

SELECTMEN'S MEETING

August 1, 2012

Executive Board Attending: David Upton, Maury Collins, Susan Hansel Edie Drinkwater, Admin. Assist.

Others Attending: Dennis Dellagreca, Maureen Lord, Rick Lothrop, Dean Huber

At 6:04 PM with unanimous approval the August 1st Selectmen's meeting was opened by David Upton.

A final report from Cross Country Appraisal on the Mednick property was reviewed. It was determined that site assessor's notes from 2010 indicated activity on the property expanding the use, therefore a reassessment occurred. This believed to be in good faith by the Board of Selectmen at that time.

The tax bill was paid by Mr. Mednick and no abatement request was filed by Mr. Mednick for 2010.

In 2011 Mr. Mednick did file a timely abatement request. Upon a review of the assessment Cross Country Appraisal (Jeff Earls) adjusted the assessment and recommended an abatement for 2011 Tax year based on over stated values.

There was also a review of the amount of land being used to support building and other non-current use activity. This was determined to be 2 acres. One acre was previously released and now a second acre will come out of current use.

The value of this second acre had been previously overstated and has been adjusted so Mr. Mednick will also receive a LUCT abatement.

Next the Congoran Building permit application was briefly discussed and it was determined that more information will be needed before granting a permit.

Dennis Dellagreca informed the board that excavation and construction has already begun. The board decided to inform Tom Tolman by phone that he must cease and desist until a permit can be properly approved. If he does not stop then a formal Cease and Desist will be issued to the land owner.

Next Dennis asked if Scenic Highway regulations were checked before placing new caution signs on the Nubanusit Road. He also asked why the property owners on that road were not consulted. This action had been taken in response to a complaint from Mary Cornog about speeding cars by her home.

Next the Fire Chief reported on the Status of the Rescue Department training.

1. The first week in September the First Responder's course will begin. Other towns will be invited to participate in the class to keep the cost down for all attendees.
2. AED & CPR certification class will be offered in Sullivan on August 11th.
3. Carol Raynor has expressed interest in helping by taking the First Responder course.

The discussion continued with several ideas being presented.

Rick reported on his beginning research into how other Towns are compensating their Fire and Rescue personnel. This research will continue and the result will be presented as part of the 2013 budget talks. Each town seems to have a different method for calculating some sort of compensation. Rick will seek out more details from other departments to present to the Board. Rick and Edie checked the Fire Dept. budget to see if any line items could be adjusted to add

funds to the training budget. Rick selected several areas where he felt money could safely be taken. This resulted in a remaining training budget of just over \$7500.00
If the Board approves of this budget adjustment it will allow the First Responder course to take place.

One concern is the availability of people of an age that may consider jumping into the demands of training and responding to calls at all hours of the day or night and who may need to leave work or arrive late in order to respond.

Rick said that there are about 12 people on the Fire Department at this time.

Rick noted that he lost some well qualified people due to moving out of the area.

At 7:10 PM David made a motion to go into Non-Public Session to discuss a personnel and legal matter. This in accordance with RSA 91-A:3 II (a&c).

Seconded by Maury

This motion then carried by a roll call vote. Susan – Aye, Maury – Aye, David – Aye.

At 7:23 The Board returned to the Public meeting.

The result of the Non-Public session was announced and is attached as follows.

Town of Nelson [Board of **Selectmen**, Planning Board , ZBA etc. (choose one)]

Personnel and Legal matters concerning Town Employees RSA 91-A: 3 II (a&c)

Minutes of Non-Public Session

Date: August 1, 2012

Present: David Upton Yes
Maury Collins Yes
Susan Hansel Yes

Motion to enter Non-Public Session made by David
and Seconded by Maury.

SPECIFIC EXEMPTION RELIED UPON AS FOUNDATION FOR THE NON-PUBLIC SESSION.

X **RSA 91-A: 3 II (a)** – The dismissal, promotion or compensation of any public employee or the disciplining of such employee or the investigation of any charges against him unless The employee affected (1) has a right to a meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

 RSA 91-A: 3 II (b) – The hiring of any person as a public employee.

