

Appointment: Groen Builders indicated they will have the proposal on old school/town offices building before the meeting.

Public Hearing Solar lease/easement/license of town property: The provisions of RSA 41:14-a indicate a vote must occur at this meeting (or an extra meeting scheduled within the next few days) to complete the process on the land portion or it will need to start over again. I believe the key question is whether the Board is ready to commit to a 20 year lease-purchase of the solar system to be located at ground level for both the Public Safety Building and Highway Garage. While a final decision to proceed does not need to occur until the next meeting (assuming a desire to act before the July 1 state budget may eliminate one of the funding sources), I request the Board vote at this meeting to either make a binding commitment to the project or to reject the project so if the board proceeds an application can be made for the state funds. If the Board votes to proceed I would request identification of who is authorized to sign the agreement. ***What does the Board wish to do?***

Action Items:

Appointment to the ZBA: ZBA would like alternate Meri Schmalz moved up to be a full member. ***What does the Board of Selectmen wish to do?***

Castle Rock tax deeded property which prior owner desires to repurchase: The prior owner wants to repurchase three lots the Town tax deeded on Castle Rock Road that abut one another. The time frame in which this request was automatically granted was if it were made by March 20, 2015 (3 years from date of recording RSA 80:89). Castle Rock Road is a private road. Total area of three lots is about 3.5 acres, although only two are buildable lots. Total back taxes without July bill or the 15% penalty is \$49,190.41 as of end of June. Total appraised value was \$116,900 which would be a 15% penalty of \$17,535. By way of disclosure the lawyer for a party related to this request is a friend from High School and does legal work for my parents' estates. ***First will the Board allow the prior owner to repurchase these under "as justice may demand" instead of alternatives like competitive bid/auction or retention by the town or attaching conditions like lot merger? Second, does the Board wish to waive the 15% penalty?***

Town Farm Road in front of cemetery and turn around: It appears there is agreement about the location and size, no parking etc. for the turnaround. The second issue is that RSA 289 on cemeteries reads that "...no new construction, excavation, or building shall be conducted within 25 feet of a known burial site or within 25 feet of the boundaries of an established burial ground or cemetery, whether or not such burial site or burial ground was properly recorded in the deed to the property, except when such construction, excavation, or building is necessary for the construction of an essential service, as approved by the governing body of a municipality in concurrence with the cemetery trustees, ..." I have asked for a Cemetery of the

Trustees vote. I believe this is essential for public service for upgrading the road and as a turnaround for the plow trucks, fire trucks and ambulance as well as parking for the area of the Calef Conservation Land. There was discussion after the Board of Selectmen meeting with Conservation. Conceptually there seemed to be support with helping with the upgrade from the barn to the turnaround as directly related to the project, but upgrading Town Farm Road the rest of the way was felt to be the Town responsibility. The fire chief requests, but cannot demand that the road before the barn be upgraded. ***Will the Board of Selectmen vote that this construction is for the benefit of the town and will help provide essential services as regards going within the 25 foot buffer of the cemetery both in front of the cemetery as part of the road work and beside the cemetery as part of the town around?***

Will the Board of Selectmen vote to change the status of that section of Town Farm Road from where it now ends to the new gate location just past the turn-around from Class VI to Class V and upgrade it?

How much of the road does the Town wish to upgrade? What amount does the Board wish to ask the Conservation Commission to pay for its responsibility?

Tower: Fairpoint indicated their charge will be \$75. We have had one concrete company look and should be getting a quote. ***What does the Board wish to do regarding continuing with construction on the tower?***

Credit Cards: As we look into the total cost for credit cards, one of the unknowns is what it will cost to get our computer system into compliance with the rules. The only way we can determine that is to spend money for our IT person to analyze the system. That in itself will cost money (a few hundred dollars depending upon what he finds that needs further investigation). Without that analysis it will be impossible to put a solid number on the computer costs. However if the Board did not wish to proceed, that would be money spent toward the project we would not recover. ***What does the Board wish to do?***

Information:

Notices: The list for abutters to the Public Works Building for an earlier mailing of notices did miss Mr. O'Brien as an abutter. We mailed notices of the June 1 meeting to him and other abutters of both the Public Works site and the Public Safety Building. We sent only one notice to the Scruton Pond Association, rather than one to every owner in the association (association land abuts the back side of the public works land). If this project proceeds, the Town will need to go to the Planning Board for an advisory site review, so there will be formal notice of the abutters for that.

Evictions, Tax sale: We have started the eviction process and notices that would allow the town to sell four properties that have residences on them (two properties the building is unoccupied). Two should have balances that would go back to the prior owner after the town receives 15% and all back taxes, interest and fees. Timing will depend upon how long appeals take. The former owner of the fourth property, on which the eviction is complete, has been posted no trespassing and he has been given his 90 day notice before we put it out for bid or auction.

Green Hill Road Bridge: HTA has finished this phase of the study on Green Hill Road Bridge. A document/file should be available for review by Monday.

Complaints: We have some complaints of junk on various lots on Berry River Road/Longshore Drive. We are focusing on those we feel are the worst including one we are trying to get DES involved. We also believe our priority has to be on building permit inspections and review since they are paying the expenses for the department.