

**BOARD OF SELECTMEN MEETING MINUTES  
TOWN OF EPPING, NEW HAMPSHIRE**

**July 21, 2014**



**ATTENDANCE**

Chairman Tom Gauthier; Selectmen James P. McGeough, Bob Jordan, and Mike Yergeau. Town Administrator Gregory C. Dodge; Executive Secretary Joyce Blanchard; Tom Dwyer excused

**CALL TO ORDER**

Chairman Gauthier called the public session to order at 6:30 PM at the Epping Town Hall.

**ADJOURN TO NON-PUBLIC 91:A:3 II. (a)(b)(c)(d)(e) Personnel; reputation (e) legal**

**Motion by Selectman Gauthier to adjourn to Non-Public Session. Seconded by Selectman McGeough. Motion carried 4-0. Roll call vote was taken and carried unanimously.**

**Motion by Selectman Yergeau to exit the Non-Public Session. Seconded by Selectman Jordan. Motion carried 4-0.**

**RECONVENE**

Chairman Gauthier called the public session to reconvene at 7:00 PM at the Epping Town Hall.

**PLEDGE ALLEGIANCE TO THE FLAG**

**MINUTES**

Minutes from July 7, 2014 were submitted for approval.

**Motion by Selectman Jordan to accept the minutes of July 7, 2014. Seconded by Selectman McGeough. Motion carried 4-0.**

**SIGNING OF ACCOUNTS PAYABLE MANIFEST**

Accounts payable manifest for week ending 7/18/2014 at \$305,711.50 and week ending 7/21/2014 at \$765,000 totaling 1,070,711.50; \$750,000 for the school, \$111,586 for Primex-Property-Liability Insurance, \$115,050 for Liberty Trucks and \$94,075.50 for the town was submitted for approval.

**Motion by Selectman Jordan to approve the Accounts Payable Manifest for week ending 7/18/2014 for \$305,711.50 and 7/21/2014 for 765,000 totaling 1,070,711.50. Seconded by Selectman Yergeau. Motion carried 4-0.**

## **SIGNING OF PAYROLL MANIFEST**

Payroll manifest for pay period ending 7/17/2014 in the amount of \$98,785.22 was submitted for approval.

**Motion by Selectman Jordan to approve the payroll manifest for pay period ending 7/17/2014 in the amount of \$98,785.22. Seconded by Selectman Yergeau. Motion carried 4-0.**

## **BUSINESS**

### **AUDITOR**

Engagement letter for services to the auditors, Roberts & Greene in the amounts of \$19,750 for 2014, \$19,850 for 2015 and \$19,950 for 2016 was submitted for approval.

**Motion by Selectman McGeough to approve the engagement letter for services to the auditors, Roberts & Greene in the amounts of \$19,750 for 2014, \$19,850 for 2015 and \$19,950 for 2016 having Chairman Selectman sign on behalf of the Board of Selectmen. Seconded by Selectman Jordan. Motion carried 4-0.**

### **PUBLIC WORKS**

**Motion by Selectmen Yergeau to table the purchase order to construct the sidewalks along Route 125 until the next meeting in 2 weeks. Seconded by Selectman McGeough. Motion carried 4-0.**

### **FIRE**

Request to hire, Michael Schena and Edward Famolare for Firefighters/EMT at \$7.25 per hour was submitted for approval.

**Motion by Selectman Dwyer to approve the request to hire Michael Schena and Edward Famolare for Firefighters/EMT at \$7.25 per hour pending background checks. Seconded by Selectman Jordan. Motion carried 4-0.**

Fire Chief Don DeAngelis explained the increase proposed for ambulance billing. The increased rate is more in line with what other towns are charging and what insurance companies are paying. With Omama care in place and everyone having insurance, we should collect more and thus have less write offs. Selectman Jordan explained that this would increase the town's ability to collect more money with less write offs with Comstar.