X **RSA 91-A: 3 II (c)** – Matters which, if discussed in public, would likely affect adversely the Reputation of any person, other than a member of the board itself, unless such person requests an open meeting.

 RSA 91-A: 3 II (d) – Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are

adverse to those of the general community.

 RSA 91-A: 3 II (e) – Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed against the Town or any subdivision thereof, or against any member thereof because of his membership in such body, until the claim or litigation has been fully adjudicated or otherwise settled.

Roll call vote: Susan Hansel **Yes**
 Maury Collins **Yes**
 David Upton **Yes**

THE BOARD ENTERED NON-PUBLIC SESSION AT 7:10 PM

OTHER PERSONS PRESENT DURING THE NON-PUBLIC SESSION
Edie Drinkwater, Administrative Assistant and only Rick Lothrop.

Town of Nelson **Minutes of Non-Public Session**

BRIEF DESCRIPTION OF THE SUBJECT MATTER DISCUSSED AND FINAL DECISIONS:

Personnel matters concerning Town Employees RSA 91-A: 3 II (a&c)
This session concerned personnel matters with sensitive information being discussed.

NOTE: RSA 91-A: 3 (III) Minutes of proceedings in non-public session shall be kept and the Record of all actions shall be promptly made available for public inspection, except as provided in this Section. Minutes and decisions reached in non-public session shall be publicly disclosed within 72 hours Of the meeting, unless by recorded vote of 2/3 of the members present, it is determined that divulgence of the information would adversely affect the reputation of any person other than the member of the Board, or render the proposed action ineffective. In the event of such circumstances, information shall be withheld until, in the opinion of a majority of members, the aforesaid circumstances no longer apply.

Shall the minutes be publicly disclosed? **No**

If No, the following motion is required:

MOTION MADE BY David , SECONDED BY Maury
TO NOT PUBLICLY DISCLOSE THE MINUTES BECAUSE IT IS DETERMINED THAT DIVULGENCE OF THE INFORMATION LIKELY WOULD:

 X Affect adversely the reputation of any person other than a member of the Board, or
 Render the proposed action ineffective.

 X Cause harm to the Town through Possible litigation

ROLL CALL VOTE Susan - Yes
 Maury - Yes
 David - Yes

**MOTION TO CLOSE THE NON_PUBLIC SESSION MADE BY Susan
AND SECONDED BY David**

**ROLL CALL VOTE Susan - Yes
Maury - Yes
David - Yes**

The Board Reconvened the Public Session at 7:22 PM

Minutes recorded by: Edie Drinkwater

After announcing the outcome of the Non-Public Session the public meeting continued.

Dean Huber came before the Board to ask questions concerning property owned by his parents. Both of Dean's parents are now deceased and he is considering various possibilities for improving the home and property so that he could move there.

The lot is less than one acre and due to topographical problems may not be able to relocate the house and meet the regulations for setbacks and septic. The lot is non-conforming and any planned change would require a review by the Zoning Board.

Edie will pull together as much information as possible to help Dean come up with a plan. Dean was encouraged to talk to the Zoning Board to see what might be possible.

The next item was a Building permit request from James Bowen. This is a non-conforming lot due to the size being less than one acre. The plans were reviewed along with the DES permit. There are two houses on the property. The plans for the new house show 4 bedrooms and the existing cabin has one bedroom. They have an approved septic system for 5 bedrooms. Changes to the footprint are unclear and a consultation with the Zoning Board seemed in order prior to approval.

Maury made a motion to refer the request from James Bowen for a building permit to the Zoning Board for review.

Susan seconded the motion.

The motion then carried by unanimous vote.

Next was presentation of the contracts for the Town Office Renovation and approval of a Building permit for the project.

After a brief discussion Maury made a motion to approve the building permit.

Susan seconded the motion.

The motion carried by unanimous vote.

The next packet presented came from Tom Forrest. This included copies of a Shoreland Permit Application. The land owners are Harold and Eva Roeder. The paperwork indicates their intent to build a shed and dock. As of this date they have made no request for a Building Permit. Tom Forrest will be contacted for more information.

Susan made a motion to approve David to sign the Renovation Contracts on behalf of the Select Board.

Maury seconded the motion.

