



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES June 2, 2014

PRESENT:

Janet Kidder, Chair
Nancy Rollins, Selectman
Peter Bianchi, Selectman
Kim Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Sean Carroll, *The Intertown Record*
Leigh Bosse, *The Messenger*

Chair Kidder called the meeting to order at 6:00pm. The first agenda item was a citizen who had asked to come before the Board, Matthew Stevens. He was not present at the meeting so the Selectmen moved on to the second item on the agenda.

Abatement Request

A request for a property tax interest abatement for Nancy Ragonese was noted. The Selectmen requested that the Tax Collector submit information on the request as well as a recommendation to the Board before a decision on the request is made. The issue will be taken up at the next meeting of the Board.

K. Allen Fletcher – Sewer Backup of December, 2013

The Board noted receipt of a letter from Mr. Fletcher regarding the sewer backup that occurred at his Pearl Street property in December. The Board noted that the town's insurance carrier has indicated that the Town is not liable for the damage caused to the home and thus it would not pay the claim. Ms. Hallquist noted that if Mr. Fletcher submits proof that he does not have insurance coverage, he will receive \$3,500 in uninsured coverage. Mr. Fletcher believes the Town is liable but the Town's insurance will not pay as they did not find the Town liable in this case. Selectman Rollins noted that there were expenses incurred by the Town that were not asked to be paid back by Mr. Fletcher, including a stay at a hotel while the sewage was being removed from the home. Selectman Bianchi said he could see how Mr. Fletcher could feel that the town was responsible and should pay as it was the Town's sewer line that backed up.

Chair Kidder thought the Board should go along with what the Town's insurance company was saying and not go against their recommendation and pay Mr. Fletcher outside of insurance coverage. Ms. Hallquist said she would send a letter to Mr. Fletcher explaining this to him.

Change Order for Sunapee Wastewater Treatment Plant Upgrade

The Board reviewed a change ordered as prepared by Wright-Pierce, engineers for the Sunapee Wastewater Treatment Plant upgrade project, recommending \$275,000 for a chemical storage building. Selectman Bianchi felt \$275,000 was a lot of money for a 20' x 30' building being requested for the Sunapee plant. He noted that there is \$320,000 left in the contingency account so they have the money available for this change order. There was some discussion of expenses that were made and how those

expenses went towards the total that can be counted for Sunapee's spending requirements for the project. Funding sources for Sunapee and New London are different which creates some confusion in amounts remaining to be spent for the project. The Board asked that New London's engineer, from Underwood Engineering, attend a Selectmen's meeting to discuss this issue in more detail. Ms. Hallquist said she would like to speak with Mr. Mercier about the flow meter issue as well. It was noted that at the last joint meeting, Sunapee would like New London to start paying 75% of the treatment plant expenses (based on what Sunapee calculates as increased percentage of flow attributable to New London) instead of the 65% currently being assessed. There was some discussion about how the meters are currently kept track of and the questionable accuracy of them.

Selectman Bianchi noted that at the joint meeting, it was agreed that any hook-up to New London's sewer line in Sunapee by Sunapee property owners, whether the forced main or gravity line, would generate a hook-up fee payable to New London, based on New London's fee schedule and hook-up regulations.

**IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to authorize the change order for \$275,000 for the chemical storage building at the Sunapee Wastewater Treatment Plant in conjunction with the upgrade project.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Elderly Exemption – Recommendation by Norm Bernaiche, Assessor

The Board reviewed a recommendation to approve a late filing of an elderly exemption. Ms. Hallquist noted that the Board has the ability to approve an application that was filed late if it is convinced that that applicant was prevented by "accident, mistake or misfortune" from filing on time. In the opinion of Mr. Bernaiche, after speaking with the applicant, that the Selectmen should grant the exemption.

**IT WAS MOVED (Nancy Rollins) AND SECONDED (Janet Kidder) to accept the request for elderly exemption as recommended by Chief Assessor Bernaiche.
THE MOTION WAS APPROVED UNANIMOUSLY.**

Single-Stream Recycling Committee – Details of the Committee

Chair Kidder felt the charge of the committee should align with what the voters at Town Meeting asked it to be: to determine the cost to implement single-stream recycling.

Selectman Bianchi had the following ideas for tasks:

- What can be taken in?
- Is this for recyclables only or for garbage too?
- What is the cost to implement this, including personnel changes (more or less)
- What is the comparison for single stream with what they recycle now?

He thought the committee should hand in an interim report sometime in the end of August. He also suggested having seven members on the committee.

The Selectmen agreed that seven members would be ideal, interested volunteers have until June 13th to submit volunteer forms indicating an interest in being part of the committee. Appointments will be made at the June 17th meeting of the Board.

Town Administrator's Report

It was noted that the Deacon/Howard property tax case will be heard in Supreme Court on June 26th at 9:00am. She noted that this is a closely-watched case in the State as it deals with current use assessment.

