



TOWN OF  
NEW LONDON, NEW HAMPSHIRE

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**BOARD OF SELECTMEN  
MEETING MINUTES  
March 18, 2012**

**PRESENT:**

Selectmen  
Peter Bianchi, Chair  
Tina Helm, Selectman  
Janet Kidder, Selectman  
Kimberly Hallquist, Town Administrator  
Wendy Johnson, Finance Officer

**ALSO PRESENT:**

Doug MacMichael, New London Resident  
Norm Bernaiche, Chief Assessor  
Bruce Hudson & Renate Kannler, New London Residents

Chair Bianchi called the meeting to order at 6:00pm.

Mr. Bernaiche was given the floor to discuss the 2011 abatement (previously denied by the Board) for the Cate Boathouse Realty Trust, located at 552 Route 103A. The owners have since submitted an appraisal showing the market value to be \$210,000. There is no boathouse there presently, but the property owners have the right to rebuild. The right to rebuild will expire in 2014, after that time the State will not allow the boathouse to be rebuilt. The owners estimate the cost to rebuild the boathouse to be \$150,000. Mr. Bernaiche felt this was a conservative figure. Mr. Bernaiche recommended that the Town grant the abatement, and set the assessment at \$232,200 for the 2011 and 2012 tax years. This will settle the outstanding appeal. If the property owners choose to rebuild the boathouse the property will be assessed again.

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to approve the abatement reduction for the Cate Boathouse Realty Trust assessment by \$54,700. The assessed value is now \$232,200.**

**THE MOTION WAS APPROVED UNANIMOUSLY.**

GIS Mapping Capital Reserve Fund

Ms. Kidder said she spoke with some realtors after the January 21<sup>st</sup> Budget meeting, and was informed that if there is a question with a property they rely on the deed and the survey, not on the Town's tax maps. Based on this information, she questioned the advisability of the Town spending \$70,000 for GIS mapping for the Town's tax maps. Instead, she thought they should return the \$30,000 they have set aside (by discontinuing the capital reserve fund for that purpose) towards the \$70,000 total project cost, and not go forward with the project. Mr. Bernaiche suggested that the Board give him an opportunity to submit additional information to better illustrate why the project is worthwhile. He noted that once the mapping is done, they will

never have to do it again. He pointed out that if a map is wrong, people will question the accuracy of assessments. He felt that accurate tax maps are very important. Ms. Kidder observed that the final authority must lie with the deed and the survey. Mr. Bernaiche said that this was true, but for the accuracy of assessing and classifying land for things such as current use, these maps are important. Chair Bianchi felt it was up to the property owner to prove the size and acreage of their property when wishing to sell or put it into current use. Ms. Hallquist said it is the Town's responsibility to assess property and if the map relied on for that assessment is not accurate, that can lead to inaccurate assessments. She pointed out that issues with property size can cause issues for people who wish to put property in current use because lot size is important to determining whether the property qualifies. By way of example, she noted that she had a situation in Twin Mountain where the tax map listed a property at 14+ acres so the property owner was allowed to place 10 acres in current use. Some years later when the property was being sold, it was determined that the property actually contained under 10 acres, so it never should have been allowed to be classified as current use.

Mr. Bernaiche said that overlay districts also come into play with these inaccurate maps. Some parcels which were thought to have been in one district, could actually be in another, or partially in another. He felt that at a minimum, he would like the opportunity to put together a presentation for the Selectmen about this issue. He asked that they leave the \$30,000 in the capital reserve fund for now and even if they do not fund it this year, he would like a chance to further explain the need for GIS mapping. The Board agreed, they will not take steps this year to discontinue the capital reserve fund for the GIS mapping.

#### Discuss Results of March 12, 2013 Regional Kearsarge School District Voting

Ms. Helm was pleased that 429 voters came out to vote from New London. This was an improvement over last year. She noted that she was not in favor of changing their Town Meeting date as it has taken a lot of effort to get where they are with the fiscal year change. With regard to the school voting, they need to continue with what they did this year by getting the word out so that people will get out and vote.

#### Review 2014 Budget

Ms. Johnson provided a table with the total changes in the budget since it was given to the Budget Committee. At this time, \$11,468 has been cut out of the operating budget. This does not include any warrant articles, such as the \$10,000 the Board of Selectmen will present for the 1941 Building.

Ms. Johnson noted that since the Town puts on the school election (in March) and will presumably continue to do so, she suggested putting money within the election budget so that the town can pay for the necessary expenses, and then get reimbursed by the School District. The School District prefers to be reimbursed instead of trying to arrange for the food and other items needed in advance. Ms. Hardy will now need to overspend her election budget to pay for this year's election. Ms. Johnson suggested adding \$400 for the school elections, and this amount will be repaid after the elections, and will be a wash. She would like to increase the food line by \$250, and the election worker's line by \$150.

Ms. Hallquist proposed cutting postage in the finance section. It is at \$15,000 now and they have never come close to spending that amount, and will likely not in the future given the increased availability of sending things electronically. She suggested reducing it to \$10,500, a reduction of \$4,500.

