

Selectmen's Meeting Minutes

Tuesday, May 25, 2004

Present: Selectman Maxfield, Kardaseski, and Bowles.

Also present: Police Chief, Code Enforcement/Compliance Officer Bob Fiske, Fire Chief Jeff Burr, and Road Agent David Rice.

Chairman Maxfield called the meeting to order at 6:30 PM.

- I. The Board met with Police Chief, Code Enforcement/Compliance Officer Bob Fiske.
 - a. Mr. Fiske asked if the Board would agree to extend the Boy Scout Troop #30 fundraiser to the end of June. The Board agreed.
 - b. Mr. Fiske provided the Board with information pertaining to Kendall Perkins' property on a Class VI Road.
 - c. Chief Fiske provided the Board with certificates from NH Police Standards and Training commending Loudon Police Officer Robert Ackerstrom and Belmont Police Officer Jason Fiske for their role in solving a major theft ring.
 - d. Chief Fiske stated there had been increased patrols on Bee Hole Road to gather speed statistics. He stated that for one hour in the morning and one hour in the evening for seven days, an Officer was on Bee Hole Road watching for speeders. He said there were only three people who were speeding. Two of them were going 39 MPH and the other one was going 47 MPH. Mr. Fiske stated these numbers do not support changing the speed limit to 25 MPH.
 - e. Chairman Maxfield stated for the record that one pistol permit was submitted for signature and approval.
- II. The Board met with Fire Chief Jeff Burr.
 - a. Chief Burr submitted two proposals for a fire alarm system for the Community Building. The proposals are from Harry-O Electric and Capital Alarm Systems. One quote is for \$6,367 and the other is for \$10,800. The Board will take this information under advisement. Selectman Bowles asked if the two proposals were for the same system. Chief Burr stated they were close. The Board advised the Office Manager to add these proposals to the 2005–2006 budget folder.
- III. The Board met with Road Agent David Rice.
 - a. Mr. Rice advised the Board he had received information that the sweeper will not be available for at least another week as the owner and operator of the sweeper has been admitted back into the hospital. Mr. Rice said the Highway crew would be cleaning up the area in the Village by the dam in preparation

for the Memorial Day services. He also stated that the flagpole at the Town Hall has been put back up.

- b. Mr. Rice stated the Highway crew will be ditching and making repairs along Lower Ridge Road.
- c. Chairman Maxfield inquired about the nitrate issue at the septage lagoon. Mr. Rice stated this is an ongoing process. Discussion ensued regarding the possibility of not accepting commercial septage.
- d. Mr. Rice advised the Board that the Highway crew would be attending the “Mountain of Demonstrations” on Thursday. This is a municipal equipment demonstration with representatives available to answer questions as well as information about available grants.
- e. Selectman Bowles asked if Mr. Rice could try and get to some of the areas in Town where the sand has been causing the water to flow in the wrong direction.

IV. The Board began their review of weekly correspondence.

- a. Selectman Kardaseski moved to approve the Selectmen’s Meeting Minutes of Tuesday, May 18, 2004 as presented. Seconded by Selectman Bowles. Majority vote in favor. Motion carried. Selectman Maxfield abstained due to not being in attendance.
- b. The Board signed an appointment paper for Roy Merrill to be a full member of the Loudon Zoning Board of Adjustment. The appointment will expire March 31, 2007.
- c. The Board signed an appointment paper for Stephen Bennett to be an alternate member to the Resource Recovery Cooperative. This appointment will expire March 31, 2006.
- d. The Board received information on healthcare insurance for Town employees. Chairman Maxfield stated the increase is 14% and the Board had budgeted for 16%.
- e. The Board received weekly expenditure reports.
- f. The Board received information on the 2004 Homeland Security grants.
- g. Chairman Maxfield stated that the Joint Loss Management meeting would be held Thursday at 9:00 AM.
- h. The Board received a memo from Michael Harris regarding the bridge on Lower Ridge Road.
- i. The Board reviewed a proposal from Network Managers and Trainers, Inc. for a new file server. The Board will take this under advisement at this time.
- j. The Board received an informational sheet from the Town Clerk regarding e-reg.

V. Chairman Maxfield opened the Public Hearing to review applications for discretionary preservation easements for Tax Map 63 – 09, 49 – 41, 48 – 05, and 59 – 07. Chairman Maxfield read the public notice for those present and explained that a discretionary preservation easement is a reduction in assessment for farms, barns, and historic farm buildings for a period of time to allow the property owner to renovate the structure in order to keep up its historic value. Chairman Maxfield stated the

Board had requested Assessor Rod Wood review the applications and noted his recommendations. He stated the Board has reviewed the applications, as well as the recommendations from Mr. Wood.

