that was the case here or whether it is fully understood that this pump station is going to be forever owned by private individuals. Mr. Ruedig said that Sunapee has been very clear in this regard. Ms. Levine said that any system is private until it is agreed to be taken over by a public entity, and no such agreement has been discussed. Mr. Bianchi said that this is an important point that should be documented in the agreement. Mr. Ruedig envisioned it being in the agreement that the landowner acknowledges that it is a private line and the towns have no obligation to take it over.

Chair Helm asked what action is needed this morning, and Ms. Levine asked the Selectmen to approve the request in concept so the property owners can engage an engineer and begin to work towards the

solution. Mr. Bianchi said he is not against the concept but wanted to make sure the t's are dotted and the i's are crossed.

Chair Helm asked if these are envisioned as full-time or seasonal residences. Mr. Ruedig said they have historically been seasonal. Mr. Rodewald pointed out that the specifications for the systems for the seven dwellings will be designed for full-time residency so that future uses are not constrained by the system design.

Chair Helm said that it sounds like there's nothing more to be understood at this point. Mr. Ruedig said that he appreciates the Town's willingness to do this, as it affords them an economical opportunity to solve a problem for the property owners and the lake.

Minutes of September 7: The Board of Selectmen made minor edits to the minutes, after which Mr. Bianchi moved to approve the September 7 Board of Selectmen's as amended, seconded by Mr. Kaplan. There being no further discussion, the minutes were approved 3-0.

Minutes of September 11: The Board of Selectmen made minor edits to the minutes, after which Mr. Bianchi moved to approve the September 11 CAC minutes as amended, seconded by Mr. Kaplan. There being no further discussion, the minutes were approved 3-0.

Non-Public Minutes of September 7: The Board of Selectmen made minor edits to the minutes, after which Mr. Bianchi moved to approve the September 7 Non-Public Minutes as amended, seconded by Mr. Kaplan. There being no further discussion, the minutes were approved 3-0.

Public Works Bids: Ms. Levine said that Town Meeting had approved the purchase of two pieces of new equipment, which Richard Lee had put out to bid. She said that he had received only one bid for the mower and two bids for the trailer.

Ms. Levine said that for the trailer, Town Meeting approved spending \$5,500 and the lower bid was \$4,651. Mr. Kaplan moved to accept the bid of \$4,651 for an equipment trailer from EW Sleeper, seconded by Bianchi. There was no discussion and the motion passed 3-0.

Ms. Levine said that for the mower, Town Meeting approved spending \$11,500. The single bid was higher but Mr. Lee negotiated it downwards by removing certain components. Mr. Kaplan move to accept the bid from Tri-County Equipment for a new mower for\$ 11,500, seconded by Mr. Bianchi. There was no discussion and the motion passed 3-0.

Ms. Levine handed out the references for the roofing bids. She said that she and Richard Lee recommend either ASM Construction Services or J&L Exteriors based on their bid prices and references. Mr. Bianchi moved to accept the ASM bid at \$11,625, seconded by Mr. Kaplan. There was no discussion and the motion passed 3-0.

Mr. Bianchi asked if we have notified the people who did not win the bid, and Ms. Levine said that she usually does. Mr. Bianchi said that one of the paint bidders had not heard about the bid. Ms. Levine said that she will make sure that all bidders receive notice of the results.

HAM Radio MOU: Ms. Levine referred to the draft Memorandum of Understanding between the Town and the Sullivan County Ham Radio Operators. She said that this has arisen because ham radios are important emergency communications, yet there are sections of New London where the signal is weak. She said that this organization asked to place a repeater on the new cell tower, but because that might take

years, Ms. Levine suggested that they find another location. Since there are already antennas at the Town Hall and Town Offices, the Fire Station became the best option. She said that Chief Lyon is in agreement with the idea and is okay with the draft MOU.

Mr. Bianchi asked about the amount of space required for the equipment. Ms. Levine said that it would be an antenna in the cupola and radio equipment in the unfinished portion of the Fire Station on the second floor. Mr. Bianchi said that the Fire Department was screaming in the Community Services Chapter about not having enough room, so that is why he asked. Ms. Levine said she believes any discussion about space related to apparatus and not to the remainder of the building. Mr. Bianchi asked if the HAM radio would be used just for emergencies or for regular HAM operation. Ms. Levine said that it would be used by the Town in emergencies but the operators would use it for their regular communication. She clarified that they will not be operating out of the Fire Station; all that will happen at the Fire Station is that the repeater will be erected to transmit the signal.

