

SELECTMEN'S MEETING

August 8, 2012

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

Others Attending: Dennis Dellagrecia, Maureen Lord, Terry Mednick

At 6:00 PM David opened the August 8th meeting of the Nelson Board of Selectmen with approval from Susan Hansel. Maury was out of town and absent from this meeting.

Terry Mednick came before the Board to present his dissatisfaction with the assessment of his property.

Terry had applied for abatement of the 2011 taxes. He also had filed a complaint that the assessment used for determining a LUCT on his property was not correct. In addition Terry has an ongoing issue concerning his 2010 assessment.

As a result of his previous complaints the Board requested that Cross Country Appraisal Group take another look at Terry's property and the preceding tax assessments back to 2010.

Jeff Earls, from Cross Country, met with Terry and examined the property and Terry's claim.

Terry expressed dissatisfaction with this meeting and he was upset that Jeff Earls responded to the Selectmen with his findings instead of discussing it with Terry first.

The meeting, however, resulted in a reduced assessment and abatement for 2011 and a reduced assessment and reduction in the LUCT which also gave Terry additional abatement.

It was determined from past assessor's field notes that in 2010 some change on the property was evident and it had been reassessed at that time. The 2010 tax bill reflected this reassessment and Terry paid the taxes in full. He did not file for abatement of the 2010 tax year. Terry stated his intentions to take this matter to the BTLA or to court.

Dennis Dellagrecia presented the board with an update of information regarding the posting of the Congoran Property.

Dennis had previously presented information to the Select Board regarding a tabled request for a building permit from the Congorans.

Dennis later brought in photos which allegedly show construction moving forward without a permit.

The board had decided to issue a verbal cease and desist and to outline the process to follow before the project could continue.

The new posting signs on the Congoran property contain a direct message to Dennis.

Dennis went on to present further history regarding a complaint which had been filed with the DES against him. He believes the Congorans, their contractor's family and another neighbor are responsible for the complaint. He noted that the DES found no need for action. Dennis was informed in writing and requested that a copy of the DES ruling be kept in his property file.

Dennis has now alerted Bud French, Chair of the Conservation Commission of the concerns regarding the Congoran building project. The Conservation will be visiting the site as soon as it can be arranged.

Discussion continued for quite some time and ended with a formal request from Dennis that the Board issue a written Cease and Desist to the Congorans.

David agreed to call the Congorans to set up an appointment for a visit.

Edie reported that the verbal Cease and Desist was not given to Tom Tolman because the land Owner (Mary Congoran) came into the Town Office the very next morning. She was informed of

the order to Cease and Desist and gave her assurances that they would seek the proper approvals from DES and are agreeable to work with the board to meet all requirements.

Next, Rich Popovic was asked to come in this evening to review a request for a building permit. This non-conforming building will require demolition and there may be some slight change in the foot print. Rich was called because the ZBA may need to be involved. Rich did not show up for the meeting. He will be called tomorrow.

Next was a review of the final preparation for renovations to begin at the Town Office. Edie reported that David Drasba did not show up for the final meeting at the Town Office with the contractor. He did not inform the Board or the office staff that he would not be there. Further, he had not chosen or brought in samples of material for the counter tops. His most recent emails would indicate that he was not aware of the type of glass the Board had requested to be priced out and he was not aware that a definite start time had already been agreed upon with the contractor.

The contractor sent in a proposal for the upgrade to bullet resistant glass to cover the staff work areas and new foyer window. The increase to be \$5,900.00 for this upgrade. David made a motion to add the bullet resistant glass option to the renovation plans. Susan seconded the motion. The motion then carried by unanimous vote of 2-0.

Edie reported that Allan Treadwell has met with the contractor and went over every detail of placement of the needed outlets. They have a plan worked out to accomplish this in the most time and space efficient way.

Edie also reported that Ed Schillemat called in to say he had received a complaint about septic waste on the Congoran property as a possible health issue. He is out of town but will check in upon his return.