**Motion by Selectman Jordan to approve the new Comstar amounts and giving Chief DeAngelis permission to sign the rate change form. Seconded by Selectman McGeough. Motion carried 4-0.**

### **7:15 PUBLIC HEARING – Preservation Easement Application**

Chairman Gauthier stepped down from the Board as the owner of the property is his attorney. Vice Chairman McGeough opened the Public Hearing and had Selectman Yergeau read the public hearing notice. Vice Chairman McGeough invited Kathryn Willams and Brant Hardy to the table during the discussion. Vice Chairman McGeough explained that the Town of Epping does not have any property in town with this

easement. The statute says that the easement must be for at a minimum of 10 years and the burden of proof falls on the owner to help the Selectmen decide the proper way to handle this easement.

Mrs. Hardy clarified that this is a discretionary easement and the town does not have to agree to give the easement, although the statute is designed with the purpose to encourage taxpayers to preserve historical structures. The application does meet some of the requirements required, such as visibility to the town's people and preserving a historic structure. A contractor that specializes in old barns was hired and he used as much of the old wood he could salvage and preserved the original beams including using some of the Harvey family beams. It was his decision to use 5/6 of the old stone foundation and flooring losing one horse stall. The metal roof was the contractor's decision as it was in keeping with that age of the barn. Selectman Yergeau's concern was regarding the 10 years of the easement if the property was sold. Selectman Jordan replied that the tax savings would go to the new buyer with the burden of keeping the barn updated. Mrs. Hardy clarified that this easement is not about a cost benefit analysis; the statute is about preserving a historic structure. Discussion continued.

As there were no public comments the Public Hearing was closed.

**Motion by Vice Chairman McGeough to deny with regret the Preservation Easement Application. Seconded by Selectman Jordan. Motion carried 3-0.**

#### **7:30 DIANNE GILBERT – LCHIP**

Ms. Gilbert rescheduled for the August 4<sup>th</sup> meeting due to a full Board of Selectmen not being present.

Selectman Jordan left the meeting at 7:30PM

#### **7:45 EPPING GARDEN CLUB – LANDSCAPING/SAFETY COMPLEX**

Eunice Miller representing the Epping Garden Club introduced a 5 year project to landscape the Safety Facility. Taking into consideration of light needs and wind direction a plan was submitted from Stratham Circle Nursery. Approximately \$2,000 will be needed to pay for plants. Granite curbing out front is suggested to keep the salt away from the plants and for protection. Ms. Miller has met with Town Administrator Gregory C. Dodge and Fire Chief Donald DeAngelis with the plans and the plans have met with their approval.

**Motion by Selectman McGeough to have the Epping Garden Club move forward with the landscaping project at the safety complex. Seconded by Selectman Yergeau. Motion carried 3-0.**

#### **8:00 PAUL LIVERSIDGE – MOORE STREET, UNMERGER LOTS**

Mr. Liversidge discussed his interest in the restoration of Map and Lot 029-186 to premerger status under RSA 674:39-a. He has a purchase and sale agreement with the owner Lura Dodge Koberski. Ms. Koberski has given Mr. Liversidge permission to speak to the Board of Selectmen on her behalf. As of now the big house on this property does not have a deed and a quiet title has been applied for. Map and Lot 029-186 was comprised of 7 tracts which appear to have been merged by the Town. The purpose of restoring these tracts is a prerequisite for a lot line adjustments that the land owner would like to apply for with the Planning Board as described in the documents and maps supplied by Mr. Liversidge along with title information. The proposed lot line adjustment would result in 5 lots instead of the original 7. Discussion continued regarding Ms. Koberski requesting the unmerging of the property for Mrs. Koberski.

Chairman Gauthier would like to see the clear title on Lot 1 and 5 as discussed besides a letter from Mr. Liversidges attorney Scott LaPointe stating that the titles and lots in question are cleared to be unmerged.

Selectman McGeough would like the Planner Brittany Howard to be at the meeting also.