Chair Helm asked if it was possible that the repeater would interfere with radio and dispatch communications. Ms. Levine said that there is a provision in the MOU that would require the repeater to be removed if there is interference.

Mr. Kaplan asked how he as a homeowner would benefit by having the repeater in the Fire Station. Ms. Levine said that ham radios are used during emergencies when other frequencies are overused or phone lines are busy. She said that it could have been used during the ice storm to communicate with the State Emergency Operations Center. She offered to invite members of the Sullivan County ham radio operators group to meet with the Selectmen

Chair Helm asked if we would need to revise our Emergency Operations Plan to include the ham radios. Ms. Levine said that it has already been discussed as an addendum and can be included when the EOP is revised at some point.

Chair Helm said that she is okay with the concept as long as they keep to their mission of emergency assistance and as long as it does not cost the town money. She said that this particular organization sounds okay. Mr. Kaplan asked about the use of power. Ms. Levine said that she has asked how much power is going to be required but if it's nominal, she does not think it should be an issue. Mr. Wilson said they're talking about 50 watts of power, which is comparable to a light bulb.

Ms. Levine said she would bring the MOU back to the Selectmen when it had been finalized and approved by the Board of Firewards.

Garden Club Request to Serve Alcohol: Mr. Bianchi said that the letter from the Garden Club does not include a time for the event, but he assumes it is not going to be a late evening. Mr. Bianchi moved to approve the request to serve alcohol in a town building, seconded by Mr. Kaplan. There was no discussion and the motion was approved 3-0.

September 27 Work Session: The board of Selectmen added a work session at 5:00 PM on Monday, September 27, to discuss wages & benefits and the open position in the Department of Public Works.

Our Voices, Our Town: Chair Helm asked the other two Selectmen to agree to give the Our Voices, Our Town books away. We have approximately 1500 left in the basement and the Archives Committee needs the space. Ms. Levine said they could be given to graduates of Colby-Sawyer and New London kids graduating from the Kearsarge Regional High School, and be given to realtors, community organizations, etc. The Selectmen were in consensus that the books should be given away.

Cell Tower Lease: Ms. Levine said that she is having trouble with the digital file from the 2010 Town Meeting. She needs to work on this some more before she can report back to the Selectmen.

Pine Hill Ski Club: Ms. Levine said that in the category of previous agreements that had been going on for years that she wanted to bring back to the Board of Selectmen, there is an agreement on the books with the Pine Hill Ski Club to use the Town's Shepard Pit and trails off Mountain Road. She received a letter from John Schlosser seeking approval, and Ms. Levine wanted to make sure this Board of Selectmen had no problems with the Ski Club's continued use. Mr. Bianchi said that his biggest concern is that liability insurance be in place. Ms. Levine said that the insurance is provided and there is also state law that provides immunity for public and private property owners who allow their trails to be used by the public for recreational purposes. Chair Helm clarified that the property is owned by the Town, not by Ms. Levine, to whom the letter is addressed. Ms. Levine confirmed that to be true. Mr. Bianchi said the letter asks how many free tickets the property owner wishes to receive, and he asked who in the Town would receive them. Ms. Levine said that she has not accepted the free tickets.

Mr. Bianchi moved to approve the continued relationship with Pine Hill Ski Club, assuming all liability issues are in order. Second by Mr. Kaplan. There being no further discussion, the motion passed 3-0.

Community Facilities Chapter: Ms. Levine distributed the latest draft of the Community Facilities & Services Chapter for the Master Plan, and said that she is looking for recommendations from the Selectmen for town government, police, public works, and social services. She said that the Fire and Recreation Departments had already prepared recommendations.

Chair Helm said that there were parts of the chapter that were hard to read. Ms. Levine said that she would review it again for consistency, and said that she had a fundamental concern with this chapter and that is whether it is supposed to be about facilities or about services. She said that the opening paragraph, which had been in the previous draft, specifically says that this chapter is about facilities, yet the community survey asked about services.

