MINUTES

SELECT BOARD MEETING **June 17, 2024**
TOWN HALL - UPSTAIRS **6:30 PM**

ATTENDEES:

Select board members: Leon Rideout, Shane Beattie, Kathy-Jean Lavoie
Others in Attendance: Charity Baker, Michael Nadeau, Department Heads, Members of the Public, Zack D Video

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

PLEDGE OF ALLEGIANCE

DEPARTMENT HEAD UPDATES:

Leon started the meeting with a presentation to Don Doolan for he and his wife, Sandra's, many years of their service to the Town of Lancaster. Don thanked everyone and shared a story about the past.

DEPARTMENT HEAD UPDATES:

Fire Chief Randy Flynn reported they responded to 63 911 and 126 transfers in May and to date they have responded to 571 calls. In May 2023 the department responded to 74 911 and 137 transfers and to this time last year a total of 556. They had 6 fire calls last month. The newest ambulance is licensed with the State as of today, so the department is back to 5 ambulances. Randy also reported that he sent out the letters to the contracted town's regarding the rate increase for the upcoming years. He has not heard from any of them at this time however it is still early.

Land Use Coordinator Robin Irving reported the planning board meeting took place last week and Democrat building site plan passed with no conditions. She also reported that this Friday is the deadline for the Office of Highway Safety grant application which she will be working on.

Librarian Barbara Robarts reported the air handling system work is finished and as soon she has the invoices, she will submit them to the insurance company. The exterior repairs on the soffits will be this summer. Big Rig Day will be held on June 29th from 9a.m. to 1p.m.

Recreation Director Eli Vincent reported the baseball/softball regular season has wrapped up and the all-star season is in full swing. The pool will open on the 19th. They put a hold on Summer Safe Haven sign-ups until they are able to hire more staff. There was discussion as to how many staff members they are required to the number of kids. He mentioned they usually have 5 staff members for every 20 kids.

APPOINTMENTS:

Dan Benoit was present at the request of the board to give an update on the water service to his property at 600 Main Street. Dan mentioned he filled in the well that he dug and was ordered by DES to fill it in as it was not an approved well. His issue is the cost of replacing over 900ft of water line and wonders if there is a way he can put in his own well. Shane stated that there needs to be water at the property. Leon mentioned that if he decides to put in a well it will need to be a properly permitted well. Dan said he is going to get right on getting water back to the property.

Dan then asked what it would take to put a building back on his lot at 250 Summer Street. Robin stated he would need to go through a site plan review. Dan mentioned he was approved to have 250 cars at that lot many years ago.

Robin also reminded him of the terms of the cease and desist order and that he should not be bringing any new material to his property at 600 Main Street. Dan mentioned any stuff being moved was coming from his other shop. She mentioned even stuff from his other properties should not be moved there.

REVIEW OF MINUTES: June 3, 2024 work session & regular meeting minutes

Motion made by Kathy-Jean and seconded by Shane to approve the June 3, 2024 work session minutes. All in favor. Motion carried.

Motion made by Kathy-Jean and seconded by Shane to approve the June 3, 2024 regular meeting minutes. All in favor. Motion carried.

SIGN VARIOUS PAPERWORK:

- Timber Tax Warrant – Stephen Kenison & Allison Marro, Tax Map R11, Lot 033 in the amount of $778.50.
- Exemption/Credit applications –
  - Elderly Exemption application for Tax Map R12, Lot 15 was denied as it does not meet the asset limit.
  - Several solar exemptions were approved as they met all requirements.
- The board signed the NHDRA PA-28 Inventory of Taxable Property form stating that the Town will not be using the Inventory forms for 2025

NEW BUSINESS:

- 2023 Assessment Appeals
  - McCarten – The recommendation from Jason Call of Northtown Associates is no change in assessment. Kathy-Jean mentioned that the 2015 settlement agreement stated that moving forward Mr. McCarten and the Town agree that the property would not be subject to a mass appraisal at the next revaluation which was in 2018 and no action was taken at that time. She mentioned the agreement doesn't state an end date and it doesn't state what happens after the next revaluation. Leon stated the agreement mentioned that it will not be subject to the next mass revaluation which was 2018. He also stated that the board agrees with Jason's recommendation 99.9% of the time. Kathy-Jean also reviewed Attorney Frizzell's recommendation regarding the agreement. Leon feels if McCarten wants to hire an appraiser then they will try to come to an agreement but he doesn't feel the town should hire a new appraiser.

