

**Town of Epsom  
Board of Selectmen Meeting  
Monday, May 4, 2009**

**Bob** \_\_\_\_\_  
**Joanne** \_\_\_\_\_  
**Keith** \_\_\_\_\_

**Final** \_\_\_\_\_  
**Accepted** \_\_\_\_\_  
**Accepted as Amended** \_\_\_\_\_

In Attendance: Bob Blodgett, Chairman; Joanne Randall, Vice Chairman; Keith Cota; Darlene Phelps, Recording Secretary

Other Attendees: Dave Fiorentino; Mary Frambach; State Representative Carole Brown; Barbara Clark; Debbie Tibbetts; Nancy Wheeler; Dawn Blackwell

**6:15pm** Bob called the Meeting to order and asked Dave Fiorentino to lead us in the Pledge of Allegiance.

**6:30pm Staff Discussion**

**Barbara Clark** stated that she went to the appointment with American Appraisal for the appraisal on the Meetinghouse & the Library, and when they did not arrive, she called the appraiser and he stated he had already been there. The appraiser then asked her several questions about the meeting house that she was unable to answer. She filed a complaint with the LGC for failing to meet with staff per appointment, and requested that they send the appraiser back out.

**Debbie Tibbetts** said she spoke to Scott Temple, who maintains our email server and said that his server had crashed and he wanted to be sure that we have a back up email account, so if it happens again he will be able to communicate with the town via email.

There is information in the file about a Well Safety Grant for the BOS to review. Application is due 10/16/09.

Joanne asked Debbie to put the Non-Public minutes from April on the website.

**Nancy Wheeler** said she spoke to Mary Lou Keane about Gosseville Cemetery and told her that transferring ownership of that cemetery to the town will require a Warrant Article. There was a brief discussion about who should start the process of the Warrant Article. Nancy said it can be done by petition or by the Gosseville Cemetery Trustees. It was discussed that it would be helpful to know the cost of maintaining the cemetery. Bob is going to talk to the Trustees and request that they submit this Warrant Article by petition (minimum of 25 signatures) and also provide maintenance costs.

Nancy asked who the contact people are going to be for the Verizon cell phone account. The BOS feels that Nancy should be the only contact person to make changes to the account. The account consists of 3 for the Fire Dept., 3 for the Police Dept., ZCO, Road Agent, and Planning Board.

**6:45pm Dawn / Barbara - Tax Deeding**

**Lot U05-61** (beside Gosseville Cemetery): Dawn said this is the property that Gordon wanted for drainage. Over the years it was believed that this lot was contaminated, however Dawn & Barbara say they cannot find any record of it being contaminated – it was condemned by the state when the road was widened and it was deemed “useless”. Keith said it is his understanding that the lot adjacent was contaminated by petroleum. Barbara said they are still researching this property with BLTA and once they have those answers (along

with finding out about the adjacent property), they'll bring that further information to the BOS.

**Lot U11-11-26** (McGrail Property in Colby Brook Estates): This property was abandoned 5-6 years ago. Griggs took the owners to court and got a Writ of Possession. Bob Griggs has agreed that if we clear the title, then he will remove (demolish) it at his expense. Keith stressed that we need to have this agreement in writing before we agree to take this mobile home by tax deed, otherwise the town will be liable for its removal costs, which he will not support.

**Lot U17-29** (Labrie Property - 181 Suncook Valley Highway): This property is known to be contaminated with solid waste. The people who purchased this property a few years ago have lost the property back to the developers who hold the title. Keith's expressed his concern about taking responsibility for the contamination on this property and the potential State solid waste permitting requirements. Dawn & Barbara feel that if the Town attempts to take this property by tax deed, then the owners will come forth & pay the taxes. Dawn suggested that we list the reason as "possible contamination / buried solid waste suspected".

#### FOR SIGNATURE

1. **Accounts Payable** was signed.
2. **Manifest** was signed.
3. **Payroll** was signed.

#### FOR DISCUSSION

- A. **PayGOV – Service Agreement** – Dawn said this is a month-to-month contract that can be cancelled at any time. They have provided a scanner at no charge, and will provide a second one if we want one. They can customize our website to accept whatever payments we want to accept. They are very user friendly and the service can be started as early as tomorrow. The user will be charged 2.85%. The funds from payments will be deposited into our account within 24-48 hours. Joanne made a motion to sign the Agency Service Agreement with PayGov. Keith seconded the motion. All in favor.
- B. **Wareing Drainage History (Chestnut Pond Road)** – This property is part of a 3 lot subdivision, and the home was built in a different place than what was approved at Public Hearing by the Planning Board. This driveway is creating a drainage problem on Chestnut Pond Road. Jay has filed a DES complaint on this property. A fire truck would not be able to get up that driveway. Gordon would like to be reimbursed by the property owner for his expenses to address the drainage issues caused by the homeowner. The total is \$3732.52 spent by the town. How do we go about getting reimbursed & temporarily solving this problem? The bank has foreclosed on this property, so they are responsible for the property. Keith said he will try to meet with Tony Soltani & Jay Hickey this week for input from them

about the best way to proceed. Bob will ask Gordon if he has pictures of the damage he had to correct. This will be addressed further at next week's BOS meeting.