- a. Chairman Maxfield stated that the recommendations for the application received from Wendell and Beatrice Moore, Map 63, Lot 09, were based on visibility from the road, structure being intact, still being used for agriculture, and has received several farm awards. Mr. Wood has recommended a percentage in reduction for this application. Melissa Moore was recognized from the audience. Mrs. Moore stated that she just wanted the Board to know that this is a working farm that is open to the public at no charge. She stated they have tried to keep the historic value of the buildings during any maintenance projects. Selectman Kardaseski moved to grant an easement of 75% for 10-years on the barn on Map 63, Lot 09 belonging to Wendell and Beatrice Moore. Seconded by Selectman Bowles. Selectman Bowles stated that the issue of the building assessment at the end of the 10-year easement needed to be addressed. He stated that, although there is a savings for this easement now, when the full assessment resumes at the end of the 10 years, the property owner might be paying more than what they saved over the 10-year span. All in favor. Motion carried.
- b. Chairman Maxfield stated the recommendations for the application received from Stephen and Carmela Nolin, Map 49, Lot 41, were based on some visibility from the road, the structure being intact, and photographed. Mr. Wood has recommended a percentage in reduction for this application. Selectman Kardaseski moved to grant an easement of 50% for 10 years on the barn on Map 49, Lot 41 belonging to Stephen and Carmela Nolin. Seconded by Selectman Bowles. All in favor. Motion carried.
- c. Carole Soule inquired about how the assessor came up with his recommendations. Selectman Kardaseski stated that the assessor used the State guidelines and based his recommendations on each property on visibility, availability to the public, if the structure is intact, and has not been radically altered through the years. Ms. Soule stated she did not understand how the assessor came up with his recommendations based on the three criteria that are part of the application. Ms. Soule stated that she felt the building did not have to be in good shape as the purpose of this easement was to be able to use the money saved to fix up the barn structure. The Selectmen stated that, yes, the purpose of the easement is to save money in taxes to allow the property owner to fix up the structure. The recommendation of the assessor when he included the structure being intact was to show that the structure itself was solid, had not been substantially altered, and had not been used for other purposes. Ms. Soule inquired about the local, state, and regional historical contributions the barns have relative to how the assessor came up with his recommendations. The Selectmen stated the applications had historical information included, and the recommendations of the assessor are just that. The Selectmen have the final decision in how much of an easement, if any is granted. Chairman Maxfield stated that the range for the easement is from 25–75 % of the assessment.

- d. Chairman Maxfield said the next application was received from Judith Wyman Merrow, Map 48, Lot 05. Selectman Kardaseski moved to follow the assessor's recommendation to grant a 25% easement for 10 years for the English Barn on Map 48, Lot 05 for Judith Wyman Merrow. Seconded by Selectman Bowles. All in favor. Motion carried. A member of the audience asked if the 25% easement was due to not being on the main road as well as the limited access to the public. Selectman Kardaseski stated that, in his recommendations the assessor stated this barn was on a dead-end road.
- e. Chairman Maxfield stated that the next application received was for Carole Soule and Bruce Dawson, Map 59, Lot 07. Carole Soule inquired what the assessor's recommendation was for this property. Selectman Kardaseski stated the assessor recommended 0% easement for this property as the barn is not visible from the road, is on a dead-end road, and has had major changes that detract from its historic appearance. Ms. Soule inquired about what the changes were. Selectman Kardaseski stated the large windows, the dormer upstairs, and the intent at one time of a possible apartment. Chairman Maxfield asked what it would take to restore it back to the original barn. Ms. Soule stated that, as far as she was concerned, the inside is perfect, it is open, and the structure inside is exactly the way it should be. The front needs to be restored to what it was before, the old barn doors were replaced with a garage door and a swing door was put in. A horse barn was put in back; no windows were put in on the side that faces the road. Due to the beautiful view the large windows and a dormer were installed off the back. She said the size of the building is the same and only slight changes have been made. Ms. Soule stated that there is a tractor shed with a lot of rot and they are planning on tearing off that part and re-siding it to its original character. Ms. Soule stated that the assessor did not talk with her so she was not able to explain her plans with him, nor did he look inside the barn. Roy Buttrick was recognized from the audience. Mr. Buttrick stated that when he was a Selectmen he went with the assessor last year and took pictures of the barn. Ms. Soule stated she never spoke with an assessor last year or this year and stated she did not feel the application from last year had anything to do with the application she has submitted for this year. Chairman Maxfield stated that last year's application had nothing to do with this application. Ms. Soule inquired what the date was that the assessor went out to her property. Chairman Maxfield stated he did not know the exact date, but the assessor had filed a report with his recommendations. Mr. Buttrick inquired what the assessment was for this barn. The assessment was not included in the application. Chairman Maxfield asked if there were any more questions or comments. Hearing none, he closed the discussion to the public and opened it to the Board. Selectman Bowles reviewed the recommendations of Mr. Wood and stated he felt the information from Mr. Wood was thorough. Chairman Maxfield moved to grant a 25% easement for the barn on Map 59, Lot 07, for Carole Soule and Bruce Dawson. Hearing no second, Chairman Maxfield declared the motion failed and stated there will be no easement granted for Map 59, Lot 07. Chairman Maxfield closed the public hearing.

- VI. The Board continued their review of weekly correspondence.
- a. The Board recognized Roy Buttrick from the audience. Mr. Buttrick discussed his property on South Village Road relative to a court decision. The Board suggested that Mr. Buttrick review the court's decision and provide a copy of that decision if he wants the Selectmen's opinion on the situation.
 - b. The Selectmen received a thank-you card from John and Ann Plummer thanking the Board for their assistance in getting the site distance safety issue at Loudon Ridge Road and Route 106 North taken care of.
- VII. The Board entered into executive session with Tax Collector Helen McNeil to discuss a personnel issue. The Board came out of executive session and stated the results of the executive session were regarding a personnel issue relative to compensation. Chairman Maxfield stated that Mrs. Lee would transcribe the minutes of the executive session.
- VIII. The Board continued their review of weekly correspondence.
- a. Selectman Kardaseski moved to authorize Jean Lee to purchase the new server from Network Managers and Trainers Inc., for \$6,121.00, said funds to be withdrawn from the contingency fund. Seconded by Selectman Bowles. All in favor. Motion carried.

Selectman Kardaseski moved to adjourn the meeting at 8:26 PM. Seconded by Selectman Bowles. All in favor. Meeting adjourned.

THE LOUDON BOARD OF SELECTMEN

Roger A. Maxfield, Chairman

Deborah A. Kardaseski, Selectman

Dustin J. Bowles, Selectman