

Board of Selectmen
Minutes May 14, 2019

Convened at 6:00 pm

Present: Robert Mantegari, Chair
Andrew Artimovich
Ken Christiansen
William Faria
Phyllis Thompson

Mantegari called the meeting to order. The board opened the meeting with the Pledge of Allegiance.

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. Please see last page to view report.

Kaiser said there is a 10 day notice period for demolition. He requested that requirement be waived for Brentwood Power as the demolition has already been reviewed and approved by NH Dept. of Environmental Services. Christiansen made a motion, 2n^d by Mantegari to waive the 10 day notice period as recommended by Kaiser. All were in favor.

Kip Kaiser, Building Inspector, had the following permits to be signed this week:

- Brentwood Power, 240 Rte. 125, demolition permit: signed by Board
- Richard Sheehy, 8 Sanborn Way, add ^{1/2} bath: signed by Board
- Jeff Patch, 3 Washington Drive, electrical for in ground pool: signed by Board
- Gato Properties, 272 Middle Road, renewal for new dwelling: signed by Board
- Michael O'Neil, 398 Rte. 125, sign permit: signed by Board
- Roger Koch, 30 Washington Drive, car charger: signed by Board
- Ray Durbin, 313 Rte. 125 (unit D), add meter and install circuit: signed by Board.

Faria made a motion, 2nd by Christiansen to approve the public minutes of 05/07/2019 as written. All were in favor.

Faria made a motion, 2nd by Thompson to approve the nonpublic minutes of 05/07/2019 as written. All were in favor.

Wayne Robinson, Road Agent, said the owners of 10 Peabody Drive complained about high water in the ditch line. Robinson said the water is supposed to be in the ditch line and then drain. Robinson said he was concerned about altering the ditch line as the utility lines are underground there. Artimovich said it sounds like it is working just like it is supposed to. Robinson said it is and there is not anything he can do, but he told the property owner he would bring it to the board.

Robinson said he looked at the Pickpocket Road Bridge. He would recommend hot topping the deck. He will go to Exeter and see if they will pay half as half of the bridge is over the town line.

Robinson said the paving on Bartlett Road is all done. He will be working on Rowell Road East installing the curbing. He plans to pave Rowell Road East beginning on June 1s^t.

Clement said she spoke with Steve Cummings. He clarified that his estimate (not a not to exceed budget, just an estimate) includes topography, design and plan, erosion control, filing permit, and preparing specifications for bid. Christiansen made a motion, 2n^d by Thompson to move forward with the permit not to exceed \$6000. All were in favor.

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Clement contacted NH Municipal Association to obtain a legal opinion on the Brentwood Newsletter (BNL). Counsel agrees that the newsletter provides a great service to the town, and that they allow us to submit content for the issues. The town cuts them a check, and they provide us a service. Under no circumstance, would they advise the town to step in try to oversee content. That opens us up to a slew of first amendment violations. We do need to confirm that the Brentwood Newsletter is a separate legal entity. They need a bank account and tax filings under that name. Clement spoke with Robin Wrighton, BNL editor, and she is already looking into how it has been set up and if any changes need to be made. Artimovich said he thinks the town should still add a disclaimer statement.

The board met with residents that have properties eligible for tax deed.

The property owner of 214 North Road was present and said that with all of the interest due; it is hard to catch up. The board reviewed the current statement. Daphne Woss, tax collector, said the 2016 lien was paid off in full. The past due balance is for the 2017 and 2018 taxes. The property owner of 214 North Road said 2019 taxes are right around the corner. The property owner of 214 North Road said he has looked into an elderly exemption and tax deferral. He was denied the elderly exemption because he made too much money. Clement asked how long ago he had applied because the income limitation was increased in 2017. She will also research the tax deferral process and get back to him. He said he was looking into obtaining a loan to pay off the balance but was not sure he could get approved. Faria suggested a VA loan. Artimovich said he was happy with the amount collected to pay off the 2016 lien and suggested giving the property owner of 214 North Road 6 months to continue making payments and loan options. They will reevaluate in 6 months.

The property owner of 60 Middle Road, was present and said he was past due for personal reasons. He is making efforts to get a loan to clear the taxes up. He will continue to pay \$850 per month until he can secure a loan. Artimovich made a motion, and by Faria to accept payments of \$850 per month and give the property owner of 60 Middle Road 6 months to secure a loan for the remaining balance. All were in favor.

Artimovich made a motion, 2n^d by Christiansen to have an officer deliver a letter to the rest of the property owners that did not show up tonight to attend the meeting on 6/25/19 at 6pm. All were in favor.

Faria asked at what point the town takes action and deeds these properties. We cannot just do nothing. Artimovich said as soon as the town does the taking, the town is liable and becomes the landlord. He also realizes that the residents need to know that the town is serious and inaction is not an option.

Artimovich made a motion, 2n^d by Faria to sign a deed waiver for 60 Middle Road. All were in favor.

The property owner of 140 Rte. 125 was present and said she had a payment agreement for \$1000 per month. She was not able to make that early this year because she was out of work for medical reasons. She said her mortgage is privately held and will try to re-finance. Artimovich made a motion, 2n^d by Christiansen to accept a payment agreement of \$1000 and give this resident 6 months to secure a loan. All were in favor.

Artimovich made a motion, 2n^d by Faria to approve a deed waiver for 140 Rte. 125. All were in favor.

Liz Faria, 209 South Road, said it took a lot of courage for those people to come forward and say what they did. She said there are some obvious hardships and some less so and asked if in the instance of an obvious hardship where the resident is making a good faith effort, if the selectmen could approve some incentive to continue the good faith such as lowering the interest. Clement said the board has the discretion to abate the interest but that sets a precedent. Mantegari said they would need to be careful about that.

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The board signed letters to Mr. Schroder and Donna Vadeboncoeur are discussed last week.

Faria said he is meeting with SST again tomorrow. They will be meeting with Bruce Stevens, Highland Hardwoods, to select the lumber which is generously being donated.

Artimovich said the vimeo account has been updated and the speaker install has been rescheduled to 6/12-6/13.

Thompson asked if the quote for the windows 7 upgrade has come in. Clement said she received it just after 5pm tonight and has not reviewed it yet.

At 7:25 pm a motion was made by Mantegari, 2nd by Christiansen to go into nonpublic sessions per RSA 91-A: 3,11(a) for hiring. Mantegari— aye, Artimovich — aye, Christiansen — aye, Faria — aye, and Thompson — aye. The motion carries.

At 7:34 pm a motion was made by Artimovich, 2nd by Thompson to come out of nonpublic session and seal the minutes. Mantegari— aye, Artimovich —aye, Christiansen —aye, Faria —aye, and Thompson —aye. The motion carries.

Christiansen made a motion, 2^d by Faria to adjourn the meeting at 7:35 pm. All were in favor.

Respectfully submitted,

Karen Clement

WEEKLY TREASURER'S REPORT

5/14/2019

DATE:

Citizens General Fund:

Previous Balance: 25,512.56

Deposits: 74,501.99

Payroll: 23,004.66

DD: \$19,654.51

CK: \$3,350.15

FICA: 6,971.03

to Impact Fees

A/P: Regular \$39,307.21

Non-A/P 2 000 00

void checks 1,525.00

From MMA

TO MMA

Account Balance: 30,256.65

Interest Earned YTD: 11.75

CD's 1,250,000.00

MMA: Unrestricted Balance 1 66,616.43

Total Invested Funds: 1,416,616.43

Interest Earned YTD: 16,659.84