

LINCOLN BOARD OF SELECTMEN
MEETING MINUTES
MARCH 24, 2014 – 5:30PM
LINCOLN TOWN HALL - 148 MAIN STREET, LINCOLN NH

Board of Selectmen Present: O.J. Robinson, Patricia McTeague and Tamra Ham

Staff Present: Town Manager, Alfred Burbank, Administrative Assistant, Jane Leslie and Nikki Donahue, Minute Recorder.

Public Present: Bob Rolando, Ron Beard, Jim Welsh and John Ham

I. CALL TO ORDER

O.J. Robinson called the meeting to order at 5:26 pm.

II. REVIEW AND APPROVAL – MEETING MINUTES OF THE PREVIOUS MEETING

MOTION: “To approve the meeting minutes of March 17, 2014 as amended.”

Motion: Patricia McTeague Second: Tamra Ham Roll call vote was all in favor

Line 40...*anything with the Kanc Rec property at this time. The Selectmen will also plan to view other unused town properties after the snow has melted and the weather is more conducive to a physical walk through with the Board members.*

Line 71 added, *“The Board received a letter from Mr. Bill Conn, this was not read as it contained confidential information about Town personnel which made it inappropriate for public review.”*

Line 88...*and does not feel the Town should subsidize an established business.*

Line 169 change the word “*advice*” to “*advise*”

MOTION: “To approve the Non-public meeting minutes of March 17, 2014 as amended”

Motion: Tamra Ham Second: Patricia McTeague Roll call vote was all in favor

III. JAMES WELSH – LAND ACQUISITION

Mr. Welsh engaged Mr. Gary Harwood’s services to conduct an appraisal of property, at west side, East Spur Road and questions legal ownership. Approximately 315.68’ of the 830’ total frontage estimated appears to be located in front of Mr. Welsh’s home located at 16 East Spur Road, however, there is no tax map/lot number assigned by the town nor is it identified as a taxable parcel. The ownership of the land could not be determined after a general review of public records at Lincoln Town Hall, the Grafton County Registry of Deeds and those maps/records reviewed at the field office of the NH Department of Transportation in Lancaster, NH. Chairman Robinson recommended Town Manager Burbank contact the State Engineering Department in Lancaster to investigate this matter further.

IV. TOWN BOARD APPOINTMENTS

The Board reviewed the write-in names on the Town’s Official Ballot and held discussions on the seats that still need to be filled.

V. OLD/NEW BUSINESS

Public Participation – Bill Conn

At the request of Mr. Bill Conn, Chairman Robinson read the following e-mail into the meeting minutes:

Butch,

I have a question on the Loon Mountain Snowmaking Line on Rte. 3A. I believe the Town of Lincoln applied for the permits for that waterline. I think the agreement should be revisited to make sure we don't have any responsibility for that pipe line. I would hate to think that the Town of Lincoln is going to be in the same situation with that pipe line that we are with the levee now.

I read your response on the 91-A requests in the public BOS meeting minutes. I'm not asking you to research a bunch of stuff I'm just asking for copies of contracts. Please explain to me how 91-A requests are going to be handled on your end so I know how to proceed on my end?

I am requesting that this be read at tonight's BOS meeting (3/24/14) and put into the minutes.

Thank you,

Bill Conn

Town Manager Burbank responded that he is not certain what pipeline contract Mr. Conn is referring to, as he was not here at that time, and will have to investigate who actually performed the work and forward contract information accordingly.

Chairman Robinson responded to the 91A Request procedure as follows: *“If you request specific documentation, we will make them available for you to review, and if reasonable, we will e-mail document(s) to you.”*

School Board Election Results

Resident Bob Rolando expressed his concern over the recent school vote which passed on March 20th favorable to Woodstock residents and questioned the Board's intentions if any, on pursuing other options that may be available to Lincoln residents. Chairman Robinson explained the contract will not be reviewed for five (5) years, and legally there is no recourse for the Town of Lincoln.

Chief Ron Beard – Fire Department

Chief Beard informed the Board he has hired another new member to the fire department's roster, and is continuing his recruitment efforts. He also discussed recent concerns an employee of Woodward's expressed concerning the establishment; emergency lights not working, fire exits blocked by snow and smoke detectors that had been removed. Chief Beard is working with the owner of Woodward's to come up with a plan of action to remedy these issues.

Treasurer Investment Report 2013

The Board reviewed and discussed the Town's current investment accounts.

