

SELECTMEN'S MEETING

May 15, 2013

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

Others Attending: Dennis Dellagreca, Matt Ferraro, Barry Tolman, Maureen Lord, Dean Huber, Trevor Anderson, Sarah Scanlan, Greg Heyn, DRA, Joanne Tramontozzi, DRA.

The meeting was opened by Chair David Upton at 6:00 PM.

David began by explaining that complaints had been filed regarding the Department of Revenue's selection of properties to view for completion of the monitoring of the 2011 Town wide revaluation.

The complaint alleges that the properties were chosen by the town office and further insinuates there may be a possible prejudice involved in the selection.

Greg Heyn, Real Estate Appraiser Supervisor for the NH Department of Revenue and Joanne Tramontozzi also from the Property Appraisal Division of the NH Department of Revenue came before the Board to address this complaint. (Joanne is the agent regularly assigned to Nelson). Greg requested the floor and began a presentation to explain the laws and the process involved in the monitoring of assessing companies after a town wide revaluation.

This exercise is to collect data for monitoring the consistency in the application of assessments as determined by assessing companies.

He explained that the DRA has all of the Town's data in their files.

The DRA has the authority and is required to review a certain number of properties per cyclical year of data gathering.

A selection of these properties must be physically visited to collect data.

Mr. Heyn explained that the DRA has the sole authority for choosing the properties and for notifying the land owners. They use a specific process for random computer selection and he stated clearly that there has never been an instance where a Town is involved in selecting these properties.

Maureen Lord recalled a phone conversation she had with Joanne Tramontozzi and alleged that during this conversation Mrs. Tramontozzi told her that the Town selected the properties.

There was a brief review of the conversation between Maureen Lord and Mrs. Tramontozzi.

Edie asked Mrs. Tramontozzi if she ever told Mrs. Lord that Edie or anyone else in the Town office selected those properties.

Mrs. Tramontozzi stated that she did not say that to Mrs. Lord and would not have said that.

Mr. Heyn further informed the audience that Mrs. Tramontozzi has been doing the job for thirteen years and clearly knows the process of property selection for this monitoring.

The original email request and list that was sent to the Town office was made available to Mrs. Lord at her request.

With no further questions, the Board thanked Mr. Heyn and Mrs. Tramontozzi for attending the meeting and clearing up any misunderstanding of the monitoring process.

Next, the Board reviewed a request for a building permit from Leslie Castor on Murdough Hill Road. Mr. Castor owns a non-conforming lot of less than two acres and would like to demo an existing house and prepare a slightly different location for a new house. He also wants to add a second floor to a barn he started to build several years ago. There were several issues regarding this project such as moving the existing footprint of the original house, increasing the

size of the new house, setbacks from the street line, and the set back from other existing structures.

David made a motion to deny the building permit and refer Mr. Castor to the ZBA to seek a variance for these structures.

Susan seconded the motion.

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

Next, David introduced Trevor Anderson. Trevor is living in Nelson and is working as a firefighter on the Peterborough Fire Department. Trevor is interested in offering his help to the Nelson Fire Department. He gave a brief overview of his certifications and training.

David thanked him for his interest and explained that the process is just now in place to define the organization of the Nelson Fire Department. He further explained that the positions currently approved by the Board are being offered just within the department at this time.

David reported on a very productive Town Buildings Committee meeting last night.

David discussed the drainage issue at the rear exit of the Town Hall which is causing water to stream into the basement.

Susan stated that she did not know enough about the issue to make a recommendation but both she and David agreed to discuss the problem with Mike Tarr.

Lisa Sieverts came before the Board to discuss a property tax issue.

Edie explained that Avitar noted an incorrect land category had been used in applying for a conservation easement tax rate.

Lisa agreed to a correction and Edie will contact Avitar in the morning to make the necessary adjustment in the system before the first issue tax bills are printed.

David made a motion to approve the public minutes for the May 8, 2013 meeting of the Selectmen.

Susan seconded the motion.

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

Susan made a motion to approve the Non-public minutes for the May 8, 2013 meeting of the Selectmen.

David seconded the motion.

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

Edie presented two letters of request from Avitar to be sent to utility companies for information needed to complete assessments.

David made a motion to approve the permit letters from Avitar.

Susan seconded the motion.

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

Susan reported that the manifest was complete and made a motion to accept as presented.

David seconded the motion.

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

David made a motion to approve a contract to begin using "Invoice Cloud" from Avitar.

This will allow property owners and others access to tax information online.

Susan seconded the motion.

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

David reported on the Granite Lake Boat ramp meeting with Chris Guida. Chris was contacted and asked to offer an estimate (bid) to prepare and present the necessary documents for the DES permit process for this project. His bid was \$1800.00

David made a motion to accept the bid from Chris Guida.

Susan seconded the motion.
The motion then carried by a vote of 2-0.

Dean Huber requested permission to speak and he went on to indicate his interest in applying for the position of Deputy Chief of Operations for the Nelson Fire Department.
The Board offered appreciation for his interest and willingness to serve and agreed to have a job application forwarded to him right away.

At 7:25 PM David made a motion to move into Non-Public session in accordance with RSA 91-A:3 II (a&c&e) at the request of Chief Pratt.
Susan seconded the motion.
The motion then carried by roll call vote of 2-0. Susan – Aye, David - Aye

Town of Nelson [Board of Selectmen, Planning Board , ZBA etc. (choose one)]
Personnel, Cause harm to reputation of another
RSA 91-A: 3 II (a&c&e)

Minutes of Non-Public Session

Date: May 15, 2013

Present: David Upton Yes
Susan Hansel Yes

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

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.

x Cause harm to the Town through Possible litigation

ROLL CALL VOTE _____

_____ David - Aye _____

_____ Susan - Aye _____

MOTION TO CLOSE THE NON-PUBLIC SESSION

MADE BY David AND SECONDED BY Susan

ROLL CALL VOTE _____ Susan - Yes _____

_____ David - Yes _____

The Board Reconvened the Public Session at 8:06 PM

Minutes recorded by: Edie Drinkwater

Upon returning to public session the Board reviewed the Memorial Day activities.

1. Nelson Town Band begins playing late morning (around 11 or 11:30).
2. Richie went over the issue of traffic control during the brief ceremony and parade to the cemetery.
3. Richie agreed to be in overall charge, attending to the safety needs of attendees, the band, and participation of children and adults during the event.

Susan reminded everyone that on Tuesday, June 6, 2013 book sorting begins in the library basement and the door will need to be unlocked for the volunteers.

With nothing further David made a motion to adjourn.

Susan seconded the motion.

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

Meeting adjourned 8:26 PM.

May 15, 2013

David Upton, Chair

_____ *Absent* _____

Maury Collins

Susan Hansel