

Minutes of Select Board Meeting  
May 1, 2018

Members Present: Tiffany Maiuri, David Leavitt, Ruth Cushman, Jeff Adams, Keith Swett and Rhonda Irish (Town Manager)

Also Present: Barbara Hand, Lawrence Hand, Cherieann Harrison, Charlie Lavin, Charles Rodrigue, Jack Mills and Amber Kapiloff

Public Hearing - Town Foreclosed Properties

There may be more properties later as some required an extension because the owner could not be found. The minimum bid for each of the properties is for the total amount due on the properties plus five hundred dollars. This figure is used to cover legal fees and advertising costs.

Land:

Acct #1998: 7.71 acres located on US Rt. 2 suggested minimum bid amount \$2,580.00

Acct #636: 1.6 acres on Guy Chandler Rd. This property is located in an area after the power ends; suggested minimum bid amount \$1,785.00

Acct # 1760 5.63 acres on Orchard Dr; suggested minimum bid amount \$2,270.00

Acct #2482: .38 acres This belongs to the Heirs of Charles Young and is currently listed on the tax rolls as having an unknown owner. This abuts three properties on Union St, would like to offer it first to all of the abutters. It is believed that property can have both Town water and sewer, so it could be built on if this is the case. Suggested minimum bid amount \$350.00

Acct # 659: 3 acres on the Weld Rd. This land was offered at the last tax sale. It is mostly Stream Protected so it most likely is not a buildable lot. Suggested minimum bid amount \$1,725.00

Acct # 457 1 acre on Olivewood Circle. This is a private road and there are lots of land parcels in this area. Suggested minimum bid amount \$2,000.00

Acct # 456 2 acres on Olivewood Circle. This is a private road and there are lots of land parcels in this area. Suggested minimum bid amount \$1,830.00

Secondary Home:

Rhonda explained that a twenty one day notice must be given for the property owner to remove all of their personal belongings. It was recommended to demolish the building before selling it. A suggested option was to sell the property by sealed bid with the understanding that it needs to be demolished in no more than six months. We would charge extra for the purchase as a form of deposit that would be returned when the building was actually torn down and cleaned up.

Property Owner Barbara Hand asked how long she has to get her personal items out. She has COPD and cannot do a lot of packing in a short time. When asked how much time she felt she needed she requested forty five to sixty days, she does have a locker that she can put items into. It was explained that she will not have to go to court if the property is taken for back taxes.

Public Hearing closed at 6:10 pm.

Item #1 Minutes of the Meeting April 17, 2018

David/Keith m/m/s to accept the minutes as written; vote: 4-0 Jeff Abstained

Item #2 Public Comment - None received

Item #3 Item skipped at this time

Item #4 Consideration of Sale of Foreclosed Properties due to Unpaid Liens

Questions/Comments from the Board included:

Keith: Do we have to have insurance on the property? We will properly check this out.

We said this was a dangerous building, but we are letting them go in and out of the building.

The homeowner explained that she would sign an insurance waiver.

Ruth: Would we want to put this out to bid or wait? The preference is that the Town would demolish the building, the Highway Department believes that they can do that. If we decide to remove it we could put it out to bid after we take it down. We would have to have a company come in and look for asbestos, and if needed, remove it.

David/Tiffany m/m/s to proceed with putting out to bid the properties on the list and to grant thirty days for removal of Mrs. Hand's personal belongings; unan

Item #5 Code Enforcement Quarterly Report - Charlie Lavin

He will be writing letters and delivering them to four different properties starting this month.

The property owners can appeal to the Select Board if they don't agree with the CEO.

710 Main St will be going to Court on May 23 for a Property Maintenance Violation.

The Planning Board has recommended zoning changes and these will allow Taverns/Pubs in the Downtown Village and also will specify where marijuana can be grown, sold and cultivated. It would also change the number of days that a camper can remain on a lot to 180 days.

