

**BOARD OF SELECTMEN MEETING MINUTES  
TOWN OF EPPING, NEW HAMPSHIRE  
February 17, 2015**



**ATTENDANCE**

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

**CALL TO ORDER**

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

**PLEDGE ALLEGIANCE TO THE FLAG**

Vice Chairman James P. McGeough announced that schools will be closed for the next 2 days. 99% of the Town roads are open and most of the sidewalks have been cleaned. No one was hurt during the last storm. Vice Chairman James P. McGeough thanked all the volunteers and employees who have been keeping up with the tough winter. Thank you to the Town of Raymond for bringing their ladder truck and helping with all the snow.

ETV showed a preview of the newest snow blower/snow fighter that the town hopes to purchase.

Vice Chairman James P. McGeough explained that there was a non-public meeting scheduled but was cancelled.

**MINUTES**

Minutes from February 2 + 3, 2015 as were submitted for approval.

**Motion by Selectman Jordan to accept the minutes of February 2 + 3, 2015. Seconded by Selectman Yergeau. Motion carried 3-1 for February 2, Selectman Dwyer abstained. Motion carried 4-0 for February 3, 2015.**

**SIGNING OF PAYROLL MANIFEST**

Payroll manifest for pay period ending 2/12/2015 in the amount of \$96,058.48 was submitted for approval.

**Motion by Selectman Dwyer to approve the payroll manifest for pay period ending 02/12/2015 in the amount of \$96,058.48. Seconded by Selectman Jordan. Motion carried 4-0.**

**SIGNING OF ACCOUNTS PAYABLE MANIFEST**

Accounts payable manifest for week ending 2/13/2014 in the amount of \$950,279.26; \$750,000 for the school, \$33,748.58 for Ambulance Lease, \$88,148.00 for the New ETV Equipment and \$78,382.68 for the town was submitted for approval.

**Motion by Selectman Dwyer to approve the Accounts Payable Manifest for week ending 2/13/2014 in the amount of \$950,279.26 Seconded by Selectman Jordan. Motion carried 4-0.**

## **BUSINESS**

### **PUBLIC WORKS**

Purchase Order to Granite State Minerals to buy rock salt for the roads in the amount of \$30,000 was submitted for approval.

**Motion by Selectman Dwyer to approve the purchase order to Granite State Minerals to buy rock salt for the roads in the amount of \$30,000. Seconded by Selectman Jordan. Motion carried 4-0.**

### **FIRE**

Comstar Ambulance Billing Service 2015 rate change form with new Medicare and Medicaid rates was submitted for approval.

**Motion by Selectman Jordan to approve the Comstar Ambulance Billing Service 2015 rate change with new Medicare and Medicaid rates, giving Fire Chief Donald DeAngelis permission to sign the form. Seconded by Selectman Dwyer. Motion carried 4-0.**

Fire Chief Donald DeAngelis requested the Boards permission to hire staff to fill in shifts that are not covered such as; 6AM-7:30AM and 4PM-6PM. The call volume has increased and these times need to be covered. There is money in the budget for these hires. In July we will have a new full time hire that will help with the schedule and this won't be needed.

**Motion by Selectman Dwyer to approve the hiring staff to cover the shift change at 6AM-7:30AM and 4PM-6PM on an as needed basis. Seconded by Selectman Jordan. Motion carried 4-0.**

Fire Chief Donald DeAngelis would like to establish a list of individuals from Lee and Brentwood to hire per diem to use for fill in coverage; such as days off, vacations or sick time. This modified mutual aid roster would work for the other towns as they will use Epping staff in the same manner. The best part of this arrangement would be that the other town hires would be trained already and bring their own equipment.

**Motion by Selectman Dwyer to approve the hiring from an established roster of individuals from Lee and Brentwood pending background check. Seconded by Selectman Jordan. Motion carried 4-0.**

Fire Chief Donald DeAngelis asked permission to run an ad for a Full Time Firefighter and EMT or Paramedic. That way the Department would be ready to make a job offer in June to start in July if the budget passes.

