

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**May 3, 2021  
6:30 PM**

---

**ATTENDEES:**

|                               |                          |                        |
|-------------------------------|--------------------------|------------------------|
| Leon Rideout, Selectman       | Shane Beattie, Selectman | Troy Merner, Selectman |
| Benjamin Gaetjens-Oleson      | Charity Baker            | Michael Nadeau         |
| Ted Joubert, Asst. Fire Chief | Members of the public    |                        |

The meeting was called to order at 6:30 p.m. by Selectman Leon Rideout.

**PLEDGE OF ALLEGIANCE**

**APPOINTMENTS:**

Marianne Davio, Ryan Frith, and Linda Covell residents of Indian Brook Trailer Park (Cubb Property) were present to discuss the possibility of the park becoming a co-op. Also, Richard from ROC-NH was present electronically through Zoom. He is assisting the park residents in becoming a co-op. The creation of the co-op (Friendly Freedom Cooperative, Inc) and ability to purchase the park from the current owner, Cubb Property is contingent on whether or not the board of selectmen would grant an abatement on the base water and sewer charges for the vacant lots until they became occupied. The residents feel becoming a co-op will open up many financial opportunities to fix the infrastructure of the property which in turn will bring more homes into the park. Richard mentioned he also is a realtor and will work hard to bring people to the area and settle in the park. He feels once the park is cleaned up and the immediate infrastructure issues are resolved, they should be able to get 2 to 3 homes year added to the park.

There was much discussion as to what would be fair to assist the residents in their mission to fix up the area and improve the community and whether there would be precedence set and therefore not a good idea to enter into any agreement. Many members of the public offered their points of view both in favor and not in favor of assisting.

Shane asked the residents and Richard how they felt about a 6-month abatement and after 6 months the board would review and if they were able to show improvement and get homes into the park then possibly the board would approve another 6 months and if not enough improvement, then it would go back to the original billing of all lots receiving the base fee. Richard was hesitant of agreeing to the 6-month abatement but if the board could do a year abatement, he is confident the co-op will be able to get the park cleared up and homes starting to move in over the next year.

Mr. Frith wanted to confirm with the board that this offer would be made with the co-op only not with any other potential purchaser of the property. Shane stated that is why he wanted to confirm the co-op was a non-profit organization as he doesn't feel they should be approving an abatement for any "for" profit organizations. The board confirmed it was an agreement with the co-op only. Ben expressed that this is an individual situation, the co-op is looking to better themselves and the community.

Marianne mentioned there are 16 vacant lots and 2 lots with abandoned homes that they are seeking for abatement (total of 18 lots). She mentioned there are currently 18 occupied lots.

There was more discussion on whether the board would grant a 6-months or a year abatement.

**Motion made by Shane and seconded by Troy to abate/not charge the Friendly Freedom Cooperative the base fees for water and sewer on the 16 vacant lots for one year. All in favor. Motion carried.**

Lucy Wyman was present to recommend the board start looking for a town planner. She feels being the town manager, planning/zoning coordinator and all other hats Ben’s wears is a lot for one person. The board mentioned they are reviewing the job description of that position to decide what tasks will be staying with that position and what tasks Ben will retain as the town manager. Ben assured her that they are actively putting together a job description to start advertising the position.

Rob mentioned the rules for mitigation money states those seeking a wetlands permit should supply ideas for the mitigation funds and then they can look to the conservation commission for a list of projects.

Rob also wanted to know the status of his property tax abatement. Ben stated that Jason of Northtown Associates (contracted assessor) has until July 1<sup>st</sup> to respond to the abatement request and knows that Jason is working on it.

Rob then stated a member of the conservation commission has mentioned that Patty Ambrose is interested in becoming the clerk. Shane asked if the commission members voted to recommend Patty Ambrose to the board for appointment. Kathy Jean Lavoie, a member of the commission, mentioned they can vote at their next official meeting and then submit the recommendation to the board.

Rob informed the board that Eric Livingstone reached out to him and told him the position on the conservation commission is not for him and is resigning.

Peter Riviere suggested reaching out to the members of the community to get some ideas for mitigation projects. He knows that something could be done at the skate park to help with flooding from the river.

**OLD BUSINESS:**

- Review and approval of the April 19, 2021 meeting minutes.

**Motion made by Troy and seconded by Shane to accept the April 19, 2021 meeting minutes. All in favor. Motion carried.**

- Department Head Updates –
  - In June, Ben is going to have the department heads start coming to the board meetings. The public works department heads will attend the first meeting of the month and public safety will attend the second meeting.