Ms. Hallquist said she would be going to an low-flow oxygen training on Saturday at Colby-Sawyer College. The following Wednesday she would be at another emergency training conference in Manchester.

Ms. Hallquist reported that the new computer server in the town office is working great. They would like to move the server at some point as its current location is hot and dusty. This will be looked into in the future.

Approval of Minutes

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to approve the minutes of May 12th, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to approve the minutes of May 22nd, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Upcoming Meetings

June 3, Recreation Meeting – 5:00pm
June 17, Board of Selectmen’s Meeting – 6:00pm
June 24, Planning Board Meeting – 7:00pm

Other Business

Sullivan Property – Murray Pond Road

Ms. Hallquist informed the Board that she has been speaking with the former owner of a tax deeded property who has requested the Board waive the 15% penalty that could be assessed if he re-purchases the property from the Town. The property owner has indicated that he has a disability that interfered with his ability to deal with the tax deed notice when it was received. He owes between \$21,000 and \$23,000 to the Town. She wondered if the Board of Selectmen would entertain the idea to waive the 15% to allow him to buy the property back. This is a summer cottage. Ms. Hallquist said the Town has charged the 15% in the past but they are allowed to waive it. She asked them to consider what the just thing was to do in this circumstance. The Town could sell the property, in which case the property owner would receive the excess proceeds, if any, over what is outstanding in taxes, interest, fees and costs.

Selectman Bianchi said if they waive all the fees for this individual, it would set precedence for others. Ms. Hallquist stressed that the Board should always seriously consider requests such as this on a case-by-case basis and only grant the ones where there is a good reason to do so. In the past, the owner has always paid what he owed right before the lien is put on the property. In this case, the property owner is asserting that his health issues prohibited him from being able to do this. Selectman Bianchi didn’t feel comfortable making decisions based on someone’s mental or physical condition. Ms. Hallquist said they need to determine whether it is appropriate under the circumstances as they know them, to waive the fee as the Board has the authority to do so “as justice may require.”

Chair Kidder said she would be in favor of waiving the 15% penalty and having the owner pay what he owes to the Town for the real estate taxes and associated additional costs so that the property can be returned to him. Ms. Rollins agreed assuming a date certain for payment can be arranged.

Budget

Selectman Bianchi observed that they are 92% through the year and have spent 84% of the budget. He wondered if any outstanding costs were yet to be entered. Ms. Johnson said the locks at the Police Department, the tractor for the Transfer Station, as well as some paving costs, were still yet to be entered.

Ms. Hallquist said she didn't anticipate having an unusually high level of unexpended budgeted funds remaining when the fiscal year is over. Selectman Bianchi was glad to hear that revenues were at 94%.

Application for Building Permit:

- Joshua & Emily Serrin (046-026-000) – 73 Graystone Circle – Install 10x12 shed – APPROVED
- Diane Wolf (144-001-095) – 95 Hilltop Place – Install propane insert in existing fireplace – APPROVED
- Erno Pongratz (087-004-000) – 17 Elkins Road – Extension of Building Permit 13-057 – APPROVED
- Peter Canavan (074-036-000) – 120 Birch Acres Road – Build 16' x 21' sunroom addition with Endless Pool, and remodel 2 existing bathrooms – APPROVED
- Cindy J. H. Daley Revocable Trust (070-044-001) – 269 Burpee Hill Road – Construct new 7,187 sq. ft. home and garage – APPROVED WITH CONDITIONS
- Justin & Erin Garzia (098-008-000) – 683 Seamans Road – Interior renovations: remodel kitchen and master bath, create new bedroom, interior painting, revision of some hardwood flooring – APPROVED
- John & Christa Hill (059-039-000) – 10 Old Village Road – Extend Permit No. 13-042 from 5/2013 to construct deck and garden shed – APPROVED.

Application for use of Syd Crook Conference Room:

- Adventures in Learning – 9/3/14, 11/12/14 – 9:30am – 12:00pm
- Adventures in Learning – Fall Classes: Sept. 18, 23, Oct. 2, 19 1pm – 4pm
Sept. 19, 26, Oct. 3, 10, 17, 24 9am – 12:00pm

Other Items to be signed:

- Application for use of the New London Inn Common – St. Andrew's Episcopal Church – Church Fair (Tents set up 7/3, Fair 7/5, Tents broken down 7/6)
- Raffle Permit for New London Garden Club – 8/2/14
- Sign Permit for the Fells Garden Tour (6/21-22@NL Info Booth)
- Excavation Tax Levy – Warrant
- Application for Current Use – Davis Hill Road (054-001-000)
- Application for Elderly Exemption
- Primex Membership Agreement
- Primex Loss Mitigation Agreement
- Warrant for Wastewater Charges
- Sheehy Tax Abatement
- Elderly Deferral & Exemption Application

IT WAS MOVED (Peter Bianchi) AND SECONDED (Nancy Rollins) to adjourn the meeting. THE MOTION WAS APPROVED UNANIMOUSLY.

The meeting adjourned at 7:07pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London