**Motion by Selectman Dwyer to give permission to run an ad to hire a Full Time Firefighter and EMT or Paramedic that has been placed in the budget but not approved yet. Seconded by Selectman Jordan. Motion carried 4-0.**

Fire Chief Donald DeAngelis read 3 thank you letters to the Brentwood Fire Department, Raymond Ambulance and Fire Departments for the Selectmen to sign. Selectmen's Representative Jordan thanked Selectmen McGeough, Yergeau and Dwyer for all the time spent at the schools helping and supporting the events in the last 2 days. Their time spent with the Fire Department was invaluable. Vice Chairman McGeough was there in time to see the evacuation of the Elementary School. He was very impressed with the kids and teachers. There wasn't a single problem and would like to give credit to the principle and to the teachers. Even the Middle and High School kids helped with the smaller kids. Selectman Dwyer reported that the evacuation went seamlessly and took place during the lunch break which could have caused more confusion. He thanked the Raymond Fire Department. They brought 6 gentlemen, their ladder truck and stayed most of the day until more people could come to help. Selectman Jordan thanked all the employees, Building Inspector, Epping Fire and Police Chiefs and all the mutual aid companies. Without all the team work the outcome could have been a nightmare. Fire Chief Donald DeAngelis explained that the emergency plan was in place and everything went off without a hitch.

### **7:15 DRA - KEITH GAGNON**

Mr. Gagnon explained that he will be doing an assessment review in Epping which is similar to a performance review. Every 5 years a review is done concerning assessing strength and weaknesses. The property cards need to be reviewed for data accuracy and is very time consuming. He will be sending out postcards to randomly selected property's explaining the procedures. The homeowner will be given a chance to object to a property review which includes measuring the exterior of the structure. The homeowner will need to be home for the interior data to be verified. Mr. Gagnon will be in town and in the field. The statistical revaluation will be done by Vision and based on the sale properties in the last 2 years. Mr. Gagnon suggested a measure and list revaluation be done at 20% of the town a year to spread the cost out within the budget. A total town reevaluation hasn't been done in 10 years. Selectman Dwyer stated he would like to do that all in one year. Mr. Gagnon agreed that is was the Boards decision. Discussion continued.

### **7:30 PERAMBULATION – JERRY LANGDON**

Mr. Langdon came in to report and update the Board regarding the perambulation accomplishments. First he spoke on the harvesting of the John Hoar Property and the George Falls Woods. The timber company did a great job and Mr. Langdon was very happy with them. George Falls Woods had a management plan created and is already party of a tree farm. The town netted \$1,120 for the general fund after expenses. On the John Hoar Property, after reimbursing the W&S Department \$2,500 for previously paying for the management plan the town netted a total of \$7,000 for stumpage. More importantly, the foresters did an excellent job and there is an excellent stand of forest to enjoy for the future, whether it's hiking, hunting or horseback riding. The boundary of the John Hoar Property is being encroached on and this has been happening for years and needs to be taken care of by contacting the owner.

George Falls Woods property has been in the tree farm system. Conservation agrees that the John Hoar property should be added to the tree farm system. The public should know the town is managing their forest in a long term sustainable manor. The cutting of trees as part of a management plan will mean that the trees will be certified. Some businesses will on buy certified lumber.

**Motion by Selectman Dwyer to add the John Hoar property into the tree farm system. Seconded by Selectman Jordan. Motion carried 4-0.**

The Newfield's perambulation was done on May 14<sup>th</sup> with Lauren Wells the coordinator from Newfields. The markers are all where they should be except on Mast Road. The iron pipes, that are not usually used, could not be found. Mr. Langdon remarked that this is odd because markers are usually a granite post. A survey should be done using a granite post as a marker

The Fremont perambulation was longer and more extensive. Eight of the nine monuments were found, reflagged and marked with paint. Boundary marker #1 on Prescott Road in Raymond is reported to be an old boulder inside the campground. When the road was redone a granite post was placed on the side of the road. Marker #4 on San Antonio Road has been missing and should be replaced. Peter Bolduc the coordinator from Fremont agreed to split the cost with Epping for the replacement post. Mr. Langdon will get some estimates to survey that area and pursue marker #4 then come back to the board. The Raymond perambulation needs to be done, it has been 20 years. Mr. Langdon will be contacting the Raymond Town Administrator. Vice Chairman McGeough thanked Mr. Langdon for all the work he had done with the perambulation.

