

LYNDEBOROUGH BOARD OF SELECTMEN
MEETING MINUTES
October 7, 2020
Final

I. Call to Order:

Chairman Chamberlain called the meeting to order at 6:00 p.m.

II. Introduction of Members Present:

Chairman Mark Chamberlain and Selectman Richard McQuade

Selectman Douglas was excused from tonight's meeting.

Town Administrator Russ Boland and Minute-Taker Kathleen Humphreys

Public Present: Assessor Todd Haywood, Jessie Salisbury, and Administrative Assistant Dawn Griska

III. Appointments:

6:05pm: Todd Haywood 2020 Property Tax Statistical Update & Draft MS-1 Review

Todd Haywood was present.

Mr. Haywood reported the Five-Year Re-Assessment was completed and roughly, the town went up 25% over last year's value, including new construction.

Mr. Haywood held 3-days of hearings, in which 65-70 residents came in to discuss their assessment. As a result, the company visited another dozen properties. Not everyone who had a meeting with the assessor received an adjustment. He stressed that the preliminary values are subject to change.

Mr. Haywood, the Board, and T/A Boland reviewed the MS-1 document in details, section by section, and the Board asked questions.

There were 57 total sales in Lyndeborough with a 98% median. The dispersion was 7.69% and differential was 1.01, which is within the range. Mr. Haywood reviewed the various types of sales used for the reevaluation.

T/A Boland asked about the MS-1 compared to last year's figures. Line 11 listed \$212,586,887 and line 23B (Net Valuation without utilities adjustment) was \$209,702,387. Mr. Haywood explained the utilities are taken out because they do not pay the school tax.

Chairman Chamberlain questioned why the Land Use Tax listed \$7,230.00, but the disbursement totaled \$7,300.00. Dawn Griska responded it was entered but will double check it. A discussion that Avitar felt that should not be included but Mr. Haywood disagreed. Mr. Haywood asked if the Board would like to put a caveat in there contingent on this edit, which the Board was in agreement on.

Selectman McQuade asked if out of the 65 residents that came for appointments was there anything major that came out of those meetings. Mr. Haywood said mostly issues with the condition of the house or property specific.

The Board reviewed the document and discussed each category.

One of the items the Selectmen questioned is the two lots on Chase Road. The 54 acre lot sold for \$95,000 while the 22 acre lot sold for \$2,226 and has a spectacular view. This is a land value so it won't change but they will check on the Hebert lot. They discussed a small 900 square foot ranch that they overpaid for at \$215,000.

VOTE: Selectman McQuade moved to accept the MS1 for 2020 contingent on verification on the Land Use Change Tax. Chairman Chamberlain seconded the motion. Motion passed 2-0.

Todd Haywood left at 6:40 p.m., but before leaving the Board asked about the solar array from Mr. Mitchell's property. Mr. Haywood said his card did not have solar arrays but discussed outbuildings. A/A Griska pulled the property card.

Given that there was available time between the first and second appointments of the evening, the Board addressed other items on the agenda until the time of the second appointment was reached.

IV. Community Forum and Public Comment:

Jessie Salisbury announced the program for the Historical Society meeting on November 7, 2020 has been finalized and will feature a presentation on the history of the 2nd NH Turnpike given by a Frankestown resident. The Historical Society newsletter will provide this information as well as a fundraiser to repair the church bell. There are about 70 members who will receive the newsletter.

A Wilton group headed by the Economic Development Committee sent a letter to the Milford Cabinet that included over 50 signatures, requesting that the newspaper start covering the news in Lyndeborough and Wilton again. The Lyndeborough Selectmen asked how they can assist and are willing to send a letter to the newspaper's editor.

Jessie Salisbury received a Proclamation from Gov. Sununu and the Town of Wilton. A photo is posted on the Town of Wilton's website.

V. Decision Making Actions:

Old/Tabled Business:

2020 Paving Plan for Brackets Cross Apron Update

The pavement work has been completed.

Putnam Pond Boat Ramp Dedication

The Putnam Pond dedication plaque is expected on Oct. 20, 2020. The Board should consider dates to hold the dedication. This discussion will be added to the next agenda.

2021 Budget Schedule Discussion

The Board was informed that Town Clerk/Tax Collector Trisha Schultz and Police Chief Rance Deware are not available for the October 30, 2020 Selectmen's Budget meeting and were asked if they would consider rescheduling the meeting date. It was decided to continue with this meeting date and if there are any questions, the Board can meet with the individual department head.

2020-2021 Road Salt Bid

Since Lyndeborough is in District 4, the Road Salt Bid price quoted at the last meeting was accurate. The Town will order 600 tons. This quote is less than last year's cost and less than other bidders, such as Morton Salt. There is an option to truck the salt to New Boston, for the savings, but after a discussion, the savings of about \$3,600 would be spent trucking the salt to Lyndeborough. The 2020-2021 cost is \$55.65 per ton purchased from Granite State Minerals.

