

MINUTES

**SELECTMEN'S MEETING
TOWN HALL**

**July 6, 2020
6:30 PM**

ATTENDEES:

Leo Enos, Selectman	Leon Rideout, Selectman	Shane Beattie, Selectman
Edward Samson, Town Manager	Alan Savage	Rob Christie
Michael Nadeau	Charity Baker	Benjamin Gaetjens-Oleson
Sarah Desrochers	Ben Southworth	

The meeting was called to order at 6:30 p.m. by Chairman Leo Enos

PLEDGE OF ALLEGIANCE

Benjamin Gaetjens-Oleson was present to report on the status of the COVID-19 pandemic. He stated, the hospital is still expecting another round of the virus in the fall. They are looking at using the old clinic in case of a surge in the fall and creating a negative pressure space. The response team is going to continue to meet to stay on top of things. The team is working on how they will administer mass vaccines if it comes to that.

Ben Southworth from Garland Mill along with Sarah Desrochers of Passumpsic Bank were present to discuss the funding of the Parker J Noyes building project. The Northern Forest Center (NFC) is applying for New Market Tax Credits and part of the agreement is that NFC needs to secure 10-15% of the cost of the project in letters of credit which is approximately \$350,000. They have been able to secure all but about \$50,000 and are asking the board if they can utilize the Lancaster Loan fund to move forward and be able to get the funding.

Ed stated there is \$73,000 in the account. Sarah explained if they agree to secure the letter of credit, they figure the monies would be tied up for roughly 13 months however it is recommended to write it for 2 years. Leon expressed his concern with that amount of money being tied up for 2 years.

Rob Christie asked if this amount was over and above the amount that was loaned to Greg Cloutier to replace the roof on the building and Ed replied it was.

Shane asked if the fund is on a first come first serve basis. Ed stated it is. There was discussion as to what actually is available in the fund and Ed stated there is roughly \$73,000 in the account at this time. Leon stated he realizes the money is there but is concerned tying up 75% of the fund for 2 years. Leo agreed with Leon regarding tying up that amount of money.

Shane would like more information on what is in the account now and what the repayment amounts are annually at this time.

Rob Christie asked if the money that will be tied up going to earn interest and if it is possible to get a better interest rate, possibly the market interest rate the bank would use on a mortgage.

Ben Gaetjens-Oleson expressed the grant is huge for the project and it definitely is going to help with several of the town’s businesses.

The Taproot store takes up 1/3 of the square footage and she is contracted to take the space and has federal grants already tied up in the project. The other 2/3 do not have anyone committed to it as of yet.

Leon asked what is the actual investment going into the building. Ben Southworth mentioned it is \$2.6 million and that does not include the design.

There was a lot of discussion regarding the project.

Motion was made by Leon Rideout and seconded by Shane Beattie to grant the letter of credit up to 50,000 with a 2.75% interest rate to the Northern Forest project on the Parker J Noyes building. All in favor. Motion carried

Ed asked Sarah if she was going to put together the letter of credit with what has been agreed upon and get it to the Board of Selectmen to sign. She agreed.

OLD BUSINESS:

- Review and approval of the June 15, 2020 meeting minutes.

Motion was made by Leon Rideout and seconded by Shane Beattie to accept the July 6, 2020 meeting minutes. All in favor. Motion carried.

- Ed presented the board with an abatement request for the properties where the new municipal parking lot is on Canal Street which is still in The Lancaster Rotary Club’s name. Unfortunately, the ownership change is on hold for the completion of the grant close-out. Once that is complete, the properties will be transferred to the Town of Lancaster.

Motion was made by Leon Rideout and seconded by Shane Beattie to abate a total of \$766 on 1st issue property tax bills for the 3 parcels owned by the Lancaster Rotary Club. \$72 for Tax Map P07, Lot 007, \$126 for Tax Map P07, Lot 008 and \$568 for Tax Map P07, Lot 13. All in favor. Motion carried.