- Ben and Tim Brown, highway foreman, met with a representative from Tanner Mill who inspected the underground storage tanks for the town hall, fire station and highway garage. He has informed them that the tanks are in need of replacing. The estimated cost for replacement is \$200,000+.
- Ben mentioned there was a staff breakfast at the fire department on Friday and all departments were represented. He feels it is good way to create good morale.
- Timber Tax Warrant was signed for Robert & Priscilla Stewart, Tax Map R18, Lot 032 for \$2,566.86.
- Current Use application signed for Lionel Verrier and Sarah Ferry, Tax Map R12, Lot 56.
- Solar exemption applications signed for –
  - Rachel Stuart & Katherine Hartnett – 14 Governors Terrace
  - Matthew & Kristy Wells – 7 Winter Street
  - John Tolman – 275 North Road
  - David Plantier & Holly Benson – 12 Blackberry Lane

**NEW BUSINESS:**

- Consolidated Communications & Public Service of NH submitted two Pole License Petitions. One new pole on Garland Road and the second is a replacement pole on the Garland Road. Rob Christie asked what are the current franchise fees that are paid to the town. Ben mentioned he has not been able to find the franchise agreement, however Chad Fillion is going to help him track that down and he will get that answer. Troy mentioned all poles are going to be the ownership of Eversource.

**Motion made by Leon and seconded by Shane to approve the pole license petition for the new pole on Garland Road. All in favor. Motion carried.**

**Motion made by Shane and seconded by Troy to approve the pole license petition for the replacement pole on Garland Road. All in favor. Motion carried.**

- Ben reviewed the paving bids for Blackberry Lane, Robin Lane, Fletcher Street and Richardson Street.
  - Pike Industries, Inc. bid \$157,456.00 and they will do everything.
  - J. Hutchins, Inc. bid \$161,090.25 and the Town is responsible to grade during the reclaim process.

**Motion made by Shane and seconded by Troy to accept the Pike Industries, Inc. bid for the paving of Blackberry Lane, Robin Lane, Fletcher and Richardson Streets. All in favor. Motion carried.**

Tim Brown and Ben are going to meet Wednesday at 5 p.m. with the residents of Richardson Street to discuss the drainage of the street to make sure their needs are met when repaving.

**OTHER BUSINESS:**

Ben mentioned Horizon’s is close to submitting the grant paperwork for the new water tank. The board needs to approve Ben to submit any and all paperwork for the funding and the grant.

**Motion made by Shane and seconded by Troy to accept the resolution for the Northern Borders grant and authorize Benjamin Gaetjens-Oleson to submit the application, and sign all forms, associated with the Northern Borders Regional Commission Grant Program, to receive up to \$1,000,000 of NBRC grant funding for the Town of Lancaster Water System Improvement Project including a new storage tank, PRV and other upgrades as may be needed, and to take other actions as needed to apply for and accept any such funding that is awarded. All in favor. Motion carried.**

Troy wanted to update the public about the Carroll school withdraw from the district. The committee that has formed will be meeting the first and third Thursdays of the month. Herb Randall will be the chairman. Peter asked a couple of questions however Troy mentioned the group just came together and hopes to have more information later. He did mention if they are able to withdraw from the district it will have a huge impact on Lancaster.

Don Williams asked if Ben has found someone for his previous position. Ben stated not as yet. He mentioned once a job description has been finalized, he will advertise in-house and then in the newspaper and on the NH Municipal Association’s website. He doesn’t believe anyone in-house will be interested in applying.

**INFORMATION:**

- Building Permits –
  - Gary Rexford, 33 Williams Street – Remove existing attached, 20’ X 26’ barn and replace with an attached 28’ X 32’, single story garage on slab.
  - Adam Lufbery, 80 Rowell Road – Install a pre-fab 12’ X 24’ utility shed on skids placed on a crushed stone pad
  - Roy Ingerson, 34 Ingerson Road – Construct a 12’ X 12’ enclosed addition on piers to existing mobile home.
  - Olin Garneau, 21 Bunker Hill Street – Construct a 8’ X 12’ storage shed for storage of personal items
  - Ilma Galeote & Ronald Fontaine, 87 Gore Road – Construct an attached, 2-car garage and sunroom on slab.
  - Eric Livingstone, 6 Grandview Drive – Construct a 12’ X 16’ deck on piers over existing patio.

**Motion made by Shane and seconded by Troy to enter into non-public session pursuant to RSA 91-A:3, III to discuss pending litigation. Roll Call vote – Shane–Yes, Troy–Yes and Leon–Yes. Motion carried.**

**Motion made by Shane and seconded by Troy to close the non-public session at 8:12 p.m. Roll Call vote – Shane–Yes, Troy–Yes and Leon–Yes. Motion carried.** The meeting returned to public session at 8:12 p.m.

**Motion made by Shane and seconded by Troy to authorize Attorney Frizzell to proceed with the proposed settlement of the appeal filed by Mr. Chaikin against the Town. All in favor. Motion carried.**

**Motion made by Shane and seconded by Troy to seal the non-public meeting minutes until settlement agreement becomes effective. All in favor. Motion carried.**

**Motion made by Troy and seconded by Shane to adjourn. All in favor. Motion carried.**  
Meeting adjourned at 8:16 p.m.

Respectfully submitted,

Charity M. Baker

Board of Selectmen                      Date: \_\_\_\_\_

\_\_\_\_\_  
Leon Rideout

\_\_\_\_\_  
Shane Beattie

\_\_\_\_\_  
Troy Merner