VOTE: Selectman McQuade moved, Chairman Chamberlain seconded to allow T/A Boland to sign off on the Granite State Minerals, Inc. Road Salt Bid at 600 tons at a price of \$55.65 per ton. Motion passed 2-0.

b. New Business:

Halloween

The Halloween hours will be 5:00 p.m. to 8:00 p.m. on Saturday, October 31, 2020. The Board encourages everyone participating to practice safety measures.

Brandy Brook

Chairman Mark Chamberlain and Road Agent Mark Chase visited the Class VI portion of Brandy Brook Road to look at the condition of the road at the request of a resident who asked the Town to take over maintenance of the road. The biggest issue is the steep drop and a safe turn-around location for the plow. If the plow goes off the road, it would be a big loss. There is an existing stone culvert, which has some damage. There are water issues. Sections on the Class VI portion of the road wash out. Water and debris run down the hill from the railroad tracks. There are a lot of big trees. A significant amount of brush would need to be cut back. If the Town maintains the road and it continues to wash out, then the Town would be responsible. This matter will continue when there is a full Board present.

The resident who made the request to the Town was informed of the site visit, and spoke to Mr. Chamberlain and Mr. Chase. T/A Boland advised him to obtain a contractor in case it snows.

Appointment: 7:00 p.m.

Thomas Mitchell 2021 Warrant Article Discussion Regarding Solar Property Tax Exemption

Wilton resident Thomas Mitchell lives at 487 Lyndeborough Center Road with most of his property in Wilton and a portion in Lyndeborough. He is here tonight to address a solar tax exemption he would like the Town to put on next year's ballot.

Mr. Mitchell explained he called the Lyndeborough Town Office before he installed his solar array in May 2018 and the information he received was there is not a tax on solar collectors. He felt, because of this conversation, he should be grandfathered from taxation.

Proposed reasons to have an exemption for solar collectors:

1. There is an assumption solar array increases the value of the property, it probably does, but some people may not want solar arrays for their upkeep and expenses. There needs to be data on sold properties with solar arrays in Town.
2. This is an incentive to add power to the power grid. The excess can be put back to the community and used by people on that line.

3. Environmental advantages; solar array reduces the amount of carbon in the air and it is less power Eversource has to make. The community benefits.
4. State and National government: There is a DES grant and a State grant, therefore they are in favor but allow the towns to make the decision on tax exemptions. If the Town taxes the solar array owner then that hurts the incentive.

Mr. Mitchell urged the Board to put this before the residents. T/A Boland said a solar exemption warrant article was presented to the town in 1984 and it did not pass.

Rick McQuade asked what other towns do and was informed that according to Todd Hayward, it is a blend. The Board would like to see how this would read. Mr. Mitchell will forward to the Board an exemption language he found. It was mentioned that an exemption would then increase other property owner's taxes.

A/A Griska said she read the State Statute but it did not give any direction or described any specific language. T/A Boland said they could research similar size towns to see what they do. This will be on the next agenda. It was noted that Petition Warrant Articles would need to be in by February 2021. They would look into if Mr. Mitchell can bring forth a petition article since his legal residential address is in Wilton and he is not a registered voter in Lyndeborough.

Allowable Levels of Welfare Assistance Payment Discussion

The Welfare Guidelines have not been updated since 2006. T/A Boland presented the Nashua guidelines as a discussion item. Proposed changes include increasing the heat allowance; \$50 cell phone allowance; \$100 internet allowance; increasing the diaper allowance to \$100; and increasing the food allowance by \$200. Burial, gas and car allowances stayed the same. The proposed changes would update the Appendix A of the Welfare Guidelines.

VOTE: Selectman McQuade moved to accept the proposed changes to Appendix A of the Welfare Guidelines as presented. Chairman Chamberlain seconded the motion. Motion passed 2-0.

November 3, 2020 Election Assignments

It was agreed, Selectman Douglas will fill the morning shift, and Selectman McQuade will cover the afternoon hours then be replaced by Chairman Chamberlain who will cover the evening shift at the polls.

c. Items not on Agenda:

Road Agent Mark Chase discussed the culvert work on Richardson Road. He reported there is a lot of activity on this road due to the horse farm at the top of the hill; with visitors and deliveries. There have been improvements to the culvert but the work will not be completed this year. He recommends the remainder of the work be scheduled for the spring. The increased traffic will require more road maintenance. Road improvements were discussed.

It was mentioned that Unanticipated Municipal Aid is down \$1,000.00 down because of a change in the school enrollment. T/A Boland had a conversation with DRA.

VI. Town Administrator Report

The new Freightliner chassis is in. T/A Boland and Road Agent Mark Chase plan a trip to Barre, Vermont to inspect the project.