- Ed presented to the board appeal requests and recommendations from Northtown Associates for the following properties:
 - C.D. Cairns Irrevocable Trust, 281 Summer Street, Tax Map P02, Lot 008. A revised assessment is recommended changing the assessed value from a total of \$405,500 to \$247,700. A total reduction of \$157,800. **Motion was made by Leon Rideout and seconded by Shane Beattie to accept the recommendation made by Northtown Associates to reduce the value on the C.D. Cairns property at 281 Summer Street by \$157,800. All in favor. Motion carried.**

- Red Stag Rentals, LLC, 653 Main Street, Tax Map R01, Lot 031. A revised assessment is recommended, changing the assessed value from a total of \$350,400 to \$302,400. A total reduction of \$48,000. **Motion was made by Leon Rideout and seconded by Shane Beattie to accept the recommendation made by Northtown Associates to reduce the value on the Red Stag Rentals property at 653 Main Street by \$48,000. All in favor. Motion carried.**
- C & I Investments, Bridge Street properties, Tax Map R04, Lots 012, 013, 014. Northtown Associates recommended denying the appeal request. **Motion made by Leon Rideout and seconded by Shane Beattie to accept the recommendation made by Northtown Associates to deny the appeal request for C & I Investments properties on Bridge Street. All in favor. Motion carried.**

INFORMATION:

- Building Permits –
 - Squirrel Away Self Storage, 218 Summer Street – Construct one 30’ X 160’ and two 30’ X 100’+ self-storage buildings all on slab.
 - All improvements shall comply with all submissions, statements and conditions of Lancaster Planning Board case #815.
 - This permit shall be valid for up to 5 years, expiring 06/11/2025, and not need an extension until that time, if necessary to complete the approved improvements.
 - Aubuchon Realty Company, Inc., 15 Bridge Street – Construct an approximately 9,100 square foot commercial building and additional improvements as presented, discussed and approved in Planning Board Case #814.
 - Shall comply with all submissions, statements and conditions of Lancaster Planning Board case #814.
 - Trividia Health, 89 Bridge Street – Construct a 18’ X 28’ room within existing building to house new production equipment. No change to current footprint.
 - Mathew Hawes, 4 Fletcher Street – Construct deck off front of house.
 - Doug & Terry Capute, 24 Cemetery Street – Construct a 24’ X 28’ garage on slab.
 - Approved under the condition an area variance for non-compliant setbacks in the Residential Zoning District is received. USE VARIANCE RECEIVED 6/24/2020 w/NO CONDITIONS.
 - Gage & Reginald Charron, 424 North Road – Place an approximately 27’ X 56’, double-wide mobile home on slab

- Approved under the condition a use variance for placement of mobile homes in the Agricultural Zoning District is received. USE VARIANCE RECEIVED 6/24/2020 w/NO CONDITIONS.
- Phyllis Williams, 101 Summer Street – Construct a handicap ramp for accessibility to home.
- John L Riff, IV, 54 Brook Road – Construct a 12’ X 24’ shed behind barn to store wood.
- Zoning Board of Adjustment Decision –
 - Gage & Reginald Charron, 424 North Road – Use Variance has been approved.
 - Douglas & Terry Capute, 24 Cemetery Street – Area Variance has been approved.

Board agreed to have a meeting on Wednesday, July 15, 2020 at noon to discuss the long-term infrastructure goals.

Alan savage asked about off premises signs. He mentioned that all contractors have always been allowed to put up off premise signs on properties they are working at. There was a situation where a letter was sent to a landscape company and he felt it was harsh. He stated there are off-premise signs everywhere and wondered if a letter went out to everyone. He feels that company was being singled out. The Board expressed that they feel if a contractor is working on a property, they should be able to put their sign on the property but it should be removed after the job is done. There was much discussion regarding off-premise signs. Alan feels everyone should be treated the same. If you are reprimanding one, they all should get a letter.

Motion was made by Leon Rideout and seconded by Shane Beattie to adjourn. All in favor. Motion carried. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Charity M. Baker

Board of Selectmen Date: _____

Leo Enos

Leon Rideout

Shane Beattie