The motion then carried by unanimous vote.

David made a motion to approve the adjustments to the Fire Department's line item budget.

Maury seconded the motion.

The motion then carried by unanimous vote.

David reported on the meeting with Anne & John Cucchi.

The 2 requests include 1. Reinstate the protective clause into the zoning regulations

2. Review the Stankavich issues regarding a septic system on their property and possible deed attachments placed by the Town.

John and Anne will work on their presentation for a variance through the Zoning Board.

John and Anne will also work with the State to try to reclaim the property in front of their house.

Eddie gave an update on the final move before the renovation. David Drasba, Trevor, and Allan are all scheduled to attend a final walk through on August 7th.

Eddie reported that the risk manager from LGC left a message that he could set up a time to come to speak to the Town regarding levels of insurance.

There was a brief discussion of the preparation of the budgets for 2013. This work has already begun and the Board can think about scheduling the talks with each department head in the next month.

There was a brief discussion of how the search for a new Town Clerk/Tax Collector deputy was coming. The notices have been posted for several weeks and so far there is just one applicant. In September Teri will begin the interview process.

Susan asked for an update on the progress of the Joint Loss Management Committee.

David and Eddie reported on the meeting and that a lot of the formatting is complete so making the adjustment to Nelson should go quickly.

The Town's Personnel Policy and Procedure book was copied for each Selectman. There was some discussion about changes that may be needed. The Board agreed that Susan will review the book and work with Eddie to see what amendments should be made.

Paperwork was presented for review and signatures.

David made a motion to approve the minutes from the July 24th meeting.

Susan seconded the motion.

The motion carried by unanimous vote.

Maury made a motion to approve the minutes from the July 25th meeting with the Town Buildings Committee.

Susan seconded the motion.

The motion carried by unanimous vote.

Maury made a motion to approve the manifest for this week.

Susan seconded the motion.
The motion carried by unanimous vote.

Maury made a motion to approve the Sealed minutes of the Non-Public session.
Susan seconded the motion.
The motion then carried by a roll call vote. Susan – Aye, Maury – Aye, David – Aye.

When all paperwork was complete there remained a personnel issues to be discussed in Non-Public Session.

At 9:14 PM David made a motion to go into Non-Public session in accordance with RSA 91-A:3 II (a&c)
Maury seconded the motion.
The motion then carried by unanimous roll call vote. Susan – Aye, Maury – Aye, David – Aye

At 10:13 upon returning from Non-Public Session the following information was released.

Town of Nelson [Board of **Selectmen**, Planning Board , ZBA etc. (choose one)]
Personnel and Legal matters concerning Town Employees RSA 91-A: 3 II (a&c)

Minutes of Non-Public Session

Date: August 1, 2012

Present: David Upton Yes
Maury Collins Yes
Susan Hansel Yes

Motion to enter Non-Public Session made by David
and Seconded by Maury.

SPECIFIC EXEMPTION RELIED UPON AS FOUNDATION FOR THE NON-PUBLIC SESSION.

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open meeting.

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Roll call vote: Susan Hansel **Yes**
 Maury Collins **Yes**
 David Upton **Yes**

THE BOARD ENTERED NON-PUBLIC SESSION AT 9:14 PM

OTHER PERSONS PRESENT DURING THE NON-PUBLIC SESSION
Edie Drinkwater, Administrative Assistant.

Town of Nelson **Minutes of Non-Public Session**

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ROLL CALL VOTE Susan - Yes
Maury - Yes
David - Yes

MOTION TO CLOSE THE NON PUBLIC SESSION MADE BY David
AND SECONDED BY Maury

ROLL CALL VOTE Susan - Yes
Maury - Yes
David - Yes

The Board Reconvened the Public Session at 10:13 PM

Minutes recorded by: Edie Drinkwater

The Board discussed the next meeting of the Town Buildings Committee on August 15, 2012 at the Library. Because the Board will be in attendance together this will be posted prior to the meeting.

David made a motion to close the public meeting. This was seconded by Maury. The motion carried by a unanimous vote.
Meeting adjourned at 10:30 PM

August 1, 2012

David Upton, Acting Chair

Maury Collins

Susan Hansel