FEMA Letter to Senator Kelly Ayotte

The Board received a letter from the Federal Emergency Management Agency (FEMA) regarding flood mapping and the East Pemigewasset River Levee. The letter states that the Digital Flood Insurance Rate

Maps did not include Lincoln, NH because; according to FEMA policy, mapping levels are not provided for levees that do not provide 100-year protection. Thus, there is no assistance that FEMA could offer.

Kanc Rec Ski Slope

Chairman Robinson proposed the Board consider keeping the Kanc Ski area open beyond its scheduled March 30th closing date. Selectman Ham does not feel there will be adequate staffing or interest from the community. Town Manager Burbank will follow up with Recreation Director Tara Tower, and the Board is in agreement to support her decision.

Town Property

Selectman Ham brought up that she has noticed some issues with data not being attached to land parcels on the GIS website. Town Manager Burbank said that he will look into the issue further as it may be a glitch with satellite mapping.

Abatement Requests

An abatement request from Steven and Nancy Dupre for property at 10 Bunker Lane, #211 was received. Per the request of the land owner, the Town's assessor recommended reduction in the condominium value after exterior review and MLS sales data. Three units have sold in the complex within the last year and a half, and are assessed at 120%, 122%, and 123% of market value. Using the median ratio of 122%, this unit should be assessed at about \$219,500. Original assessment, \$267,800 and the reduced assessment is \$219,600. Recommended adjustment is economic obsolescence of 16%.

MOTION: "To grant abatement to Steven & Nancy Dupre for property at 10 Bunker Lane, #211, 118-010-000-02-00211 as presented."

Motion: O.J. Robinson Seconded: Tamra Ham All in favor

An abatement request from Michal and Margaret Rorick for property at 7 Evans Way, #1 was received. Per the request of the land owner, the Town's assessor recommended reduction in the building value after exterior review and MLS sales data. Review of subject indicates original outdated interior, kitchen, baths, etc., as well as electric heat. There are also some areas of rot on exterior trim and siding. Suggested condition is fair with 5% functional obsolescence for out-datedness and electric heat. Original assessment, \$271,200 and the reduced assessment is \$234,900.

MOTION: "To grant abatement to Michael & Margaret Rorick for property at 7 Evans Way, #1, 126-005-000-0C-00005 as presented."

Motion: O.J. Robinson Seconded: Tamra Ham All in favor

Police Department Union Contract

The Board signed the previously approved Teamsters Local #633 union contract.

No Board of Selectmen Meeting April 21, 2014

There will be no Board meeting on Monday, April 21st as two Board members will be out of town.

Town Managers Report

Common Man Restaurant

Town Manger Burbank spoke with assistant manager, Moe Lafreniere who stated Alex Ray is out of town at this time, and will be returning in one week. The Board discussed the Common Man's current lease agreement and requested Town Manager Burbank follow up with the Town's Assessor to view the parking lot and provide a current market value estimate. The Board was also in agreement that the drainage issues must be addressed prior to signing a lease renewal.

Levee Ownership

Town Manager Burbank informed the Board that Attorney Peter Malia estimates it will cost the town approximately \$10-\$20,000 dollars to move the legal process through the court system towards a Declaratory Judgment phase. The Board agreed not to pursue this matter any further.

Water Intake Funding Options

Town Manager Burbank informed the Board that Helen Jones has comprised a list of potential banks to use for this project, and will continue to research. Town Manager Burbank also informed the Board he has contacted DES in reference to their revolving funds to assist with the Water Intake Project. However, the Loon Pond Dam project will not be eligible because DES does not fund dams.

VI. NON PUBLIC SESSION *Pursuant to RSA 91-A:3:II(a)(c)*

MOTION: "To go into Non-Public Session pursuant to RSA 91-A:3II(a,c,)

Motion: Tamra Ham Seconded: O.J. Robinson Roll call vote was all in favor

The Board went into Non-Public session at 5:45 pm

MOTION: "To re-enter public session"

Motion: Tamra Ham Seconded: Patricia McTeague Roll call vote was all in favor

The Board came back into session at 6:28 pm

VII. ADJOURNMENT

After reviewing the weekly payables and with no further business to attend to, the Board made the following motion.

MOTION: "To adjourn."

Motion: O.J. Robinson Second: Tamra Ham All in favor.

The meeting adjourned at 7:40 pm.

Respectfully Submitted,
Jane Leslie & Nikki Donahue

Approval Date ____ / ____ / ____

Chairman O.J. Robinson

Patricia McTeague

Tamra Ham