## **POLE LICENSE**

Petition and Pole License for one pole on Treys Way (off of Red Oak Hill Road) was submitted for approval.

**Motion by Selectman McGeough to approve the Petition and Pole License for one pole on Treys Way (off of Red Oak Hill Road). Seconded by Selectman Yergeau. Motion carried 3-0.**

## **CONSERVATION**

Conservation Commission re-appointment forms for Scott Pim, Jeff Conrad and John Bennett were submitted for approval.

**Motion by Selectman McGeough to approve the re-appointments for Scott Pim, Jeff Conrad and John Bennett to Conservation Commission for 3 year terms. Seconded by Selectman Yergeau. Motion carried 3-0.**

## **TIMBER TAX LEVY**

Timber Tax Levy to Alice Adams, 50 Dearborn Road, Map and Lot 014-018 in the amount of \$301.28 was submitted for approval.

**Motion by Selectman Yergeau to approve the Timber Tax Levy to Alice Adams, 50 Dearborn Road, Map and Lot 014-018 in the amount of \$301.28. Seconded by Selectman McGeough. Motion carried 3-0.**

## **CORRESPONDENCE & REPORTS**

### **TOWN ADMINISTRATOR REPORT**

#### **TOWN ADMINISTRATOR**

Town Administrator Gregory C. Dodge requested guidance regarding the political signs posted at the DAR Park. As the town is the landowner do we want political signs there? There is a Primary and General Election scheduled.

**Motion by Selectman McGeough to allow free standing political signs outside the park for this year. Seconded by Selectman Yergeau. Motion carried 3-0.**

Town Administrator Gregory C. Dodge advised the Board of Selectmen that the Resolution regarding the land closing has been corrected to read that there will be “no” connection charge or hookup fee paid by the current seller for the previous agreed amounts of 11,600 gpd and 25,000 gpd water rights.

**Motion by Selectman Yergeau to correct the Resolution to read that there will be “no” connection charge or hookup fee paid by the current seller for the previous agreed amounts of 11,600 gpd and 25,000 gpd water rights. Seconded by Selectman McGeough. Motion carried 3-0.**

## **INDIVIDUAL SELECTMEN’S REPORTS**

### **Selectman McGeough**

Selectman McGeough warned the town that the 3 town wells are very low. Please be careful with sprinklers and use the water cautiously. The new wells will not be on line and ready to use until next spring or summer.

Selectman McGeough would like to invite the Conservation Commission to the next meeting to have a conversation regarding the DAR Park on the corner. The park is under their control and it needs to be made presentable for the town birthday and for the Memorial Day Parades. The walkway has sunk down several inches and needs to be taken up and reset. Some of the financial burden should come from the Conservation Commission budget which would be \$3,000-\$5,000.

### **Selectman Yergeau**

Selectman Yergeau would like to revisit the bidding process. The bids are not being bid on the same scope of work and plans.

### **Selectman Jordan**

Absent

### **Selectman Dwyer**

Absent

### **Selectman Gauthier**

Selectman Gauthier explained that the biggest hurdle to hook up the water from the new wells will be the states approval. It is a long process. Selectman Gauthier suggested that notices be sent out to the businesses that we know have sprinkler systems explaining the water issues.

## **AUDIENCE**

Walter Manter from Dearborn road described Market Basket showing problems with their shelves being emptied. It is one of the last family owned companies and it’s a shame.

**Motion by Selectman McGeough to adjourn. Seconded by Selectman Yergeau. Motion carried 3-0.**

Meeting was adjourned at 8:32 PM.

**Respectfully submitted,**

**Joyce Blanchard  
Executive Secretary**

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**Thomas Gauthier, Chairman**

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**Tom Dwyer, Selectman**

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**James P McGeough, Selectman**

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**Mike Yergeau, Selectman**

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**Bob Jordan**

**Date \_\_\_\_\_**