Proposals from Allan Treadwell in the amount of \$1900.00 for the computer dismantle, new setup, rewiring, and complete server location setup were reviewed and discussed. David then made a motion to approve the \$1900.00 proposal. Susan seconded the motion. The motion then carried by unanimous vote of 2-0

Allan also submitted a proposal for public wireless to be added to the Town Office. David opened discussion on this topic by noting that this is not a pressing issue that needs to be addressed this year and could be added to next year's budget. Discussion continued for a short time with David noting that there would be very limited use at this time and would only be a convenience rather than a necessity which does not require immediately action. The cost of \$150.00. Susan asked if a donation of that amount could be accepted. While that is possible any monthly charge for the service would need to be considered as well. It was agreed to table this for the time being but will be discussed again when Maury returns.

David reported on his upcoming meeting with Department of Safety. Several areas in Town will be addressed for highway safety issues. Some actions taken may possibly have a potential for reimbursement. He will report again after the meeting.

David then discussed a class that is available called "Election Law Training". He will be attending and would like all members of the Board attend. This will be held on August 21st in

Keene.

The Nelson Board of Selectmen has been invited to the Roxbury Bicentennial Celebration as special guests. A Section of Roxbury was once part of Nelson. Nelson along with Marlborough and Keene gave up land to create the Roxbury Township. David will be attending this event.

David reported on several articles he read including one on Police work in the age of technology which he will share with Chief Pratt. Another article included warnings about posting accident photos on the internet, and another is about the monitoring of dams.

David suggested looking into the possibility of funding the insurance for the Nelson Farmers' Market for one day. More research will be done before budget talks begin.

David reported on his discussion with Lisa Murphy from SWRP concerning "protective clauses" in the Town ordinances. Lisa is available to speak at a planning board meeting.

There was discussion of the need for internet access and printer availability for the Supervisor of the checklist. They have a laptop and access to the internet is available at the Library but not a printer. It was decided that only computer #3 will be set up with internet access and printer use for the Supervisors of the checklist when they have need for a printer. Betsey Church will be notified.

Next was a discussion of the bill from Rick Monahan for the first floor renovation of the Old Brick Schoolhouse. The total bill was \$14216.00. Credit from the Master Plan Project was \$1500.00. The balance is \$12716.00. There was some discussion about this bill and the fact that David Upton had asked several times for information about the hourly rate and progressive charges. He was never given an answer which was a cause for some concern. Susan felt that Rick should not be asked for a reduction in the bill.

Susan made a motion to approve payment of the Monahan Bill.

David seconded the motion.

The motion then carried by a unanimous vote.

David then reported that he received a request from a resident for use of the center of Town for parking on August 18th. They are having a party and would provide shuttle service to their home for the guests. As this is Old Home Day her request will be denied and it will be suggested that she call the School Board for possible parking at the Nelson School yard.

David reminded the Board that a Request for Proposal should be developed very soon to begin the process of acquiring a new contract with an assessing company.

Eddie reported that the MS-4 is nearly ready to send to the DRA.

Paperwork was then presented for review and signatures as needed.

David moved to approve the manifest.

Susan seconded the motion.

The motion then carried by a unanimous vote of 2-0

David made a motion to approve the minutes of the August 1st selectmen's meeting.

Susan seconded the motion.

The motion then carried by a unanimous vote of 2-0

David made a motion to approve the Non-Public minutes for the first session on August 1st (Time 7:10 PM).

Susan seconded the motion.

The motion then carried by a unanimous vote of 2-0

David made a motion to approve the Non-Public minutes for the second session on August 1^s (Time 9:14 PM).

Susan seconded the motion.

The motion then carried by a unanimous vote of 2-0

David made a motion to adjourn.

Susan seconded the motion.

The motion then carried by a unanimous vote of 2-0

Meeting adjourned at 8:48 PM

August 8, 2012

David Upton, Acting Chair

Absent

Maury Collins

Susan Hansel