

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**Tuesday, February 22, 2022  
6:30 PM**

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### **ATTENDEES:**

Shane Beattie, Selectman      Troy Merner, Selectman  
Town Manager Benjamin Gaetjens-Oleson      Charity Baker      Michael      Nadeau  
Department Heads      Members of the public      Phlume Media  
Sharon Kopp, LRH-1 & LRH-2 representative

The meeting was called to order at 6:30 p.m. by Selectman Shane Beattie.

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Colonel Town** – Ben reported that Eli was unable to make the meeting as he is coaching the basketball team in Littleton. He also reported the father/daughter dance has been set for April 3<sup>rd</sup>. The Bob Lowe tournament was a success. The girls placed 3<sup>rd</sup> and the boys, 2<sup>nd</sup>. Basketball is almost over and they will be looking to get baseball up and running for the season.

Ben also mentioned he asked Eli to start tracking where people are from to get an understanding of how many in-town and how many out-of-town people use the facility.

**Fire Chief Randy Flynn** reported they had 168 EMS calls, 70 were 911 calls and 98 were transfers and they had 9 fire calls. He stated they are in good shape with staffing however they can always use more. Their equipment is holding together pretty well and they are still waiting for the hose that was ordered last year.

**Police Chief Tim Charbonneau** reported they have been mostly dealing with the weather and road ban situations. Robert Sullivan is starting his third week at the academy. He just made an offer to David Walker and he will start on the 7<sup>th</sup> of next month. He will need to attend the academy. He is also looking for a crossing guard on Bridge Street.

**Health Officer Ted Joubert** reported the numbers for the COVID vaccine clinics have been diminishing so they are no longer going to be holding clinics on Wednesdays. Most people have been getting their vaccines through the hospital, Walgreens, etc.

He has also issued vacate orders at a couple properties.

Ben reported the sidewalk plow is down due to a rip in the track. While they wait for the replacement track, they are using a 4-wheeler to plow, salt and sand to try and keep the sidewalks clear.

**PUBLIC HEARINGS:** Two 79-E tax relief requests have been submitted. One for LRH-1 and another for LRH-2.

LRH-1 the owner of the Odd Fellows building submitted a 79-E Tax Relief request. Ben reviewed what work is being done to the building. He mentioned they are seeking tax relief for the

substantial renovations and for the added residential units. He also reviewed the rules under RSA 79-E. He stated the maximum being sought for this project is 7 years.

Shane opened discussion to the public.

Rob Christie asked what the total dollar amount of relief would be and what the tax impact is for those properties that have already been granted relief in the past.

Ben explained the current value is \$326,000 and cost of improvements is \$278,000 which does not include the new sprinkler system, parking lot, insulation or windows, however, it he is not able to say what the end assessed value of the improvements would be.

Rob asked if it is typical to grant relief before you know what the values are going to be. He reference the relief that was given to Trividia. Ben explained the relief for Trividia was a different relief program than what is being sought for the LRH-1 building.

Rob asked if the requests are cumulative or combined. Ben stated it will be 5 years for the commercial renovation and 2 years for the residential living space.

There was much discussion on how the 79-E relief program works and how many years could be granted for relief.

Shane asked if there were any other comments or questions. There were none. The public hearing was closed for this project.

**Motion made by Troy and seconded by Shane to grant 5 years relief for the commercial renovation and 2 years for the residential portion of the project. All in favor. Motion carried.**

LRH-2 the owner of the Chesley Block has submitted a 79-E Tax Relief request. Ben reviewed their application. He stated it is a major rehabilitation project. The building has been completely gutted. The project includes improvements to the fire safety of the building along with renovating the apartments on the upper two floors with an addition of an elevator. The projected project cost is \$1,000,000. The current value of the property is \$320,600.

Troy asked if this project will be taking place after the project for LRH-1 is complete. Sharon Kopp, representative for both owners, stated it is not their intent to wait until the LRH-1 building project is complete before putting it out to bid.

Sharon mentioned it is very important to the partners of the company not only to invest in the community but also participate in the community.

Shane opened discussion to the public.

John Garrison mentioned he has noticed that since he has been here many people stop and walk the Main Street and adding retail space will keep them stopping on Main Street. He feels it is a step in the right direction.

No other discussion. The public hearing was closed for this project.

**Motion made by Troy and seconded by Shane to grant 5 years relief for the commercial space renovation and 2 years for the residential units. All in favor. Motion carried.**

**OLD BUSINESS:**

- Review and approval of the February 7, 2022 meeting minutes.

**Motion made by Troy and seconded by Shane to accept the February 7, 2022 meeting minutes. All in favor. Motion carried.**

- Intent to Cut was signed for Todd and Jeannine Kenison, Tax Map R12, Lot 014. 63.43 acres lot. 40 acres to be cut.
- Timber tax warrant was signed for the Falkenham Family Forest Trust, Tax Map R24, Lot 010 in the amount of \$1,043.70.

**NEW BUSINESS:**

- Ben stated he received a letter of resignation from Rick Bernier from the Budget Committee effective immediately.
- Industrial Development fund request for Smokin’ T’s Bar & Grill. They are requesting a loan in the amount of \$8,000 to assist them with the slow season. Ben mentioned last year they borrowed \$8,000 and are current with repayment. They have paid just over \$3,000.

Shane and Troy were very happy with the new application process that has been implemented.

Ben mentioned the interest rate on the current loan is 2.75%. Shane said his recommendation is to give them \$5,000 not the \$8,000 and bump the interest rate to 4% for 2 ½ years.

John Garrison asked if the Industrial Development fund to assist with new businesses in town and wouldn’t it be wise to give them a better rate than what they can get at the bank. He feels we are just looking to get a fair return on the town’s money and assist the local businesses.

Rob Christie stated on the other side of the coin, businesses are in business of making money and if they haven’t paid the current loan, he doesn’t feel the town should be subsidizing the rate. He stated it is an unsecured loan.

John also stated, the owner also didn’t know when he opened his business, he was going to be shut down to half their number of tables due to the pandemic.

Ben did mention there is no longer restrictions on seating at this time. However, they have had to close due to COVID issues. Also, they can’t go to a bank because they are too new and a bank won’t secure a loan.

There was a lot of discussion regarding the interest rate. Troy mentioned when the CEDC managed the fund, it was known as the last resort and there were many discussions what the interest rates should be. Ben and Troy both stated, the Town is not looking to undercut the banks.

**Motion made by Troy and seconded by Shane to approve a loan for the difference of what is currently owed to a maximum of \$10,000 with a 4% interest rate for 2 ½ years. All in favor. Motion carried.**

**INFORMATION:**

- Copy of NHDES Alteration of Terrain Permit Application for 369 Main Street, LLC – Lancaster Shop
- Zoning Board of Adjustment meeting notice – February 23, 2022 at 6:30 p.m.
- Planning Board meeting notice – March 2, 2022 at 6:30 p.m.
- Land Use Permits –
  - Dillon Properties LLC, 42 Portland Street – interior renovations to existing apartments. No change to the building footprint.
    - Building shall be brought up to current life/safety codes.

Rob wanted to mention he didn’t see the meeting notice for this meeting. It was mentioned to him the meeting was/is on website calendar and also it states on the Management page when the Selectmen’s meetings will be held.

**Motion made by Troy and seconded by Shane to adjourn. All in favor. Motion carried.**

Respectfully submitted,

Charity M. Baker

Board of Selectmen

Date: \_\_\_\_\_

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Leon Rideout

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Shane Beattie

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Troy Merner