

Board of Selectmen  
Minutes May 31, 2011

Convened: 6:30 pm

Present: Andrew Artimovich, Chairman  
Jane Byrne  
Jeffrey Bryan  
David Menter

The Board met and reviewed payroll, accounts payable and signed the register. The Selectmen reviewed and signed the recreation register.

Jonathan Ellis was in to present the weekly Treasurer's report.

Byrne made a motion, 2<sup>nd</sup> by Menter to approve the public minutes of 05/24/11. All were in favor.

Byrne made a motion, 2<sup>nd</sup> by Menter to approve the nonpublic minutes of 5/24/11. All were in favor.

The Board reviewed the notes:

- A motion was made last week to appoint Julie Avant to Trustee of the Trust Funds. The appointment slip was signed by the Board.
- Eric from Mainstay would like a code to the alarm to access the building after hours if need be. He has a key to the main door and the Board agreed that he should be given an alarm code and an interior key to access the server.
- Menter made a motion, 2<sup>nd</sup> by Byrne to update the E911 Liaison appointment form to Karen Clement as primary and Carolyn Thorsell as secondary contacts.
- Bryan made a motion, 2<sup>nd</sup> by Byrne to sign the tax warrant. Tax bills will be due July 20, 2011.
- The Board signed and reviewed the MS-5 to be submitted to the DRA. Bryan asked for an updated copy of the budget in the mail next week.
- Byrne made a motion, 2<sup>nd</sup> by Artimovich to charge the owner of 20 Peabody Drive the 3 times fee as stated in the permit per Steve Cummings recommendation; all were in favor.
- Workforce housing will have certificates of occupancy late September. The Board is in favor of those children starting school in Brentwood on opening day. Clement to follow up with the School Board to make sure they agree.
- Get recommendations from propane companies as to cut off date to lock in rates and base RFP due date around that timeframe.

Building Inspector Gil Tuck was in to have the following permits signed:

- Patrick Aguilina, 388 Meadow Road, Replace front steps: signed by Board
- Nick and Robin Wrighton, 102 Middle Road, Build a barn: signed by Board

Rob Wofchuck and Lenny Lord from RCCD in to discuss the conservation project on Rowell Road West. Artimovich thanked the residents for showing interest in this and reminded them that this is a Selectmen's meeting and that questions and concerns will be addressed at the end.

All work to be done which was identified in the Exeter River Geomorphic Study will be on the Wilson's property or town easements and will not affect any other landowners. Concerns regarding a boat ramp were brought up last week. There is a wide area where many residents drag down their canoes. The

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intent is to clean up the area and put in some timbers to limit the traffic path and allow the vegetation to grow in other areas. This will stabilize the bank and will be used for canoes and kayaks not motorized boats. The project would need some engineering to ensure that it will stand up against the rise of the river come spring.

Several residents expressed their concerns. Lord said that all of this is still early. They are still waiting on the paperwork for the third grant. They need to collect data and engineer a design before getting public input. Once the project has been engineered the Conservation Commission will host a meeting dedicated to the project on Rowell Road West. The meeting date will be posted on the website and the public is welcome to attend. Wofchuck also reminded everyone that the Conservation Commission meets the 2<sup>nd</sup> Wednesday of the month at 7p.m. and Lord said that any suggestions may also be dropped off or emailed to RCCD.

Residents also addressed concerns of blue stakes on the Wilson's land. The Dillon's will be creating a park on private land owned by the Wilson's in honor of their daughter. UNH students had placed stakes as a marker to not disturb the land beyond that point. Some trees were cut to create open space, and the town will not be responsible for maintaining the land. Any concerns may be directed to Ann Dillon at [dills@comcast.net](mailto:dills@comcast.net).

Howard Cadwell was in to discuss a custodial vendor for the trusts of the trust funds. The current process requires dividends to be transferred manually and demands a significant amount of paperwork. It is also difficult to change fund investments because it involves medallion signature guarantees. The trustees are leaning heavily towards utilizing Citizens Bank's investment services. The trustees have done quite a bit of evaluation and spoke with 6 other towns that work with them. The cost is \$1358 and includes reporting and ongoing bookkeeping. A custodial vendor would provide the town with continuity and compliance with state law. Cadwell is working with town council to prepare an agreement with Citizens. The Board feels the cost is reasonable and is in favor of moving forward with Citizens.

Brian Hart from Southeast Land Trust and Rob Wofchuck were in to present the Board with a Purchase and Sales agreement, deed, and appraisal for the Lyford Farm on Middle Road. The Conservation Commission is proposing the Town purchase an easement for \$490,000 based on the appraised fair market value from February 2011. \$290,000 would come from the Open Space Bond and the remaining funds would be obtained from the U.S. Farm and Ranchland Protection Program. Farmer Kate will purchase the land with the conservation easement and utilize the land for an active farm. If the Board votes to expend the money but an easement is not purchased the Town has no risk and if the Land Trust defaults on the project they will lose their earnest deposit. Southeast Land Trust will hold primary interest and will be responsible for monitoring the land and submitting an annual report to the Town and any partnering organizations. The Town will hold an executory interest enabling them to enforce the easement should Land Trust fail to do so. The US Natural Resources Conservation Service will also hold a contingent right of enforcement.

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Bryan made a motion, 2nd by Menter to use the remaining balance of the Open Space Bond which is approximately \$283,849 for the purchase of the conservation easement of the Lyford Farm. All were in favor. Wofchuck to coordinate with Clement to post the public hearing notices.

Ken Christianson asked for clarification on the purchase price. The purchase price for the property is \$900,000. The total cost of the easement is \$490,000; half will be from the Open Space Bond and half from federal funds.

Next week the Board will begin summer session and will meet the first and third Tuesdays of the month. Work session beginning at 6pm.

Motion to adjourn at 8:00 pm made by Bryan, 2nd by Menter; all were in favor.

Respectfully submitted,

Karen Clement