

**Board of Selectmen
Minutes of Meeting**

Meeting held upstairs in Town Hall

Monday – July 6, 2015

Attending: Selectmen Leon Rideout, David Stickney and Leo Enos.
Planning/Zoning Coordinator Benjamin Gaetjens-Oleson.

Others: Tim More, Linda Upham Bornstein, Murray Vashaw, Don Williams, Joe Bachofer, Sara Desrochers and Alan Savage.

The meeting was called to order by Chairman Leon Rideout at 6:30 P.M., followed by the Pledge of Allegiance.

APPOINTMENTS:

Mr. Gaetjens-Oleson introduced Tim More who spoke in regards to the Historic Resources Project that is to take place for the property at 129 Main St. The project is for a preservation easement of the property on 129 Main St. and the house beside it that now has the Day Care Center. It was noted that the Day Care house is under contract and they would sell the easement with the property. In order to do this the houses will have to be listed on the State Historic Register and the Preservation Alliance would hold the easement. The easement is mainly to preserve the outside of the buildings, there can be changes made to the inside. The Alliance is looking for the endorsement from the Town so that they can also apply to LCHIP for a grant, it would be a great help in applying for various grants if they could say that they have a letter of support of the Town for the project. Mrs. Bornstein stated that the homeowners have said that they are very interested in keeping the character of the town and that the Alliance will help them get further grants if needed.

Leon Rideout asked what the tax impact to the town would be and was told that there would be little or no impact to the town.

Leo Enos asked if the easement would follow the property if sold and the answer was yes.

David Stickney asked if the homes could be sold and the answer was yes, the easement would add value to the property.

Mr. More stated that they have someone who is interested in putting money into the project. This is the first time that LCHIP has given money to have an easement on a housing project. The owners will use money to further the up keep of the buildings.

Leo Enos asked who was helping the tenants with the proper wording so that it is all properly done and was told that the Alliance has a lawyer who will help, it was also suggested that the owners get a lawyer themselves to help also, there is a lot at stake in this.

Alan Savage asked what was the limit on usage and was told that internally they can do anything, the money is for external use only.

David Stickney asked what would happen if there was a fire and the building was totally destroyed, would it have to be put back to the original style or what. Mr. More stated that it would depend on the wording in the documents provided.

A motion was made by Leo Enos and seconded by David Stickney to authorize Town Manager Edward Samson or his designee to sign a letter from the Town supporting the grant from LCHIP for the 2 properties on Main St. A vote was taken and the motion carried.

OLD BUSINESS:

To review and approve the minutes of the June 15, 2015 meeting.

A motion was made by Leo Enos and seconded by David Stickney to approve the minutes as written. A vote was taken and the motion carried. (Leon Rideout did not vote as he was not at the meeting).

Department Head Up-dates: None

Signing of various paperwork:

Application for Reimbursement to Town – Federal & State Forest Land

Abatement for William & Sheila McCarten – settlement of appeal

The Board signed the above paperwork.

Appeals:

Young property 120 Summer St. Requesting decrease of purchase price. This is not recommended as it is still in line with valuation.

A motion was made by Leo Enos and seconded by David Stickney to deny the request. A vote was taken and the motion to deny carried.

Webster property, 83 Middle St. Requesting value from \$72,600.00 to \$60,000.00. This is not recommended.

A motion was made by Leo Enos and seconded by David Stickney to deny the request . A vote was taken and the motion to deny carried.

Webster property Stone St. Requesting decrease in value from \$72,600.00 to \$38,500.00 due to neglect. This is not recommended.

A motion was made by Leo Enos and seconded by David Stickney to deny the request. A vote was taken and the motion to deny carried.

NEW BUSINESS;

Sara Desrochers of the Passumpsic Bank spoke to the Selectboard regarding the conditions of the Bond Anticipation Note (BAN) and Grant Anticipation Note (GAN) required for the Summer Street project. She explained the BAN is for up to \$2,975,000.00 at 1.32% interest for a 3 year term. The GAN is for up to \$275,000.00 with the same rate and terms of the BAN. Upon approval of the terms by the Selectmen the conditions letter would need to be signed by them as well as the Town Manager.

There was also a Municipal Work Zone Agreement for the Roundabout.

The was needed for approval a resolution for policy and procedures.

A motion was made by Leon Rideout and seconded by Leo Enos to accept the terms and conditions of the BAN and GAN from Passumpsic Bank as explained by Sarah Desrochers. A vote was taken and the motion carried.

Mr. Gaetjens-Oleson also announced another document and procedure required by the Selectboard to approve as part of the Summer Street project. It is a “Post Issuance Tax Compliance Policies and Procedures” document required to help ensure the likelihood the Town will comply with the Internal Revenue Code of 1986 as it pertains to the post-issuance requirements of bonds from the Town. Mr. Gaetjens-Oleson read the resolution as well as the issues to be voted on, which are listed below:

That the Post-Issuance Tax Compliance Policies and Procedures, attached hereto as Exhibit A are hereby approved.

That the Board hereby names the Town Manager as the “Coordinator” under the Post-Issuance Tax Compliance Policies and Procedures and that the Town Manager has accepted such nomination.

That this resolution shall take effect from and after its adoption.

A motion was made by David Stickney and seconded by Leo Enos to approve the “Post-Issuance

Tax Compliance Policy and Procedures for Tax-Exempt Obligations” and to appoint the Town Manager as the Coordinator and have all take effect as of their vote and stay in force until voted otherwise. A vote was taken and the motion carried.

It was noted that there would be a list of things that needed to be done by the town that will go along with the work for the roundabout; some of the things have been done already. The Selectboard signed the amended work order and estimate for anticipated work required.

Alan Savage stated that at the public meeting that was held regarding the roundabout, that there were a lot of things that were left out and that the film did not show any tractor trailers going through it, he felt that the film had been doctored up to make a sale to the people.

INFORMATION:

A building permit was issued to Aldine Tillotson on Spring St.

A driveway permit was issued to Aubuchon Hardware Store.

Don Williams of the Cemetery committee asked who was responsible for the dismissal of an employee. He was told that it was a Personnel Issue and it would be handled by the Town Manager. These are done so as to comply with the Town's Personnel Policy.

Alan Savage asked about the grader bids and how they went out. He was told that they were sent to companies and an ad was put in the paper. He stated further that they were not opened properly. It is stated in RSA 91-A that they are to be opened at a public meeting, and they were not. The selectmen need to be more consistent in what they do.

Leon Rideout stated that the Selectmen will take his concerns and have answers for him at the next meeting.

Murray Vashaw asked that the town take a look at the hole up near 77 Bunker Hill St, as with the paving it has left a large drain hole. So noted.

Noting that there was no further business to come before the meeting a motion was called for to adjourn.

A motion was made by Leo Enos and seconded by David Stickney to adjourn. A vote was taken and the meeting adjourned at 7:10 P.M.

Respectfully,

Sandra E. Doolan – Clerk

Approved:

Leon Rideout – Chairman

David Stickney

Leo Enos