

Selectmen's Meeting Minutes

Tuesday, July 5, 2005

Present: Selectman Kardaseski, Bowles, and Maxfield.

Also present: Road Agent David Rice and Fire Chief Jeff Burr, Sr.

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

- I. Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, June 28, 2005 as presented. Seconded by Selectman Bowles. All in favor. Motion carried.
- II. The Board met with Road Agent David Rice.
 - a. Mr. Rice advised the Board the Highway Crew was doing some work on School Street, placing gravel on roads with washouts, and grading roads as they can get to them.
 - b. The Board asked Mr. Rice to keep an eye on the driveway being constructed for one of Dee Dee Maratea's properties on Berry Road. Selectman Bowles stated it is a very dangerous area for the driveway and the 50 feet of flat area on the bottom and drainage would need to be addressed.
- III. The Board met with Fire Chief Jeff Burr, Sr.
 - a. Selectman Maxfield moved to increase Ronald Trudeau's hourly part time rate to \$14.34 per hour due to certification as EMT-Paramedic effective July 5, 2005. Seconded by Selectman Bowles. All in favor. Motion carried. Selectman Maxfield stated Loudon was lucky to have these qualified people working on the ambulance squad. Chief Burr stated having paramedics on the ambulance helps keep the number of intercepts down. He stated there are two part time paramedics.
 - b. Chairman Kardaseski asked if Chief Burr had gotten any quotes for the roof at the Safety Complex. Chief Burr stated he had received one quote so far. Discussion ensued regarding the "R" rating of the insulation.
- IV. The Board began their review of weekly correspondence.
 - a. The Board received weekly expenditure reports for their review.
 - b. The Board received a letter from Dana Miles regarding the removal of a mobile home on Staniels Road. Mr. Miles has built a new home and per the agreement with the Town has removed the mobile home. Mr.

Miles is asking the Town to release the demolition bond. Mr. Fiske will be contacted and asked to check the property.

- c. The Board reviewed a request from Donna Lane regarding an addendum to the public hearing minutes of the May 24, 2005 Selectmen's Meeting. The Board agreed to include the addendum as follows: "Community Development Block Grant funds are available to municipalities for economic development, public facility and housing rehabilitation projects and feasibility studies that primarily benefit low and moderate income persons. Loudon is eligible for \$500,000 a year for public facility/housing rehabilitation, and economic development projects, as well as emergency funds. Feasibility Study funds are available for up to \$12,000 per year. Purpose of Community Development Block Grant funding request: A proposed implementation application to the Community Development Finance Authority for up to \$500,000 in Community Development Block Grant funds on behalf of the Freedom Hill Co-op. The funds will finance the construction of a permanent primary well, connection of the new well into the park's system and some line replacement. Both the park's primary and back-up wells have had critically significant yield drops since summer 2004. A preliminary engineering study was just completed to determine drilling locations and estimate costs for drilling and well approval programs. The study also determined additional water system and wastewater system needs and the solutions and probable costs for those items. Additional funds are being requested of Rural Development and NH DES for water treatment, pump house upgrades, line replacement, service connections and wastewater system upgrades. This project conforms with Loudon's Housing and Community Development Plan's Goal of: Encourage municipal and private water and wastewater systems that are safe, sanitary and that meet DES regulations. (Short-term and Long-term goal)."
- d. The Board received a memo from Tony Puntin regarding road inspections. Chairman Kardaseski stated she had been playing phone tag with Shane Stewart, Joe Bohi's Attorney, regarding the acceptance of Bee Hole Road. She has advised Mr. Stewart the Board will not be able to schedule a public hearing to accept the road until a suitable water source has been established as agreed upon by Mr. Bohi. Selectman Maxfield discussed the paving on Bee Hole Road from Route 129 where the Town paved the one coat. Discussion ensued regarding topcoat for that portion of the road. Selectman Maxfield also discussed Route 129 at Pleasant Street regarding the road being broken up. Discussion ensued regarding the requirement by the ZBA for the ESMI trucks and Pleasant View Gardens to maintain the road if there is damage caused by hauling the soil to Pleasant View Gardens.
- e. The Board reviewed a bill from Jeff Burr for cemetery maintenance for approval. Chairman Kardaseski stated many of the Trust Funds are not yielding much interest and therefore the funds are not available to

