

**TOWN OF EPSOM
BOARD OF SELECTMEN
Wednesday, February 17, 2010**

Bob _____
Joanne _____
Keith _____

Final _____
Accepted _____
Accepted as Amended _____

Present: Bob Blodgett, Chairman; Keith Cota; Darlene Phelps, Recording Secretary
Not in Attendance: Joanne Randall, Vice Chairman
Also in Attendance: Richard Verville; Dan Fredyma; Gordon Ellis; Jay Hickey; Mary Frambach

6:15pm Bob called the meeting to order and asked Rick to lead us in the Pledge of Allegiance.

6:30pm Staff Discussion Jay Hickey said he took pictures of the Town property along the Suncook River located off Short Falls Road. The camp on this property was severely damaged by the flood. He feels this is a good candidate for a possible controlled burn by the Fire Department. Jay will contact Chief Yeaton about this, and will check with Rick Belanger on the cost of clean-up afterwards.

Jay also presented pictures of a property on Northwood Lake, where it appears someone is living illegally in an RV. This will be taken up at a future non-public session.

6:45pm Dan Fredyma – FEMA Buyout: Dan said he has complied with the BOS request to obtain flood insurance, and allowed Jay Hickey to visit his property to inspect the site for the camper and also allowed him access to the town’s abutting property. Dan said he is not living at the house although he does visit the property to take care of his dogs & keep the woodstove going. Dan said he spoke to someone at FEMA and was told that the mitigation for the fill within the floodplain can be done at the time of demolition. Keith asked Rick if the program allows sufficient funds for demolition and Rick said yes. Rick said the Flood Mitigation Assistance Program that Dan could be eligible for is a complete package. This program requires a 25% grant match. The Town has to be the applicant on behalf of the property owner. Rick said that Dan & the BOS will need to determine how the 25% match can be accommodated. He noted some communities have paid the match, divided the cost between the owner (12.5%) and town (12.5%) or entered into an agreement with the property owner to accept a 75% value. Rick said he needs to check with FEMA to see if 2008 funds are still available, or if they will need to wait until June 2010 to apply for 2011 program funds since 2009 funds are already allocated. Rick said they need to determine the cost for purchasing the house & property, estimates for demolition, legal fees. Then he will be able to run a Benefit Cost Analysis to determine the rating for the application. Rick also said the house has to be in habitable condition at the time of demolition – so windows, doors, furnace, etc. everything must be included, and no salvaging of any materials within the house can be done by the property owner with the exception of movable items like refrigerator, microwave, stove and house furniture. Rick said there are many variables in the process and time line of finding out if the project is approved, and then getting the actual money. Dan said he applied for a town permit for the placement of a camper until the house is transferred to the town and demolished. He said the camper is on wheels so if a big rainstorm is coming, he can hook up and take the camper off the property. Keith asked about septic &

water. He said the camper has a holding tank for the septic, and he can dump it at the Men's Club camping area in Chichester. He would need to run a hose from his house for water. Keith made a motion to approve temporary RV usage at 1133 Short Falls Road until September 30, 2010, with the understanding that if FEMA buyout occurs faster, then the camper will be removed immediately. Bob second the motion. All in favor.

FOR SIGNATURE

1. **Manifest** has been signed.
2. **Library Letter of Agreement:** Keith made a motion to enter into an agreement for 2010 with the Library Trustees. Bob seconded the motion. All in favor.
3. **Veteran's Tax Credit** has been signed.
4. **Elderly Exemption** has been signed.
5. **Timber Tax Warrant** has been signed.

FOR DISCUSSION

- A. **Letter from E. Reeves:** The letter received from Eric indicates that he'd like to retain his variance. Eric & the BOS had previously come to an agreement that in order to waive the fines assessed against him, he would need to relinquish his variance. Since he now would like to retain his variance, the fines will be reinstated, in the amount of \$3750.00. Bob will ask Debbie to prepare a letter to Eric indicating that the fines are now due; however the BOS is open for further discussion.
- B. **Pepsi Community Program:** This is a program offered by Pepsi Co. There is an application process, and Pepsi volunteers will come and provide community service to the chosen town on May 8. It was decided to pass this along to Gary Perry / Parks Department to see if this will fit into his schedule for park spring cleanup .

MINUTES FOR REVIEW AND DISCUSSION

- **Final - February 1, 2010** Keith made a motion to approve these minutes as written. Bob seconded the motion. All in favor.
- **Draft – February 8 & Non-Public** – these will be reviewed next week.

CONFIDENTIAL

- Letter from J. Miller & Associates, PLLC

FOR YOUR INFORMATION (No action required)

- **Notes from Deliberative Session** – these minutes should be held for the 2010 Town Report.
- **Letters from ZCO**

- **Letter from Citizen** – this is a letter commending Chief Wayne Preve for his job well done. A copy will be sent to Chief Preve.

ANY OTHER BUSINESS BROUGHT FORWARD BY THE BOARD

Gordon Ellis said he received a check from FEMA for \$143,000.00 and he'd like to use the funds to reconstruct and pave New Orchard Road as previously discussed with the Board. The BOS is in favor this. Keith asked if this work will be going out to bid. Gordon said most of the work is being done by him, the Highway Department staff, and the County Jail Work Release Program. Gordon indicated his appreciation for the work completed through that program.

Keith asked if Gordon will be repairing North Pembroke Road and shoring up the pavement edges and he said yes, he'll be working on that this summer.

Board Member Liaison Reports

Bob said trees will continue to be removed & brush removed on New Orchard Road, depending on the amount of snow received.

The skating rink is up & running & open! It is all lit up on Friday & Saturday night.

Bob said the Fire Marshall said an Open House cannot be held at the Meetinghouse. Keith is not in agreement with this – and would like to discuss this further with the Fire Chief. He does not understand the specific criteria and requirements that limit the building access for an open house tour by taking small groups through the building. There are two exits and smoke alarms can be installed. He will inquire through the fire department as to what needs to be done in order to allow this to happen.

7:47 PM Keith made a motion to adjourn. Bob seconded the motion. All in favor.