

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**January 2, 2024  
6:30 PM**

---

### **ATTENDEES:**

Select board members: Leon Rideout, Shane Beattie, Kathy-Jean Lavoie

Others in Attendance: Town Manager Benjamin Gaetjens-Oleson, Charity Baker, Michael Nadeau, Department Heads, Members of the Public, Phlume Media

The meeting was called to order at 6:30 p.m. by Selectman Leon Rideout

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Water/Sewer Supervisor Timmy Bilodeau** reported they have been plugging away on building maintenance. Also, an employee gave his notice and it will leave them one person short.

**Highway Foreman Tim Brown** reported they have hired a new employee Cameron Shaw and believes he will be a good fit. They have been spending most of their time repairing potholes. The grader was hit by a car going up Corrigan Hill. The driver of the other vehicle dropped his phone and when he looked back up there wasn't enough time to avoid clipping the grader. There was no damage to the grader.

**Transfer Station Supervisor Rusty Scott** mentioned they are looking to increase the large bags another .50 cents per bag and need the approval of the board. The medium and small bags will remain where they are. In 2023 the bags were increased .50 cents across the board however the large bags still show a deficit.

**Motion made by Kathy-Jean and seconded by Shane to increase the 30-gallon bags by .50 cents a bag effective January 3, 2024. All in favor. Motion carried.**

**Land Use Coordinator Robin Irving** reported she has been working on an end of year flurry of people renewing their building permits on work that was not completed in 2023. The planning board will hold the merits hearing for the Colby Restaurant Case. The public hearing on the draft Zoning amendments will also be held this month.

### **APPOINTMENTS:**

Ryan and Erica Canales were present to discuss their grievances with the recent revaluation of their property. Erica handed out a letter to each of the board members which explained a list of their grievances (attached). She reviewed the points listed with the board. She urges the board to take it upon themselves to look over the assessor's work and make sure it is being done fairly. Erica mentioned she would like to have access to his calculations of their property so she can see what was used for data.

Kathy-Jean mentioned she is willing to work with the assessor to make sure the concerns of the tax payers are brought forward. Leon also mentioned he would like to see pre-reviews with the tax payers instead of after-the-fact reviews and add that wording to the assessor's contract. The other board members felt that was a reasonable request.

**REVIEW OF MINUTES:** December 18, 2023 regular and non-public

**Motion made by Shane and seconded by Kathy-Jean to accept the December 18, 2023, regular meeting minutes. All in favor. Motion carried.**

**Motion made by Shane and seconded by Kathy-Jean to accept the December 18, 2023, non-public meeting minutes. All in favor. Motion carried.**

**OLD BUSINESS:**

**Adoption of Lancaster Community Power Electric Aggregation Plan** – Ben mentioned the plan has been submitted to the Town’s attorney for review as well. He has not heard back from him at this time.

Kathy-Jean mentioned she doesn’t have any issues with the content of the plan however wonders if they should be identified as a Committee or Commission where the board appointed at a previous meeting the Energy Committee as a Town committee and the plan references it as commission. She just wants to make sure that isn’t something they should be concerned with. Lee Ann Potter chair of the Energy Committee mentioned the RSA states commission however the stuff from the CPC calls it a committee and the Energy committee have been using commission and committee interchangeably because of that. Leon mentioned the town attorney is reviewing it and if he feels there is an issue with the language, he will let us know.

Leon mentioned his only concern as he has mentioned in the past is it being an opt-out instead of an opt-in program however he understands the reasons it needs to be an opt-out option. He expressed the need for any decisions made to be in favor of the residents of Lancaster.

Lee Ann reviewed the rates that were recently released.

**Motion made by Kathy-Jean and seconded by Shane to adopt the Lancaster Community Power Electric Aggregation Plan pending review by Town Counsel. All in favor. Motion carried.**

**Kent Fountain Update** – Ben has no firm updates due to the holidays however he will get an update as to how far along they are, however he does know they are still working on it.

**Mt. Orne Bridge** – The bridge company came the week between Christmas and New Year’s and made the repairs. Ben also spoke to them about installing the head ache bar. The company recommends the board approve dropping the clearance height of the bridge to help eliminate the larger vehicle traffic. Ben plans on keeping the bridge closed until all of the mitigation work is complete to include adding the head ache bar.