## **BOND RELEASE**

Release of the \$50,000 bond held by the Town for Saddle Brook Lane and Olde Bridge Lane (from Blake Road to Lots 20-26-29 & 20-26-28) was submitted for approval. These roadways are located in the Breckenridge Subdivision and were already accepted by the Town.

**Motion by Selectman Dwyer to release of the \$50,000 bond held by the Town for Saddle Brook Lane and Olde Bridge Lane (from Blake Road to Lots 20-26-29 & 20-26-28). Seconded by Selectman Jordan. Motion carried 4-0.**

## **TIMBER TAX LEVY**

Timber Tax Levy for town property George Falls Forest, Map and Lot 018-001 in the amount of \$401.84 and the John Hoar Forest, Maps and Lots 015-01-021 and 022-043 in the amount of \$1204.51 was submitted for approval.

**Motion by Selectman Dwyer to approve the Timber Tax Levy for town properties George Falls Forest, Map and Lot 018-001 in the amount of \$401.84 and the John Hoar Forest, Maps and Lots 015-01-021 and 022-043 in the amount of \$1204.51**

## **ABATEMENTS**

Abatements for town property George Falls Forest, Map and Lot 018-001 in the amount of \$401.84 and the John Hoar Forest, Maps and Lots 015-01-021 and 022-043 in the amount of \$1204.51 was submitted for approval.

**Motion by Selectman Dwyer to approve the abatements for town property George Falls Forest, Map and Lot 018-001 in the amount of \$401.84 and the John Hoar Forest, Maps and Lots 015-01-021 and 022-043 in the amount of \$1204.51. Seconded by Selectman Jordan. Motion carried 4-0.**

Abatement for David D. Brown of 6 Plumer Road in the amount of \$6,474.58 was submitted for approval.

**Motion by Selectman Jordan to approve the abatement for David D. Brown of 6 Plumer Road in the amount of \$6,474.58. Seconded by Selectman Dwyer. Motion carried 4-0.**

### **LARGE ASSEMBLY PERMIT**

Large Assembly Permit for a 5K Road Race on behalf of the EYAA on March 14, 2015 10:30 AM – 11:30 AM was submitted for approval.

**Motion by Selectman Dwyer to approve the Large Assembly Permit for a 5K Road Race on behalf of the EYAA on March 14, 2015 10:30 AM – 11:30 AM. Seconded by Selectman Jordan. Motion carried 4-0.**

### **SANSOUCY AGREEMENT**

George E. Sansoucy, PE, LLC agreement to provide revaluation and update services for 2015 in the amount of \$10,400 was submitted for approval.

**Motion by Selectman Yergeau to approve the George E. Sansoucy, PE, LLC agreement to provide revaluation and update services for 2015 in the amount of \$10,400. Seconded by Selectman Jordan. Motion carried 4-0.**

### **MRI OVERSIGHT AGREEMENT**

Supplement Contract to MRI's Service Agreement for the oversight of the 2015 reevaluation in the amount of \$9,900 was submitted for approval.

**Motion by Selectman Dwyer to approve the supplement contract to MRI's Service Agreement for the oversight of the 2015 reevaluation in the amount of \$9,900. Seconded by Selectman Jordan. Motion carried 4-0.**

### **CORRESPONDENCE & REPORTS**

#### **TOWN ADMINISTRATOR REPORT**

#### **TOWN ADMINISTRATOR**

Excused

### **INDIVIDUAL SELECTMEN'S REPORTS**

#### **Selectman Yergeau**

Selectman Yergeau was very pleased with all the volunteers that helped last night, thank you everyone.

#### **Selectman Jordan**

Selectman Jordan again stated his appreciation to the Selectmen, Fire Chief, Police Chief and all the volunteers for the wonderful effort given last night.

### **Selectman Dwyer**

Selectman Dwyer thanked the Raymond Fire Department for bringing their ladder truck and volunteers. Thank you to Epping's volunteers and personnel.

Selectman Dwyer announced that there will not be school on Wednesday and Thursday. No school until all the snow is off the roof. There is no structural damage as the school has been inspected.

Selectman Dwyer reported the rain inside the Safety Complex from ice dams. Thank you to Gatchell Excavation for the use of his man lift. Selectman Yergeau and the Police Chief worked all day knocking of ice dams.

