

## Selectmen's Meeting Minutes

Tuesday, October 16, 2007

**Present: Selectman Maxfield, Ives, and Bowles.**

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

- I. Selectman Bowles moved to approve the Selectmen's Meeting Minutes of Tuesday, October 9, 2007 as presented. Seconded by Selectman Ives. All in favor. Motion carried.
- II. The Board met with Salvatore Bossi and Sam Mahoney regarding the retaining wall issue on their property on Berry Road.
  - a. Chairman Maxfield stated Ms. Maratea had contacted him and advised him that she did not intend to rebuild the retaining wall at the property on Berry Road; instead, she plans to put in a driveway. He said that he felt Ms. Maratea still needed to have the Engineer review any plan for this site. Mr. Bossi stated that he and Ms. Maratea have had to hire a lawyer to go after the previous contractor for the problems that have occurred on their property. He gave a brief overview of the conversations he had with his previous contractor. Mr. Bossi stated that they were advised it would be approximately \$12,000.00 just for the design of the retaining wall and said that they do not have the money to do it. He went on to say that another contractor has been hired to try to fix the situation. Chairman Maxfield said that the Board is concerned with the stability of the road in the area of Ms. Maratea's property. Mr. Bossi said that their land has been never been touched other than fill being added to it. Sam Mahoney, Ms. Maratea's new contractor stated he had contacted an engineer regarding the retaining wall and explained to the Board what that engineer suggested. He went on to say that Mr. Bossi had contacted him today to advise him that Ms. Maratea and Mr. Bossi wish to move forward with putting in a driveway instead of the retaining wall. Mr. Bossi stated that he was having an engineer come to the property to review the situation. Chairman Maxfield stated the Board agreed that Ms. Maratea needed to have engineered stamped plans that the Town Engineer review and approve to complete this project. Selectman Ives talked about the driveway and said he wanted to be sure the Town Engineer approves any plan prior to work being done as there is only one means of egress on Berry Road and the Board is concerned for the stability of the road in this area. Selectman Bowles said that the plans need to show the stabilization. Mr. Mahoney said that they have taken care of the riprap problem across

the street. He said they are working on drainage control. Discussion ensued regarding the driveway. Mr. Mahoney stated he would get back to the Selectmen as soon as he gets the engineered plans reviewed.

- III. Chairman Maxfield stated the Board was in receipt of the 2007 Fall Tax Warrant and read the following oath. "We, the Selectmen and Assessors of the Town of Loudon NH, do solemnly swear that in making the inventory for the purpose of assessing the foregoing taxes we appraised all taxable property at its full value, and as we would appraise the same in payment of a just debt due for a solvent debtor. So help us God. To the Tax Collector Helen L. McNeil, Tax Collector Town of Loudon, In the name of the State you are hereby directed to collect property taxes in list herein committed to you amounting to the sum of \$4,831,929.00 with interest at 12% per diem from December 1, 2007 thereafter on all sums not paid on or before that day. And we further order you to pay all monies collected to the Treasurer of said Town at least on a weekly basis when receipts exceed \$500.00 or more often when directed by the Commissioner of Revenue Administration. Given under our hands at Loudon, NH, this 16<sup>th</sup> day of October 2007". The Selectmen signed the Warrant.
- IV. Chairman Maxfield stated that the Board had a letter of agreement for a Comprehensive Growth Study and Assistance with Loudon's Growth Management Ordinance from Consultant Gerald I. Coogan, New London, NH in the amount of \$8,750.00. He went on to say that the agreement states the Town of Loudon will be responsible for any additional charges of travel, photographs, report preparation, and related activities estimated not to exceed \$200.00. Selectman Ives moved to approve the contract with Gerald I. Coogan Planning and Developing Consultant in the amount of \$8,750.00 to be paid by \$500.00 from the Planning Board Budget, \$500.00 from the Zoning Board Budget, \$2,500.00 from the Selectmen's Office Consultant line, and \$5,250.00 from the Contingency Fund. Seconded by Selectman Bowles. All in favor. Motion carried.
- V. The Board met with Marilyn and Dorothy Dubuc regarding the possibility of temporarily relocating an existing structure on to Marilyn Dubuc's lot until Dorothy Dubuc is able to purchase a lot and get a building permit to place the structure permanently onto a new site. Chairman Maxfield asked if the structure would be connected to water, septic, etc., while temporarily located on Marilyn Dubuc's lot. Marilyn Dubuc said it would not be hooked up it would remain vacant. Chairman Maxfield said his opinion is that it would be considered another building such as a garage or barn. He asked about the size of the building. Dorothy Dubuc stated it was 1200 square feet and currently located in Gilmanton. She said that she is doing research to find out if this is a possibility. Chairman Maxfield stated that since this is a new structure being placed on a lot, and not a replacement structure, Ms. Dubuc would need to get

on the Building Permit List. Selectman Bowles said if Ms Dubuc purchased a piece of property that already had a building permit or was on the permit list that could possibly speed up the time frame for her. He said the Ordinances would need to be followed. Selectman Ives said he felt if the building does fit on Marilyn Dubuc's property, meeting the zoning setbacks, is not being lived in, only used as storage, and will not be on her property for more than one year, he does not have a problem with it. Chairman Maxfield said he does not have any problems with it. Selectman Bowles said he felt it would be in the best interest of all parties to have something in writing before this could happen. Discussion ensued regarding if a bond would need to be put in place as well as the procedure followed for a replacement home.