#### Town Administrator's Report

##### *Use of the Town Common*

There were two requests for the use of the Town Common. She thought they should consider what, if anything, they will charge for this use. The "Friends of the Market on the Green" and the "Conservatory of the Performing Arts" are interested in using the Town Common. Current policies say the Town Common can be used for non-profit organizations based in New London. Exceptional cases can be considered. The Board does not have a fee schedule for the use of the common.

Ms. Helm thought they should look at each request separately and thought they should consider the fee to coincide with what is charged to use Whipple Hall. Chair Bianchi felt there should be some cost as Mr. Lee and the Public Works Department has to pick up after people and make sure it looks good prior to the event. Ms. Hallquist noted there was some electrical usage as well. The Board will gather additional information on this topic and consider it again at a future meeting.

##### *Closing of the Skating Rink*

Ms. Hallquist wondered if they should make a decision about the closing of the rink. Chair Bianchi did not see the sense of having someone come in to snow blow the rink just to have it melt a few days later due to warm weather. The "OPEN" sign has already been taken down. Ms. Hallquist said that she recalled after February vacation they generally close the rink down. Ms. Kidder and Ms. Helm agreed that the skating season was over and it should be closed.

#### Committee Meetings and Reports

##### *Planning Board*

Ms. Helm said that at the last Planning Board meeting on March 12, there were two zoning amendments suggested by Ms. St. John. After discussion and agreement by Ms. St. John, it was decided that no zoning amendments would be offered at this year's Town Meeting. The Planning Board felt that more time is needed to discuss these issues before changes could be made. Ms. Helm added that there were some internal changes planned by Mountain View Shopping Center, LLC (managed by Crosspoint Associates) at Clarke's Hardware and Flash Photo. There was also a tree-cutting request, and a request to expand an area in the Gallery.

Ms. Helm said she would like to advocate having a joint meeting with the Planning Board to discuss their visions for the future. She felt there were some members of the Planning Board who felt there was a lot of time-consuming work ahead of them that they were not sure they wanted to undertake, so some members might not seek re-appointment.

Ms. Helm noted that the Planning Board decided to cancel their meeting on April 9, 2013.

*Recreation Commission*

Ms. Kidder said that the Recreation Commission met last week. Mr. Blewitt said he enjoyed the “Meet ‘n Greet” and has been busy getting familiar with the programming and planning for upcoming events, such as the Easter Egg Hunt, scheduled for Saturday, March 30<sup>th</sup> at 9:00 AM. She felt Mr. Blewitt was coming up to speed very well.

*1941 Building Committee*

Chair Bianchi said that the 1941 Building Committee meeting was held last week. They talked about creating a brochure to hand out at Town Meeting, which will illustrate what they have done so far and what the possibilities for the building were. Ms. Helm admired the energy of the 1941 Building Committee.

Chair Bianchi said that they, as a Board, have not voted that they would prepare a warrant article for \$10,000 for the option to hold the building for one year to work on the lease and determine future costs. Ms. Hallquist noted that the Selectmen will formerly vote on it when they vote on all of the warrant articles that require their recommendation.

Approval of Minutes

*March 2, 2013*

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to approve the minutes of the March 2, 2013 CAC Meeting, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.**

*March 5, 2013*

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tina Helm) to approve the minutes of the March 5, 2013 Board of Selectmen’s Meeting, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.**

Application for Building Permit:

- Beaconwood 2012 Realty Trust, 231 Poor Road (Map & Lot 091-006-000) demolish 644 square foot guest house – Permit #13-010 – Approved
- Rod & Dianne Reyelt, 159 Parkside (Map & Lot 072-002-000) vinyl siding & re-roof shed – Permit 13-012 – Approved
- John & Patricia Pesando, 54 Checkerberry Lane (Map & Lot 044-032-000) demolish existing structure & build new 3 bedroom home – Permit #13-013 – Approved.
- Mountain View Shopping Center, LLC, 277 Newport Road (Map & Lot 059-008-000) interior renovations – Permit #13-014 – Approved.

Application for use of Town commons:

- Friends of Market on the Green – Wednesdays 1PM – 7PM – starting 6/19 through 9/4
- Kearsarge Conservatory of the Performing Arts – Fundraiser – May 26<sup>th</sup>, 2013 – 3:00 PM – 8:00PM

Other Items to be signed:

- Disbursement voucher
- Warrant Yield Tax Levy – John Clough, Map & Lot 040-001-000 – in the amount of \$66.00 – approved.
- Abatement application for Cate Boathouse Realty Trust (Map & Lot 068-004-000) with a reduction in assessment of \$54,700.
- Two Elderly exemptions – approved.
- OHRV & snowmobile agent agreement for town clerk

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to move into non-public session, pursuant to RSA91-A:3, II (a). THE MOTION WAS APPROVED UNANIMOUSLY. Roll call vote: Peter Bianchi: Yes, Tina Helm: Yes, Janet Kidder: Yes. The Board entered non-public session at 7:25 PM.**

The Board re-entered the public session portion of their meeting at 7:36pm.

With no other business, Chair Bianchi called for a motion to adjourn.

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to adjourn the meeting of March 18, 2013. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 7:36pm.

Respectfully submitted,

Kristy Heath, Recording Secretary  
Town of New London