Fire Chief Brian Smith had contact with Midwest Fire Equipment and was informed the chassis could be available in November.

The new police cruiser has arrived at the dealership and will be available in a few weeks after the equipment from the 2016 cruiser is transferred over.

The plan is to post the Volvo dump truck for sale on www.municibid.com and include information regarding recent work on the vehicle. The Board discussed if they want to put a reserve on the bid. This will be discussed at the next meeting.

The Road Agent was asked for his opinion on the Town taking over the maintenance Brandy Brook Road. Mark Chase felt the biggest problem is the plowing as well as the steep slope and drainage issues. There would be a lot of work to do such as cutting down the brush, which could take a week. He does not want to see water ending up in neighboring properties if they fix the drainage. His advice is the Town needs to do their homework before making a decision. This will be a discussion at the Selectmen's next meeting.

Selectman McQuade asked how many culverts this road might need and the answer was two culverts. Road Agent Chase said he just took his Culvert Recertification class and from that class, it is clear the State does not want to see culverts on a slope.

T/A Boland applauded the Highway Department on their conservation efforts and mentioned the electric bill at the Highway Garage was \$51.00 this month.

Road Agent Mark Chase was present to discuss a proposed schedule for the Highway Department that would benefit the Town. The staff would work four 10-hour days with alternating start times. They would cover the morning bus schedule as well as the afternoon commute time, which typically has not been covered. The later shift would end at 7:00 p.m. The entire staff would be working Tuesdays through Thursdays with a reduced staff on Mondays and Fridays. This would reduce the need for over-time. The Highway Department employees are in favor of the new schedule. The Board asked to see the schedule in writing and this discussion will be continued.

VII. Selectmen's Report

a. MACC Base Action & Agenda

There is a meeting scheduled for tomorrow. Milford plans to have a Warrant Article in regards to MACC Base at their 2021 Town Meeting.

b. Transportation Committee

They will host a Zoom meeting next Wednesday.

c. Planning Board

The Planning Board will meet on October 15, 2020. They have two (2) lot-line adjustment applications plus an informal discussion for a four-lot subdivision on Baldwin Hill Road.

d. Heritage Commission

The Heritage Commission will meet on October 30, 2020. They asked the Wilton-Lyndeborough HS audio/video department if a student could help produce their historic videos for the Fourth Grade Local Government Project. Stephanie Roper will work on "How Many Corners" presentation, Walter Holland on the Lafayette Artillery Company plus the Glass Factory, while Jessie Salisbury will work with the Lyndeborough Town Office.

e. Safety Complex

No items to discuss.

VIII. Consent Agenda:

VOTE: Selectman McQuade moved, Chairman Chamberlain seconded to accept the Consent Agenda dated Oct. 7, 2020. Motion passed 2-0. (see below)

IX. Information Items Requiring No Discussion

Chairman Chamberlain said he received an inquiry regarding an excavation project at Dan Holt's property on Center Road. It was questioned if there is an excavation permit on file. Code Enforcement Officer Leo Trudeau will look into this.

X. Non-Public Session RSA 91-A:3 II (c, d, and I)

VOTE: Selectman McQuade moved, Chairman Chamberlain seconded to enter into a Non-Public session at 8:04 p.m. Motion passed 2-0.

VOTE: Selectman McQuade moved, Chairman Chamberlain seconded to exit the Non-Public session and adjourn at 8:27 p.m. Motion passed 2-0.

Adjournment:

All scheduled items having been addressed, the public meeting was adjourned at 8:27 p.m.

Next regular meeting: October 21, 2020 at Citizens' Hall at 6:00 p.m.

Kathleen Humphreys, Transcriber

Chairman Mark Chamberlain _____

Selectman Fred Douglas _____

Selectman Richard McQuade _____

October 7, 2020 Consent Agenda		
Item #	Item Title	Approved
1	AP Warrants – September 29 & October 6, 2020	Yes

2	Payroll Warrant – September 21 through October 4, 2020	Yes
3	Request for Approval of Purchase Order # 2416 – D.C. Slocomb Company, LLC – 2009 Volvo Dump Truck Inspection & Repairs (\$4,555.85 - Inv. # 18921)	Yes
4	Request for Approval of Purchase Order # 2419 – Shattuck Paving – Center Road & Bracketts Cross Road Paving (\$3,953.00, Inv.# 8035)	Yes
5	Request for Approval of Intent to Cut Application, Anzalone (20-279-11T) (216-001) – Accessed Via Pinnacle Road	Yes
6	Request for Approval of Intent to Cut Application, Culbertson (20-279-12T)(207-030) – Accessed Via Perham Corner Road	Yes
	Board of Selectmen’s Public Meeting Minutes – September 23, 2020	Yes
	Board of Selectmen’s Non Public Meeting Minutes – September 23, 2020	Yes