Mr. Kaplan said that when we discuss services, we could be asking if we need some equipment or building or something else to provide that service. When looking out ten years, he said, we need to consider if we need new facilities to perform a certain service, and usually the need for the service comes first. Mr. Bianchi said that it was brought up quite a bit on the section for non-profits that the Council on Aging needs more room and whether space should be created somewhere in town to accommodate those needs. Mr. Kaplan said that before the Town Office building was refurbished, people were meeting at the Library, and when this building was refurbished, it relieved some of the use of the second floor of the Library.

Chair Helm asked what recommendations related to town government service might be added. Mr. Bianchi recommended summarizing the last paragraph regarding communications to continue the present methods of keeping people informed and to make an attempt to get people more involved with town government. Chair Helm agreed. Mr. Kaplan said that over the years, what they have done when there is a need for certain services is they have looked to volunteer groups, such as COA or the Garden Club (which did the Garden at the Library and other public places), so if there is a need, usually it is filled by volunteers, sometimes informally, sometimes formally. Chair Helm thought the second recommendation would be to encourage continued use of volunteers.

Mr. Kaplan said the ambulance is in the same category – the Hospital stepped up and provided an ambulance so that the Town does not have to have an ambulance at the Fire Station, because there is no

question in anybody's mind that there will be emergencies, and the people who sat at the table at that time figured out that the best place to have it is at the Hospital.

Bob Lavoie said that the whole idea for a master plan is to identify facility needs, and that comes from discussing what services are anticipated that the government may need to provide. Ms. Levine agreed and said those are the recommendations that she is hoping the Selectmen can provide.

Chair Helm said that the Library section was well-written and identified needs and had a number of suggestions on how they were going to propose going forward to address their service and building needs. Ms. Levine said that it was appropriate that the recommendations came through the Library Trustees. Mr. Bianchi asked if non-resident taxpayers are allowed free library cards, and Ms. Levine said that they are as long as they can show proof of home ownership.

Hospital and Ambulance Service: Chair Helm thought the recommendation regarding the ambulance was appropriate.

Recreation: Mr. Bianchi said this section reads like a list of what people will want going forward and questioned the need for Chinese classes. Mr. Kaplan pointed out that the skatepark is a project being overseen by volunteers. By the way of background, Ms. Levine said that a few years ago, Colby-Sawyer students prepared a master plan for the Recreation Department, and this section is largely taken from that and is combined with results from the community survey. Ms. Levine also inserted discussion about the sidewalks and beaches.

Mr. Lavoie said that the use of public land for private organizations or subsidiary needs for private organizations could be included here. Chair Helm thought that was covered and said that during the discussion of the skatepark, there was the discussion about whether the DPW would be called on to assist with fall clean-up, for example. Mr. Kaplan said that the skatepark organizers are now talking about doing it on Main Street where the SAU building is currently.

Chair Helm referred to the section on programming options as of 2009, which needs to be clarified, and Mr. Bianchi asked to have the reference to van clarified, as it is not maintenance equipment.

Ms. Levine asked the Selectmen to focus on the sections on sidewalk and bikeway expansion and on beach expansion as two areas that could use guidance. She asked if it is appropriate to put in a recommendation to continue to look for ways to expand sidewalk and bike path opportunities. Chair Helm proposed language "to explore installation and use of sidewalks, multi-use paths and/or bike trails where appropriate." Chair Helm said the second recommendation should relate to beach usage and expansion, such as "explore areas for potential beach expansion or additional beach space or water access in New London." Mr. Bianchi added a recommendation to "encourage positive interaction with private organizations for the provision of recreational services."

Social Services: Chair Helm thought the Council on Aging driving figures should be updated from 2007. Ms. Levine will check those numbers. Mr. Bianchi asked to remove the recommendation about CAP transportation. The Selectmen agreed to leave in the recommendation regarding funding for social services. Mr. Bianchi suggested a recommendation: "the town encourages collaboration of schools, churches, and non-profit agencies to develop facilities to meet the community's and their own needs." Mr. Bianchi also recommended: "the Town should consider amending zoning or other regulations that would assist in this process."

Public Works: The Board of Selectmen reviewed recommendations under the categories of highway and solid waste and made no changes. They concurred with the recommendation to find additional land for cemeteries.

Police Department: Mr. Bianchi asked about the detective minivan and the unmarked four-wheel drive vehicle. Mr. Lavoie suggested a recommendation regarding having a computerized database, and Ms. Levine said that is already in use in the Police Department. Ms. Levine suggested language about increasing patrol and visibility throughout town, and using alternative means of enforcing speeds such as technology or sign boards.