Selectman Dwyer stated that the Recreation Program has been displaced again. The Fire and Police Chiefs have given Recreation permission the use of their upstairs room for small events along with the use of the library.

Selectman Dwyer said the Cub Scouts may need to use the upstairs auditorium to hold their Blue and Gold Dinner. There will be approximately 100 people. The question was avoiding a Large Assembly permit.

**Motion by Selectman Dwyer to allow the Cub Scouts to use the upstairs auditorium to hold their Blue and Gold Dinner as long as they follow the proper procedures and protocol. Seconded by Selectman Yergeau. Motion carried 4-0.**

**Motion by Selectman Dwyer to extend the Boards congratulations with a certificate for receiving the Arrow of Light. Seconded by Selectman Jordan. Motion carried 4-0.**

Selectman Dwyer explained that the Students from the High School SST program and away sporting events will be using the public parking lot.

Selectman Dwyer thanked the 2 chiefs for coming in on their day off to help with the snow removal, evacuation and search and rescue. Every room and closet was checked.

### **Selectman McGeough**

Selectman McGeough reminded everyone how good the kids acted during the evacuation. It was one large team, from the oldest students to the youngest. It really compliments our school system.

### **Selectman Gauthier**

Excused

### **COMMENTS BY VISITORS**

Michael Brown introduced himself as a resident for 2 years. Mr. Brown asked for clarification regarding the Fire Fighter Coop. Conversation regarding rate of pay, time coverage, budget and background checks for these hires were discussed.

Michael Brown is running for the position of Selectman but will be out of town of February 25<sup>th</sup>. He will prepare some information about himself for the meeting and is also on Facebook.

Mr. Brown asked for an explanation on the tax assessing. Selectman Dwyer clarified that the DRA is a watch dog for the assessors through the state. He will pick 35 random residents to be reviewed but that is not part of the 20% of the revaluation being done. The assessments are used to establish a tax rate that is set in October.

Mr. Brown questioned the roof snow removal. Although the school being closed was an unfortunate event for families and children, why wasn't the snow on the roof monitored and will there be an investigation? Vice Chairman McGeough explained that the school is run by to the School Board. There have been other questions; why haven't the air conditioners been taken out of the windows and why was there so much snow on the roof when we've had so many storms. Selectman Dwyer reported that the snow fall for Saturday and Sunday was less than a foot of snow with a wind of 70 miles an hour. Cracks in the sheetrock were noticed but there hasn't been any structural damage. He went on the roof and there was less than 2 feet of snow. There has been a 3 man crew working on the snow removal for the last 2 weeks. Selectman Jordan described the snow displacement due to the winds and drifting with snow blowing off the fields.

Mr. Brown asked if the Recreation Program was going to be in the morning or afternoon. Selectman Dwyer answered that there will be a full day of recreation. Vice Chairman McGeough stated that the Fire Department room will be used for the afternoon.

Mark Corke from 36 Orchard Hill Road and resident for 5 years is asking for guidance. The roads have not been cleared and with so much snow the roads are getting narrower and dangerous. Selectman Yergeau lives across the street and has had the same issue with the developer owning the roads and not taking care of the snow. His suggestion was to contact the Police and Fire Department and ask them to contact the developer to tell him that there is a fire and safety issue. Vice Chairman McGeough explained to Rita Corke that their association should be notified. Mrs. Corke told the board that the developer is holding the money for the association. An association is a tool that could be used to find out where the funds are along with a financial statement and create a leadership role. Selectman Dwyer suggested to read the by-laws, check the deed for restrictions with the rules of the development. Selectman Jordan gave advice on starting an association. Mrs. Corke really wants the snow plowed but will contact the other residents to start an active association.

Walter Manter thanked the Epping Highway Crew for the effort given keeping the roads open.

## **ADJOURN**

**Motion by Selectman Dwyer to adjourn. Seconded by Selectman Yergeau. Motion carried 4-0.**

Meeting was adjourned at 9:10 PM.

**Respectfully submitted,**

Joyce Blanchard  
Executive Secretary

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Tom Dwyer, Selectman

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Mike Yergeau, Selectman

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James P. McGeough, Selectman

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Bob Jordan, Selectman

Date \_\_\_\_\_