

Board of Selectmen
Minutes March 10, 2020

Convened at 4:00 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.

Christiansen made a motion, 2nd by Thompson to approve the public minutes of 03/03/2020 as written. All were in favor.

Christiansen made a motion, 2nd by Thompson to approve the nonpublic minutes of 03/03/2020 as written. All were in favor.

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

Pete Allan, 44 Robinson Street, convert attic to bedroom: signed by Board

Ed Koch, 30 Washington Drive, add deck: signed by Board

Mike Sanborn, 55 Homestead Lane, electrical permit for pool: signed by Board

Anil Kumar, 6 Gallant Drive, shed: signed by Board

28 Three Ponds Drive, plumbing for new dwelling: signed by Board

17 Three Ponds Drive, plumbing for new dwelling: signed by Board

26 Three Ponds Drive, plumbing for new dwelling: signed by Board.

Christiansen made a motion, 2nd by Artimovich to approve 2 new veterans credits. All were in favor.

Edie Shipley, Conservation Commission Chair, was present because she watched the BOS meeting from 03/03/2020 and saw that the BOS did not want to recommend the Game Farm easement any longer. She wanted to make sure that the vote was not based on misinformation. Mantegari said he wants to make sure that the numbers make sense. Shipley said that Jeremy Lougee, SELT and Josh Jennings, 287 South Road were also present to answer any questions the town had about the easement.

Lougee said the easement value is \$610,000 and additional expenses (closing, stewardship, etc.) are \$81,750 for a total project cost of \$691,750. Jennings will accept a reduced purchase price by \$235,000 therefore, selling the easement for \$375,000 plus expenses of \$81,750 for a net project cost of \$456,750.

Artimovich said the \$610,000 is confusing to him because the property sold in February for \$535,000 and now weeks later is being valued at \$610,000. Shurtleff Appraisal appraised the market value of the

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property for \$535,000 as of 4/1/2019. The easement appraisal was conducted in December 2019. The easement appraiser conducted the appraisal without the benefit of any property sale to determine the market value of the easement only.

The easement sale will be for \$375,000 (\$610,000 appraised value minus \$235,000 reduced purchase price). Lougee said the town is getting \$610,000 in value for \$140,000 investment.

Bruce Stevens, 84 South Road, said conservatively you could construct 15 homes on this parcel. If each home had just one kid the cost would be (15 * \$12450 - Swasey per pupil education cost) about \$250,000 each year to educate those children. Unemotionally, a onetime appropriation of \$140,000 to save tremendously year over year seems like a no brainer. Further this parcel may be used as a corridor to gain access to landlocked parcels behind this land.

Lois DeYoung, 105 Crawley Falls Road, asked how much Jennings paid for the property and what his costs will be when the easement closes. Jennings introduced himself and gave some background on his farming experience. He said he purchased the property for \$535,000 plus project and closing costs which were not disclosed. He said he has a business deal with a private investor that he is working with to make a go of this farm. Jennings said he is taking all development off of the table in perpetuity if this easement closes.

Faria said there are some misconceptions that if town money is used then there should be public access. Jennings said he has never posted his properties in the past. He has allowed hunting but wants to meet the people first. This is an active working farm and he needs to maintain safety for himself, the food, and the property.

Bob Glowacky, 46 Northrup Drive and conservation commission member, said that they would like to see the board vote in favor of supporting the warrant. Regardless of any money exchange, he asked the board if they would like to spend \$140,000 now to save \$50,000 or more each year. He asked for the members to do a roll call. Mantegari said it was not a simple yes or no and said the numbers just do not make sense to him.

Lougee reviewed the numbers again and said the easement cost is \$375,000 plus expenses for a total of \$456,750 which is the cash needed to close this project. Ward Byrne, 55 Rowell Road, said it looks like Jennings is getting the property for \$160,000 (\$535,000 purchase price minus \$375,000 easement revenue) and the town is saving on the tax burden of educating a lot of kids. Is the town okay with that? Artimovich said Jennings is not getting the property for \$160,000, his investors are and Jennings is paying whatever was agreed upon in their business deal. Lougee said with all due respect, the purchase price is no ones business and has never been asked in any other easement the town was considering.

Faria said Jennings and his investors paid \$535,000 to the state, and the town may vote to donate \$140,000 to conserve the land and keep it the way it is now. The property is only worth what it is worth when you go to sell it. The other expenses are the costs of doing business and if the town wants to keep it like it is then we need to come up with \$140,000. The taxpayers will make that decision on Saturday.

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Byrne asked for the costs for the Martin property which was \$6,250/acre. Christiansen went on to say that Lyford was \$5,000/acre and the Game Farm is \$4,250/acre.

Mantegari made a motion, 2nd by Artimovich to support the warrant article to conserve the Game Farm. Mantegari - aye, Artimovich - aye, Christiansen - aye, Faria - aye, and Thompson - aye. The motion carries.

At 5:15 pm a motion was made by Mantegari, 2nd by Christiansen to go into nonpublic sessions per RSA 91-A: 3, II for (b) hiring. Mantegari - aye, Artimovich - aye, Christiansen - aye, Faria - aye, and Thompson - aye. The motion carries.

At 5:32 pm a motion was made by Faria, 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.

At 5:32 pm a motion was made by Artimovich, 2nd by Christiansen to adjourn. All were in favor.

Respectfully submitted,

Karen Clement