pay for the maintenance. She stated the Board would ask Jean Lee to get a rough estimate of the income the Trust Funds may generate in the next year and look at those funds to determine the money available for paying for the maintenance costs. Tom McCue stated the Board increased the line item in the budget due to the income from the Trust Funds not being enough to support the maintenance bills. Chairman Kardaseski asked Mr. McCue for an idea of how much income the Cemetery Trust Funds yield per year. He stated he could go by the year-end statement, which he has e-mailed to Mrs. Lee. Roy Merrill suggested having the cemeteries mowed by people performing Community Service such as teens who have gotten in trouble. Chairman Kardaseski said the Board would look into this. Mr. McCue stated Auditor Paul Mercier had discussed looking at reclassifying the principal amounts from the Trust Funds and putting them back to the original amounts, to be able to utilize the interest earned over the years that had been tied into the principal. He stated the State Division of Charitable Trusts would not allow the Trustees to do that. Selectman Maxfield will look at the funds available between the Trust Funds and the budget line for cemetery maintenance and will determine if there is enough money available for the mowing to continue at the current schedule or notify Jeff Burr to cut back.

- f. The Board received a request from Michael Harris for the Board to refund his \$65.00 fee for his BTLA abatement application. The Board stated they have not done this in the past and feel the property owners are aware of the fees they are responsible for when filing for the appeal. Discussion ensued regarding BTLA.
- g. Chairman Kardaseski stated the Town has qualified for \$14,010.78 in Federal Emergency Management Funds from the excessive snowfall this past winter. She stated the Board needs to schedule a public hearing to accept this money. The Board agreed to hold the public hearing on July 19, 2005.
- h. The Board received notification from Harry Franssen regarding overnight parking from July 9-17 as required by his Planning Board approval.
- i. The Board received meeting minutes from Cate Van Committee, Solid Waste/Recycling Committee, and the June 22 Planning Board site walk.
- j. Selectman Bowles discussed a conversation he had with Bob Fiske regarding the possibility of requiring a permit for additional signage, replacement or moving of existing signs, or new signs that go before the Zoning Board. He stated this would make a paper trail in case there were issues that arise later on. The Board agreed Mr. Fiske should draft a permit for their review.
- k. Selectman Maxfield moved to pay Cartographic Associates \$1,500.00 to complete the update of the map index with funds to be withdrawn from the 2004-2005 contingency fund account #01-48001-100-190. Seconded by Selectman Bowles. All in favor. Motion carried

1. Chairman Kardaseski stated the Board has received the proposal from Lauer Architects for their scope of services as requested by the Building Committee. The proposal is for field measuring, preparing floor plan drawings of the existing conditions, verify the site, prepare a schematic with three different options, and refine one of the floor plan options. Items excluded from the proposal are work-related soils engineering and Zoning and Planning meetings. Mr. Lauer would begin work immediately upon a signed contract, would meet with the Committee on August 10th to review the three floor plan options, and have the final drawing for the contractors use by September 15th for a sum not to exceed \$4,000.00 as discussed at the Building Committee Meeting on June 29th. Selectman Maxfield moved to authorize the Chairman to sign the contract with Lauer Architects for a sum not to exceed \$4,000.00 for limited pre-bond architectural services. Seconded by Selectman Bowles. Majority vote in favor. Motion carried.

V. The Board met with Wilson Smith.

- a. Mr. Smith provided the Board with information on his property. Discussion ensued regarding the need to have a copy of the purchase and sales agreement to figure the current use penalty. Discussion ensued regarding the subdivision, curtilage around the new house lot, the process by which the Town assesses the current use penalty, and issues Mr. Smith had with the bank. The Board will forward the purchase and sales agreement to the Assessor as soon as it is received in the office. Once Mr. Wiley makes his recommendations to the Selectmen and the Selectmen review the recommendations, Mr. Smith will be notified of the amount of the current use penalty.

Selectman Bowles moved to adjourn the meeting at 7:50 PM. Seconded by Selectman Maxfield. All in favor. Meeting adjourned.

THE LOUDON BOARD OF SELECTMEN

Deborah A. Kardaseski, Chairman

Dustin J. Bowles, Selectman

Roger A. Maxfield, Selectman