Fire Department: Chair Helm said that it appears that the biggest issue is replacing the ladder truck. Ms. Levine said that the biggest issue is the availability of water supply. Mr. Bianchi said that during the fire on Bunker Road, there were lots of other departments available to assist. He said that there are not enough fires to keep the guys happy and they come from all around. He said there were 13 departments at the Twin Lake Villa fire and 5-6 at Bunker Road. Ms. Levine said that they need the additional tankers to transport water. Mr. Bianchi said the number of tankers they get far exceeds what they need – they could just go and get water from a hydrant in town or from a pump station or cistern, such as at Hall Farm. With mutual aid, he said that a structure fire in New London or one of the surrounding towns can get more equipment than what Concord can get. Mr. Kaplan said it's a problem in the outlying areas if you have to haul water because it takes time to send trucks to go fill water and then bring it back to the fire and then go fill up again. Mr. Bianchi said that on Bunker Road they were waiting to dump water into the portable tanks. The amount of water they can get with the amount of tankers in the area far exceeds what they need, but he agreed that access to the water is an issue.

Chair Helm referred to recommendation #4 and asked if this is an imminent need. Ms. Levine said that the ladder truck is planned for replacement in 2012 and they are trying to get a truck specified that would not require a change to the building.

Mr. Bianchi said he has a problem with #3 regarding purchasing low cost housing. He said the Firefighters' Association should put money into firefighting and not into housing, but he understands that the Association is not under control of the Selectmen or the Firewards. Chair Helm said that she did not have any trouble with that recommendation because philosophically, if there were a way to have the firefighters live in town, she is in favor of that and this is one way to address it. Mr. Bianchi said that listening to the response received, our Fire Department responds efficiently and quickly already, and he knows from personal experience from working at the Seasons, where there are a lot of false alarms, that they have a very good response record. He said that this just does not seem like a priority.

Bob Lavoie said that the Fire Department should make reference to building needs for new apparatus, as a foreseeable need. Ms. Levine said that she will talk to Chief Lyon about it and add it if necessary.

Mr. Bianchi pointed out that one of the recommendations was to bring the ambulance into the Fire Station. Ms. Levine said that is not a recommendation but a discussion that should take place in the event that the Hospital no longer runs the ambulance service. This led to a discussion about the possibility of New London Hospital ceasing to offer the ambulance service and whether the solution is for a regional service, hiring a private service, or bringing one in-house. The Selectmen asked Ms. Levine to change the wording on recommendation #2 to indicate that it is not a desire of the Fire Department but a possibility.

Educational Services: The Selectmen asked Ms. Levine to ask the School District for updated figures. The Selectmen felt it was not in their purview to make recommendations regarding the educational system. Ms. Levine said that this is the Town's master plan, not the district's. She suggested including

language on school funding. Mr. Bianchi suggested something along the lines of “statewide property tax affects financial health of the town and should be monitored on an ongoing basis.”

Town Administrator Report:

Legislative Policy Conference: Ms. Levine attended the Legislative Policy Conference on September 17. She reported that most of the recommended policies passed, with the exception of the policy to increase the minimum mill rate for motor vehicles and a couple of the floor policy proposals by individual towns. She said that both policies proposed by the Coalition Communities – one to allow the first-half taxes to include an estimated payment for the statewide property taxes and a second proposal requiring NHMA to take no position on the collection of statewide property taxes – passed.

Elkins Dam: Ms. Levine said that she had spoken to Peter Loughlin but he had not yet finished his legal review. He hopes to have something for us by next week.

Committee Meetings & Reports:

Planning Board, Utilities Chapter: Mr. Bianchi reported on the September 14 meeting of the Planning Board. He said that it was difficult getting a quorum for the meeting even though absent members had not announced their intention not to be present. Colby-Sawyer College requested and received a waiver of a site plan review requirement for the installation of three stand-by generators. There was discussion on the Utilities Chapter of the Master Plan. Ken McWilliams could not explain where he got some of the figures that were questionable, so they changed the projection of growth from 100 to 50 people per year. Mr. Bianchi said that he and Peter Stanley thought the projection should be lower but the end result was a negotiated figure. The College projections changed based on additional information provided by the College following the initial draft of the chapter. The Planning Board cancelled the September 28 meeting because there is nothing on the agenda. The next meeting will be on October 12, which would include the presentation of the CIP and the Community Facilities chapter.