Kathy-Jean mentioned they also received the traffic report from NHDOT and they are recommending a yield sign from NH to VT due to the incline and a stop sign from VT to NH. Ben is planning on talking with Lunenburg regarding the plan and seeking their approval to place the stop sign and a head ache bar on their side. There was much discussion as to height clearance and signage.

**Motion made by Kathy-Jean and seconded by Shane to change the height clearance of the Mount Orne Bridge from 12’9” to 10’. All in favor. Motion carried.**

Ben mentioned Lunenburg paid their 2023 EMS contract which was received by the end of the year.

Ben mentioned he received information back from Attorney Frizzell regarding the votes taken at the March 2023 meetings in which Troy and Shane were the only board members in attendance and whether those votes needed to be reaffirmed. Attorney Frizzell recommends it is in the boards best interest to ratify four votes taken at those meetings. Ben read the recommendations with regards to those four motions and votes.

**Motion made by Shane and seconded by Kathy-Jean to reaffirm the vote taken at the March 6, 2023 meeting to accept funding from Tri-County CAP Cold Weather fund in the amount of \$6,450. All in favor. Motion carried.**

**Motion made by Shane and seconded by Kathy-Jean to reaffirm the vote taken at the March 20, 2023 meeting approving placement of the McGary Hill Bridge in the State Bridge Aid Fund program. All in favor. Motion carried.**

**Motion made by Shane and seconded by Kathy-Jean to reaffirm the vote taken at the March 20, 2023 meeting to accept the bid for a new cruiser from Colonial Motors. All in favor. Motion carried.**

**Motion made by Shane and seconded by Kathy-Jean to reaffirm the vote taken at the March 20, 2023 meeting to appoint Rob Christie as the Lancaster representative to the Mount Washington Regional Airport Commission. All in favor. Motion carried.**

Ben also mentioned as far as Mr. Merner paying back the Selectmen stipend paid to him, Attorney Frizzell recommends writing a letter asking him to return the money. Ben read a draft letter he prepared on the board's behalf. The board asked that the date to return the funds should be 30 days from the date of the letter. Ben stated he will get the letter out on January 3, 2024.

#### **PAPERWORK TO SIGN:**

- Sansoucy's agreement to represent Lancaster with the Public Service/Eversource appeal.
- Intents to Cut –
  - Peter Powell, Tax Map R28, Lots 2A & 9A. Total acres – 210. Acres to be cut – 140.
  - Dan Kenison, Tax Map P13, Lots 19-33 & 45-51. Total acres – 10. Acres to be cut – 10.
- Abatements –
  - George Adyns, 52 Mountain Lake Campground. Camper was removed and should not have received a bill in 2023. 1<sup>st</sup> issue bill needs to be abated. \$58.00
  - Joseph & Wanda Avery, 37 Forbes Street. Revaluation created a negative balance for the 1<sup>st</sup> issue billing.
  - Leo H & Michelle Rideout, Tax Map P05, Lot 052. Revaluation created a negative balance on the 1<sup>st</sup> issue billing.
  - John Gugliotta, Tax Map R13, Lot 016. Revaluation created a negative balance on the 1<sup>st</sup> issue billing.
  - Lori Summa & David Awwiller, Tax Map R07-017. Revaluation created a negative balance on the 1<sup>st</sup> issue billing.

#### **SELECT BOARD MEMBER REPORTS:**

**Shane** had nothing to report.

**Kathy-Jean** asked if the 2023 review could be the topic for the first board work session which will take place prior to the next meeting on January 16<sup>th</sup> and if time allows, they can add Select Board duties.

**Leon** had nothing to report.

**INFORMATION:**

Planning Board meeting notice for January 10, 2024 at 6:30 p.m.

NHDES Permit to Operate SP-0373. Ammonoosuc Asphalt, 653 Main Street

Land Use Permits –

- Casey Henry, off Kelsea Drive – Construct stick-built shed
- Donald & Elaine Bucci, off Page Hill Road – Construct a 2BR single-family home
- Benjamin & Katelyn Smith, 32 Stebbins Hill Road – demolish existing attached shed and reconstruct a mudroom/storage room

**PUBLIC INPUT:** Nothing

**Motion made by Kathy-Jean and seconded by Shane to adjourn. All in favor. Motion carried.**

Respectfully submitted,

Board of Selectmen

Date: \_\_\_\_\_

Charity M. Baker

\_\_\_\_\_  
Leon Rideout

\_\_\_\_\_  
Shane Beattie

\_\_\_\_\_  
Kathy-Jean Lavoie