Questions/Comments from the Board included:

Keith: Part of the marijuana item is to keep the smell on the property, how is that even enforceable? They will be made aware of this when the Planning Board does the Site Plan Review.

There are a couple of buildings in Town that are partially torn down, did we give them a timeframe to have them finished? The permits are good for one year.

Item #6 Consideration of Signing of the following Warrants:

A. RSU 9 Budget Vote for May 15

B. Special Town Meeting Warrant - May 15 The amount that they are requesting has changed. They are now requesting \$90,000. Lebaron Bonney is looking at moving their business to Wilton and into the Tannery. This is the same program that Nichols Welding did. There may need to be a Public Hearing before the Special Town Meeting.

Tiffany/Ruth m/m/s to sign the RSU9 Budget Warrant and the May 15 Special Town Meeting warrant; vote: unan

C. Town Meeting Warrant - June 18 There are currently 54 articles

Questions/Comments from the Board included:

Jeff: On Article 24 would like to see the amount of the grant put in.

Ruth/Tiffany m/m/s sign the Town Meeting Warrant for June 18 with the revision that Jeff suggested on Article 24; vote: unan

Other Questions/Comments from the Board on Article 55 included:

Keith: They are already being given thirty six months, why would you give them thirty more days? Rhonda explained that the preference is to not take anyone's property at all.

Not an issue if it is decided at Town Meeting.

Ruth: If they knew there was a drop dead date, but now they know they have an extra thirty days to be delinquent.

Jeff: Once you reach finality, it will be gone.

David: Agree with Keith, it is the same people every year, they are pushing that third year so it is affecting the whole Town.

Tiffany: On both sides of the fence but sometimes it just isn't reality until it becomes Town property. This should go to the voters.

Rhonda explained that when properties are paid for after the Foreclosure date that the Town does not release the lien, but rather,

#### Item # 7 Forster Mill Demolition Update

They are moving right along and have been there every day. The official start date was February 27, and they will have substantial completion by May 12, 2018. They intend to have their portion completed by the week after Memorial Day. Rhonda would like to have a workshop for the Board with Ransom to decide on the next phase of the project. Additional money has been made available. They are currently chipping the wood at the site and are recycling the bricks.

Questions/Comments from the Board included:

Keith: The demo started on January 30 with the removal of the windows, would it have made a difference in anyone else's bid if we are getting wishy washy on dates? The windows were not part of the demo, they were part of the asbestos removal.

Didn't we say ninety days from the start of the demolition?

We would know the actual start date if we had two different contracts

Tiffany: They are meeting the ideals of the contract and there is substantial completion.

Final completion date is between the Town and the contractor. Rhonda explained that the contract between the Town and the Contractor did not specify a date when they worked on the bids. The intention was to make sure that the contractor would not leave the job unfinished and come back at a later date to finish it.

David: Was glazing on the windows part of the abatement contract; because that would mean it was not part of the demolition.

Charlie Lavin the CEO explained that after the okay to get going on the asbestos on January 12 more asbestos was identified and a change order had to be done to deal with it. The window glazing needed to be taken out because it contained asbestos. They then started at the end of February because they were not ready to start on February 20.

It was believed that they were given two weeks extra when they received the change order.

Ruth: The walk through workshop should happen after Town meeting so the new Board members can be involved.

#### Item #8 Manager's Report

A. May 15, 2018 Select Board Meeting: This meeting will need to be held at the Public Safety Building because the Town Office will be used for RSU 9 School Budget voting that day.

D. The Highway Department is currently sweeping the streets and will be putting in the boat docks in the coming weeks.

#### Item #9 Other Business

A. Quit Claim Deed: This is from 2001 and 2002 for the property that Dollar General is located right now. The bill was paid, it was just never released. Ruth/David m/m/s to sign the Quit Claim release deed; vote: unan

B. The Candidate for the School Board position has rescinded his nomination papers. There is not enough time to allow for another nomination period so it has been decided to allow for write in campaigns to occur.

David/Tiffany m/m/s to adjourn 7:05 pm