- C. Correspondence by ZCO** – Keith gave a brief recap of the discussion with Dave Fiorentino at last week's meeting, and explained that the BOS does not have the authority to redirect the ZCO in a land use interpretation and that the ZBA does not have the authority to waive fees for an appeal, but the BOS does have that authority. Dave again stressed that he feels Jay Hickey has misinterpreted the ZBA condition in relation to storage. He does not want to go before the ZBA to get the condition changed; Keith explained that he would not be requesting the conditions to be changed – it would be to appeal the interpretation of the decision by the ZCO.

The expense would include the notification to abutters, advertising the Public Hearing, and paying the Recording Secretary. Keith suggested that the office staff prepare the abutter notices to reduce the cost to the town. Joanne made a motion to waive the associated fees to appeal the decision of the ZCO and possibly change Condition #5 by the ZBA. Keith seconded the motion. Joanne & Bob voted in favor. Keith abstained.

- D. Quotes for Generators** –

JD Power & equipment (located in Deerfield) \$400 per year for the Town Office & \$400 Police Department.

NE Drill Tech (located in Epsom) \$250 per year for the Town Office & \$250 Police Department.

Scherbon (located in MA) \$225 per year for the Town Office & \$225 per year for the Police Department.

The services provided from each company were reviewed. Bob suggested that even though NE Drill Tech is \$25 more per machine per year than Scherbon – we should utilize their service, as they are local – and should we require emergency service, we will save money on the travel time and mileage.

Joanne made a motion to accept the proposal for generator maintenance at the Police Department & Town Office. Keith seconded the motion. All in favor.

- E. Charitable Exemption – Motion Only** – Joanne made a motion to grant the partial Charitable Exemption for Northeast Resource Recovery Association that is not being used for rental income. Keith seconded the motion. All in favor.

## MINUTES FOR REVIEW AND DISCUSSION

- **Draft – April 27, 2009** – Joanne made a motion to approve these minutes. Keith seconded the motion. All in favor.

- **Final – April 20, 2009** – Joanne made a motion to approve these minutes as amended. Keith seconded the motion. All in favor.

**CONFIDENTIAL**

Correspondence from Town Counsel

**FOR INFORMATION ONLY** (No action required)

## **MISCELLANEOUS FOLDER**

### **ANY OTHER BUSINESS BROUGHT FORWARD BY THE BOARD**

Liaison Reports:

Bob said that Gordon was meeting with Darren Woodside tonight to discuss the drainage situation.

Parks & Recreation: Progress is moving along on the ball park. A professional exterminator was contacted to rid the field of ground wasps; he said they will go away on their own in a week or two, but they may return depending on the type of fertilizer used on the fields. Mary Frambach said the wasps are gone now. Another water sample is going to be taken from the swimming hole before a decision is made about whether to open it. Bob doesn't feel it is safe to open until the debris is removed from the swimming hole. There is a question about whether we were receiving FEMA funds to remove the sandbar & clean the area. Keith suggested we have Gary Perry come in to discuss this issue with the BOS, in regard to FEMA funds & wetlands permits.

The Library Trustees are meeting next Monday at 5:00 PM.

Bob asked what the status is on the employee badges. Joanne said the only logo on the badges is going to be the Town Seal.

Joanne said that the Suncook Valley Regional Town Association is meeting this Thursday here. Dave Fiorentino & Gordon spent some time on Goboro Road doing a highway safety audit in regard to the Planning Board request to lower the speed limit.

Joanne said she sent the last few items to CNHRPC for the Hazard Mitigation Plan.

Rick Bilodeau emailed Joanne today with conference call information about the H1N1 Flu. She did listen in & hopes to again this week. She stated that any additional information that is received needs to be sent to Cec Curran before it is placed on the website.

The POD Drill is Saturday, May 16 at Coe Brown at 9:00 AM.

We will be meeting on Tuesday, May 26 instead of Monday, May 25 due to Memorial Day.

Keith said he advised Wayne Preve about the BOS conversation with Gordon Ellis regarding the 4 X 4.

8:15 PM Joanne made a motion to adjourn. Keith seconded the motion. All in favor.