



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES November 18, 2013

PRESENT:

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

ALSO PRESENT:

Leigh Bosse, *The Messenger*
Barbara Vaughn, New London Resident
Merry Armentrout, *The Intertown Record*

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

Barbara Vaughn, a resident of Edmonds Road, met with the Board to discuss an issue having to do with a sewer easement on her property. Ms. Vaughn said she came to Ms. Hallquist in October when she learned that nothing had been recorded with regard to an easement that had been put on her property for town sewer lines. Ms. Vaughn has identified that the sewer line goes through her property and there are two manhole covers as well. She is not interested in hooking up to the sewer system; her septic system is fine but feels that she is not benefiting from the current arrangement.

Ms. Vaughn wondered why the easement deeds were never filed. She bought her house 10 years ago and doesn't have a clear deed because of these easements. The sewer line plan was never recorded either. Ms. Vaughn said she was working for Mr. Lee when she purchased the property and he told her at the time that the sewer line ran through her property. She wasn't concerned about this at the time. It was noted that the previous owner of the home did not want to be put on the sewer probably because she didn't want to pay to have it hooked up. Ms. Vaughn said nothing is wrong with the septic system on her property but if/when it fails, she doesn't think she should pay anything on the bond as she hasn't benefited from the sewer system. She thought some agreement was made with the previous owner and the sewer commissioners when they came in to put two manhole covers on her property.

Selectman Bianchi said if her system lasts another four and a half years she won't have to pay anything on the bond anyway. She affirmed this and said if it fails within the next four and a half years she wouldn't want to have to pay anything towards the bond. She was unaware that the manholes were there and the sewer lines went under her property. She wondered what the benefit of having the septic system running through her back yard was. Selectman Bianchi said if her system fails she could easily be connected to Town sewer, which is a big benefit over having to install another septic system. Also, if she sells her home the new owners would probably opt to connect to Town sewer as well. Ms. Hallquist explained that the arrangement is that any property owners connecting during the life of the bond would be required to pay the betterment assessment as if they connected from the beginning. The other property owners who had been paying would receive the money. In this way, all property owners connected pay the same amount towards the bond. Once the bond is paid off, property owners that hookup will no longer

be required to pay the betterment assessment, but will have to pay the town hookup fee and the cost to have the pipe attached to the sewer line.

Ms. Kidder said if they are in the water precinct and not using water, they are still paying a tax. It enhances the value of the property to be on town water and sewer. The people on the road assumed the responsibility for paying for the system because they recognized that maybe they didn't have good lots to put septic systems in. It benefits them if they choose to hook up. It wouldn't be fair to them if she decided not to pay and to hook on because they have been paying all along.

Ms. Hallquist said the assessments they pay twice/year is just for the note that was taken out for the project on Edmonds Street. They borrowed \$250,000 and the grant was \$109,189. When they pay the bond back every year some is grant money and some is from the users. It started out a little over \$1,000 twice/year and is now down to \$900. The payments are decreasing as the bond is closer to being paid off.

Ms. Vaughn said she would have to rebuild her septic versus paying what she would owe if she hooked on to the septic. She would owe \$20,000 plus hook-up fees otherwise. Ms. Hallquist provided an Affirmation of Easement document, as prepared by town counsel, to Ms. Vaughn that the Town would like her to sign. This document would then be recorded and would clear up her deed. Ms. Hallquist noted that the easements were signed back in 1998, but not recorded at the registry of Deeds.

Approval of Warrant for Property Taxes

Chair Helm wanted to thank Ms. Hallquist, Ms. Johnson and the Department Heads for doing what they have done to keep budgets down. They are coming in at just a 2% increase, which she felt was admirable.

It was noted that the tax rate was calculated at \$4.01 for 2013. The total tax rate without the water precinct's portion goes to \$15.05 from \$15.03 in 2012.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Janet Kidder) to approve the Warrant for the collection of property taxes for 2013.

THE MOTION WAS APPROVED UNANIMOUSLY.

Ms. Hallquist said they hoped to print the bills and stuff the envelopes that week.

Old/Pending Business

It was noted that there was a large beaver dam near the strawberry fields used by Springledge Farm. The property is owned by the Cloughs.

Town Administrator's Report

Ms. Hallquist said she and Ms. St. John would be conducting a ZBA training the following night and all were invited to attend.

Committee Meetings

Chair Helm and Ms. Hallquist went to a Colby-Sawyer College forum where Mr. Galligan gave a presentation. Within the presentation it was noted that someone has been appointed to oversee buildings that are not on campus. It was noted that this would be primarily for off-campus housing. The College will be coming to the Planning Board meeting the following Tuesday to present their Master Plan.

Street Lighting

There was discussion of the street lights in Town. There was a concern that Main Street is very dim and Seamen's Road is particularly dim. Ms. Hallquist said she would talk to PSNH to see how many KW they

are saving by using the new, energy efficient bulbs. Chair Helm thought if they weren't saving a considerable amount of money with the new bulbs, perhaps they should see if they can go back to the old-style bulbs in some areas.

Upcoming Meetings

November 21, 2013 – Joint Sewer Meeting

November 26, 2013 @ 8:00am – Board of Selectmen *this is a change from the original schedule

November 26, 2013 @ 7:00pm – Planning Board (Selectmen will attend to see College's Master Plan presentation)

December 4, 2013 @ 7:00pm – Budget Committee

Police Chief Search

Mr. Bosse asked where the Selectmen were with the hiring of the Police Chief. Ms. Hallquist said they are at the police committee level where they are looking at the resumes and deciding who to interview. It will then go to the citizen's committee to review and then finally to the Selectmen for final selection. Chair Helm said they don't want to drag the process on forever, but want to make sure the person they get will be the right fit. She said that the leadership they have currently was working well and the Town is in good hands.

Application for Building Permit:

- David & Betty Hackman, 38 Little Cove Road (Map & Lot 105-005-000) convert screen porch to 3 season room – Permit #13-125 – Approved.
- Helen Kingsley, Revoc. Trust, 237 Sutton Road (Map & Lot 123-009-000) install generator – Permit #13-126 – Approved.
- Audrey Taylor/Richard Tower, 288 Wilmot Center Road (Map & Lot 065-025-000) put metal roofing on house, garage & two out buildings – Permit #13-127 – Approved.

Application for sign permit:

- Ladies Benevolent Soc. Of Elkins, sign permit for holiday fair – Dec. 7th, 2013 9AM-1PM Approved.

Application to use Town Commons & Bandstand:

- New London Hospital & LS Chamber – July 30th, 2014 through August 4th, 2014 – Hospital Days & Midway (including set up & break down days) – Approved.

Other Items to be signed:

- Disbursement voucher

2013 - 3rd & 4th Quarter Property Tax Billing Warrant - approved

**IT WAS MOVED (Janet Kidder) AND SECONDED (Peter Bianchi) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 6:47pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London