Motion made by Kathy-Jean and seconded by Shane to accept Jason Call's recommendation to deny McCarten's appeal. All in favor. Motion carried.

  - Canales – The recommendation from Jason Call of Northtown Associates is no change in assessment. Shane asked if the Canales allowed entry to the property and the answer was no.

Motion made by Kathy-Jean and seconded by Shane to accept Jason Call's recommendation to deny Canales appeal. All in favor. Motion carried.

- Rotary Club Charities – The recommendation from Jason Call of Northtown Associates is no change in assessment. It was explained that the Rotary Club did not own the property as of April 1, 2023.

Motion made by Kathy-Jean and seconded by Shane to accept Jason Call's recommendation to deny Rotary Club Charities appeal. All in favor. Motion carried.

- Hernandez/Barrett – The recommendation from Jason Call of Northtown Associates is to reduce the assessment by $2,500.

Motion made by Kathy-Jean and seconded by Shane to accept Jason Call's recommendation to reduce the assessment by $2,500. All in favor. Motion carried.

- Savage, Daniel & Jessie – The recommendation from Jason Call of Northtown Associates is to reduce the assessment by $38,500.

Motion made by Kathy-Jean and seconded by Shane to accept Jason Call's recommendation to reduce the assessment by $38,500. All in favor. Motion carried.

OLD BUSINESS:

- Michael Webster's appointment to the Lancaster Conservation Commission at the last meeting the term of his appointment was not specified.

Motion made by Shane and seconded by Kathy-Jean to appoint Michael Webster to the Lancaster Conservation Commission for a 3-year term. All in favor. Motion carried.

SELECT BOARD MEMBER REPORTS:

Kathy-Jean Mentioned she has been working on the PILOT agreements. She spoke with the new CEO, Matthew Streeter, at Weeks.

She also shared that there will be a Meet & Greet cookout for the new town manager, Jessica Cyr, on Wednesday, June 19th at noon at the Fire Station.

INFORMATION:

- Violation & Compliance Order/Tax Map P05, Lot 060 – Robin explained that there has been a report of the spreading of land fill on the property adjacent to Indian Brook and it is entirely within the Special Flood Hazard Area. The letter states they have until August 19, 2024 to comply. Robin states whether it did or didn't have an impact on the base elevation the owner needs to get an engineering report to show whether it did or did not have an impact.
- ZBA Notice of Decision – Variance for Tax Map R15, Lot 053. Robin mentioned the abutter's land is in conservation easement and the LCHIP organization was not notified so she is not sure if they will appeal.
- Land Use Permits – Leon reviewed the permits issued. Robin mentioned with the approval of the zoning amendments the home at 63 McGary Hill Road can now be put on a slab as before it needed to be on a full basement.

PUBLIC COMMENTS:

Alan Savage reviewed the street lights that still need repair and recommended some of them should be put on timers. He also mentioned the police department should be reporting any street lights that are out so they can get repaired timely.

Alan also mentioned the Dan Benoit was never approved to have 250 cars at his property at 250 Summer, he recalls he was fighting to get 75 or 80 and all of them were required to be inspectable.

Robin mentioned that she and Charity will be meeting with Ben Southworth and she thinks he will be pitching a new proposal. She asked if any of the members would like to sit in. Leon mentioned any changes to terms for borrowing money from the Industrial Development Fund will require him to come back to the board for a new approval.

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

Respectfully submitted, Board of Selectmen Date: _____

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Charity M. Baker Leon Rideout

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Shane Beattie

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Kathy-Jean Lavoie