Other Business:

- Chair Helm referred to an e-mail from Ms. Levine on the PSNH environmental grant program and questioned whether the grant program could cover the milfoil needs of the lake associations. Ms. Levine said she would look into it.
- Mr. Bianchi asked how Michael Doheny’s project on additional flags was coming along and Ms. Levine said that she did not have an update. Mr. Bianchi referenced concerns raised at the CAC meeting about the flags not being lit or removed in inclement weather and said “no good deed goes unpunished.” Chair Helm said the general consensus of the CAC meeting was to have the flags up despite the display concerns.
- Mr. Bianchi asked Ms. Levine if there is a policy in place regarding use of the Transfer Station for fundraising. Ms. Levine said there is not but permission from the Selectmen is required. Mr. Bianchi said that the Boy Scouts had been there on Saturday, and Ms. Levine said that she will let them know to ask permission in the future so that staff is aware that they will be there and that liability has been discussed.

Signatures: There being no further business, the Selectmen signed the following documents:

Application for Building Permits:

- Frederick & Deborah Hunt, 395 Forest Acres Road (Map & Lot 118-022-000) install 8x10 shed – Permit #10-101 – Approved.
- David & Heather Salmon, 68 Edmunds Road (Map & Lot 095-034-0000 replace roofing – Permit #10-102 – Approved.
- Jay & Valerie Clausen, 89 Balsam Acres (Map & Lot 095-006-000) install solar panels on roof – Permit #10-103 – Approved.
- Colby Sawyer College, 541 Main Street (Map & Lot 085-033-000) construct 3 concrete pads for generators – Permit #10-104 – Approved.
- William & Linda Fellerman, 215 Wilder Lane (Map & Lot 111-004-0000 install 10x12 pre-fab shed – Permit #10-105 – Approved.

Application for Temporary Sign Permit:

- Community Health & Safety Fair, Oct. 9, 9:00 am – 1:00pm sandwich board at Information Booth – Approved.
- The First Tee, Auto Expo on the town green, October 16, 10-3 – sandwich board at Information Booth – Approved.
- Lake Sunapee Region Chamber of Commerce, sign for Sunapee Chowder Fest being held in Sunapee 9/26/2010 - sign to be displayed at Information Booth – Approved.
- NLOC – Fall Fling, October 16, sandwich board at Information Booth – Approved.

Application for use of Mary Haddad Gazebo:

- Bridget McKerley, Making Strides against Breast Cancer –10/1 – 10/17/10 – Approved.

Application for use of Sydney Crook Room:

- Adventures in learning, January – March classes, see attached – approved.
- Venturing Crew (BSA) organizational meeting –Sunday 9/26 6-8PM – Approved.

Application for use of Whipple Memorial Town Hall:

- Lake Sunapee Area Amnesty International– 10/14/2010 6:00-8:30pm – Approved.
- Center for the Arts, Holiday events, 11/27-28, 12/3-12/5, 12/10-12/12, 12/19-12/21 weekend events coordinated with Chamber of Commerce, decorate hall and leave set up for month – Approved.

Charitable Tax Exemption Applications 2010 Tax Year:

- |   |          |
|---|----------|
| • New London Outing club                      | Approved |
| • WFK Icehouse Foundation                     | Approved |
| • Lake Sunapee Region VNA                     | Approved |
| • New London Barn Playhouse                   | Approved |
| • Kearsarge Area Council on Aging             | Approved |
| • New London Historical Society               | Approved |
| • Masonic Association of King Solomon's Lodge | Approved |
| • NE Forestry Foundation                      | DENIED   |
| • New London Hospital                         | Approved |
| • Colby Sawyer College                        | Approved |

Religious Tax Exemption Applications 2010 Tax Year:

- |  |          |
|--|----------|
| • Roman Catholic Bishop of Manchester – Our Lady of Fatima | Approved |
| • Elkins Chapel Society                                    | Approved |
| • First Baptist Church                                     | Approved |
| • Saint Andrews Church                                     | Approved |
| • Kearsarge Community Presbyterian Church                  | Approved |

Other:

- Disbursement and payroll voucher weeks of September 20, 2010 - Approved.

There being no other signatures, the meeting adjourned at 11:10 PM.

Respectfully submitted,

Jessie Levine  
Town Administrator