

MINUTES

**SELECTMEN'S MEETING
TOWN HALL**

**December 7, 2020
6:30 PM**

ATTENDEES:

Leo Enos, Selectman	Leon Rideout, Selectman	Shane Beattie, Selectman
Edward Samson, Town Manager	Randy Flynn, Fire Chief	Benjamin Gaetjens-Oleson
Alan Savage	Michael Nadeau	Charity Baker

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

PLEDGE OF ALLEGIANCE

OLD BUSINESS:

- Review and approval of the November 10, 2020 Selectmen's meeting minutes. **Motion made by Shane and seconded by Leo to accept the November 10, 2020 meeting minutes. Leon abstained. Leo and Shane voted in favor. Motion carried.**
- Review and approval of the November 16, 2020 Selectmen's meeting minutes. **Motion made by Shane and seconded by Leo to accept the November 16, 2020 meeting minutes. All in favor. Motion carried.**
- Review and approval of the November 18, 2020 Selectmen's meeting minutes. **Motion made by Shane and seconded by Leo to accept the November 18, 2020 meeting minutes. All in favor. Motion carried.**
- Review and approval of the November 23, 2020 Selectmen's meeting minutes. **Motion made by Shane and seconded by Leo to accept the November 23, 2020 meeting minutes. All in favor. Motion carried.**
- Review and approval of the November 30, 2020 Selectmen's meeting minutes. **Motion made by Shane and seconded by Leo to accept the November 30, 2020 meeting minutes. All in favor. Motion carried.**
- Signing of various paperwork –
 - Abatements –
 - Town of Lancaster/Emerson Property at 56 Portland Street, Tax Map P11, Lot 056. Property was deeded to the Town on October 1, 2020 however has not been changed to Exempt status in the assessing system as of the time of billing.
 - Lancaster Rotary Property on Canal Street – The Rotary Club is waiting the closure of the grant for the parking lot and green space on the 3 parcels – Tax Map P07, Lots 7, 8 & 13. Once the grant is closed the property will be deeded to the Town of Lancaster. It is believed the final closeout will be in the next month.

NEW BUSINESS:

- The board signed the contract with George E. Sansoucy, PE LLC to provide valuation, engineering, consulting and expert witness services for the ad valorem taxation purposes, regarding the tax appeal filed at the Board of Tax and Land Appeals by Northern New England Telephone Operations, LLC d/b/a Consolidated Communications for tax year 2019, and subsequent years, if required.
- Ed also mentioned he received a letter of acceptance from Board of Tax and Land Appeals regarding the Northern New England Telephone Operations appeal.
- The board signed the contract for Wayno’s Rubbish removal. The contract acceptance was approved at a previous meeting.
- Ed reported the backhoe started making a noise which was located in either the engine or transmission. It was taken to John Deere and it was determined it was the torque converter. The extent of the damage is not known. Ed reported that Tim Brown has been quoted \$3,400 a month plus trucking to get a rental until the board decides how they would like to move forward. There was much discussion whether it is worth having it repaired or if they should get proposals for a new backhoe. It was stated that the unit is 7 years old. John Deere mentioned to Ed, the value of the backhoe “as is” is \$25,000 and repaired would be \$56,000. Tim feels it is rusty and loose jointed. Shane asked how long they thought it would be out of commission. Ed stated he is not sure at this time. Leo asked if Tim or Ed checked with Anderson Equipment to see if they could get a rental cheaper and closer. Leo thinks they should put the \$25,000 into it and get it running. Leon stated, if we are only going to keep it another 3 years, do they really want to put that much into it just to trade it in a few years. Leon suggested not making a decision to repair until they know what a new backhoe will be. Shane thinks it is the least expensive way for the town. Putting the \$25,000 into it will get them another 3 years and at trade time it will probably have a trade value of \$28,000-\$35,000. Leon stated his experience with cars is, if the torque converter is damaged the transmission is junk. After more discussion the board decided to have Nortrax go ahead and tear it apart and get a quote on what it is going to take to fix it. The board is in agreement to ask for bids to purchase new so they can decide if they want to spend the money to repair it, and in the meantime have John Deere/Nortrax diagnose the exact damage and how much it will cost to repair it.

Ed is going to contact Anderson Equipment to get a rental to save on trucking costs.

Motion made by Leon and seconded by Shane to rent a backhoe for one month so the board can obtain bids on a new backhoe and decide whether they are going to pay to have it repaired or purchase new. All in favor. Motion carried.

INFORMATION:

- Building permits –
 - Verizon Wireless, 188 Portland Street – Mount RF telecommunications equipment on 180’ monopole (BP# 20-006) and supporting equipment within 70’ X 70’ fenced in utility area.
 - Shall receive and comply with any and all other applicable local, State and Federal permits
 - Shall comply with any and all applicable local, State and Federal regulations.
 - Dana Southworth, Garland Road – Construct 20’ X 80’ partially enclosed structure to store and operate a sawmill for occasional use by property owner.
 - May require further review by Land Use Boards if operation is more frequent and of more commercial function.
 - Petro Hatzigeorgiou, 2 Wolcott Street – Construct a 20’ X 30’, 2-car garage on slab and raise portions of home’s roof to create more head space.
 - Alan & Jolene, 157 Elm Street – Construct an approximately 950 square foot, one-bedroom, single family home on full foundation.
 - Permit is approved for 3 years to support the applicant’s building plan as outlined in the application.
 - Tim Howland, 103 Portland Street – Install new bathroom in basement of home and complete various other cosmetic and electrical improvements.
 - Kathy Jean Lavoie, 16 Prospect Street – Interior renovations to existing home to include insulating and adding heat to room next to attached barn.
- Sign permit –
 - McDevitt Trucks, Inc (issued to NH Signs) – 19 Bridge Street

Leo asked if we have received any applications for the job postings (Transfer Station Supervisor & Water/Wastewater operator). Ed said he received one application in-house and that person submitted for both positions and another application for the water/sewer position.

Alan asked about properties around town that need to be cleaned up. Leo mentioned ordinances need to be written with some teeth so they can get things cleaned up.

Shane would like to go into executive session to discuss a personnel issue. Alan Savage asked the board to be specific as to why they are entering into non-public session. He stated it is a requirement that they are to be specific as to why. The board stated they do not have to be specific just need to state it is to discuss personnel issues.

Motion made by Shane and seconded by Leon to go into non-public session. All in favor. Motion carried.

Motion was made by Leon and seconded by Shane to close the non-public session at 7:19 p.m. All in favor. Motion carried.

The meeting returned to public session at 7:19 p.m.

Motion made by Leon and seconded by Shane to adjourn. All in favor. Motion carried. Meeting adjourned at 7:19 p.m.

Respectfully submitted,

Charity M. Baker

Board of Selectmen

Date: _____

Leo Enos

Leon Rideout

Shane Beattie