- VI. The Board began their review of weekly correspondence.
  - a. Chairman Maxfield stated for the record, that four pistol permits were submitted for signature and approval.
  - b. The Board received copies of the 2007 Tax Rate Data for review. Chairman Maxfield stated the Town portion is \$1,860,186.00 which equals \$3.44 of the Tax Rate, the Local School portion is \$5,294,146.00 which equals \$9.91 of the Tax Rate, the State Education portion is \$1,145,987.00 which equals \$2.18, and the County portion is \$1,183,789.00 which equals \$2.20 for a total Tax Rate of \$17.73 which is a 4% increase over last year's rate. Selectman Ives reviewed the Merrimack Valley School District apportioned amounts for each of the Town's: Boscawen \$5,945,198.00, Loudon \$8,782,688.00, Penacook \$7,972,379.00, Salisbury \$2,297,734.00 and Webster \$2,980,376.00 for a total of \$27,978,375.00.
  - c. The Board received a response from R. M. Piper regarding the dry hydrant installation at the Village Dam. Chairman Maxfield stated he felt that R. M. Piper was not going to do anything further. Selectman Bowles said he felt that it was not R. M. Piper's problem as they installed the dry hydrant according to the engineered plan drawn up by The Turner Group. He said he felt that it was The Turner Group's problem. Selectman Ives said he agreed with Selectman Bowles. Discussion ensued.
  - d. The Board received confirmation on the Town Meeting seminar on October 27, 2007.
  - e. The Board received a memo from Police Chief Bob Fiske advising the Board that due to paving on Main Street in Chichester, DOT has decided to reroute traffic down Canterbury Road to Chichester Road to Ricker Road and out Route 4. The memo states that a Police Officer will be located at Chichester Road and Ricker Road for traffic control. Chairman Maxfield stated that the dates for this detour would be November 5 – 7, 2007.

- f. The Board received a thank you note from Karen Moscallo from Bell Ridge New Jersey thanking the Town and surrounding agencies for how well the roads were marked during the first NASCAR race event.
- g. The Board reviewed the bill from Jeff Mayer for cemetery maintenance. Selectman Ives stated he had spoken with Mr. Mayer and was advised that Mr. Mayer was able to complete half of the mowing and the bill represents that. He said he has no problem with paying the bill.
- h. The Board received two Certificate of Achievement awards for Bob Fiske for classes that he has completed.
- i. The Board received copies of payments received from NHIS for Police and Supplemental Fire Department Special Events details.
- j. The Board received notice of the new Historical Society Officers. Chairman Maxfield stated that the former slate of Officers did a terrific job, further; several new members have joined the Historical Society.
- k. The Board received copies of the ESMI compliance report for August and September.
- l. The Board received copies of the October 10, 2007 construction meeting minutes for Wellington Lane. Selectman Bowles said there is a problem with one slope and a culvert has been placed in an area where it does not belong.
- m. The Board received copies of the September property transfers for review.
- n. The Board received a survey form regarding septage disposal facilities.
- o. The Board received a letter asking questions about local police departments.
- p. The Board received notice of a road liability workshop on October 23, 2007.
- q. The Board received copies of a newsletter from Congressman Paul Hodes.
- r. The Board received a copy of the latest edition of the Awareness in Action publication from Primex.

VII. Chairman Maxfield recognized Chip Cochran from the audience.

- a. Mr. Cochran asked if the dry hydrant was part of the Warrant Article voted on at Town Meeting. The Board said no, it was not part of the Warrant Article, and it was added into the project with the funds coming from the Fire Department budget. Mr. Cochran asked whom the engineering firm was that worked on this project. Selectman Ives said The H. L. Turner Group. Mr. Cochran said that a certain amount of cubic feet of material was to be removed from the project and asked if it were done. The Board said that they were told that the material was removed. Selectman Bowles said while he saw material being removed from the site, he did not feel enough was removed.

Selectman Ives said as far as he is concerned, he would never have The H. L. Turner Group work for the Town again. Selectman Bowles said that Mr. Cochran might want to speak with Bob Ordway, as he was part of that project. Mr. Cochran said that the end result is not what he thought was voted on at Town Meeting. Selectman Bowles said while he did not vote for it, he agreed that it does not look like what was proposed. He said someone made a change and he was not notified. Chairman Maxfield stated that the representative that the Town had been working with from The Turner Group changed midstream and another Engineer ended up finishing the project. Mr. Cochran asked about the cost of the dry hydrant and the status of it. Selectman Ives said that the dry hydrant was \$6,000.00 and while it did freeze during the winter last year, it does not mean that it is inoperable. Discussion ensued.

- VIII. Chairman Maxfield recognized John Plummer from the audience.
- a. Mr. Plummer asked when Selectmen Ives gave the tax breakdown of each Town in Merrimack Valley School District why he did not list the Town of Andover. Chairman Maxfield stated that Merrimack Valley School District collects tuition from Andover for the Andover students that attend Merrimack Valley High School. Discussion ensued regarding the number of Andover students that attend MVHS. Discussion also ensued regarding Concord School District as well as the total MVSD budget of \$34,000,00.00 with \$27,000,000.00+ from the Towns' and the remainder from State Aid.

Selectman Ives moved to adjourn the meeting at 7:45 PM. Seconded by Selectman Bowles. All in favor. Meeting adjourned.

#### THE LOUDON BOARD OF SELECTMEN

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Roger A. Maxfield, Chairman

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Steven R. Ives, Selectman

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Dustin J. Bowles, Selectman