

Board of Selectmen
Minutes June 15, 2021

Convened at 6:00 pm

Present: Ken Christiansen, Chair
Robert Mantegari
Andrew Artimovich
Jonathan Frizzell
Jon Morgan

Christiansen 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.

Mantegari made a motion, 2nd by Artimovich to approve the public minutes of 6/1/2021 as written. All were in favor.

Mantegari made a motion, 2nd by Artimovich to approve the non-public minutes of 6/1/2021 as written. All were in favor.

Joyce Gallant was in to present the weekly Treasurer's report. Please see last page to view the report.

Morgan asked if we are on-line with the budget and Christiansen explained that Clement tracks each line item monthly. Mantegari said we send out quarterly reports.

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

- William Faria, 209 South Road, strip and re-roof: signed by Board.
- Southeast Land Trust, Ole Gordon Road, 2x2 sign: signed by Board.
- Southeast Land Trust, RT 125, 2x3 sign: signed by Board.
- Christopher Cooper, 272 South Road, install 2 condensers, 1 LP gas furnace and 2 new GFCI outlets: signed by Board.
- Wright Builders, 402 South Road, wire new dwelling: signed by Board.
- Wright Builders, 402 South Road, 2.5 bath for new dwelling: signed by Board.
- Theresa Gilman, 106 Pickpocket Road, demo of old milk barn: signed by Board.
- Gary Densen, 97 Crawley Falls Road, electric for pump house: signed by Board.

At 6:13 pm Christiansen opened the public hearing to discuss accepting funds from private sources for procuring body cameras and related equipment. Donations received may be used towards body cameras and related equipment, evidence management, and seeking grant assistance opportunities.

Chief Wicks presented the police body cam for the Public Hearing. Wicks explained that it will document what they say and do, and it is more effective for prosecution in court. Wicks said he is seeking to solicit businesses in town to purchase the equipment. Christiansen asked for any comments from the public. Bill Faria, 209 South Road, asked if this will be included in the budget next year for maintenance and servicing? Wicks said that they are looking to buy a server to keep in house which is less expensive than storing the videos on a cloud-based option. Christiansen said that this will be discussed in budget season. Phyllis Thompson, 153 Ole Gordon Road, asked how much the cameras are, and Wicks answered \$600-\$900 each. Wicks said he is looking for \$30-\$40k to equip the department with body

Board of Selectmen
Minutes June 15, 2021

cameras. There was no further comment at this time.

Notes:

- 1) Brentwood is eligible to receive \$236795.48 in ARPA funds which will be administered through GOFERR. We need to apply to receive the funds. We have until 2026 to spend the money. Mantegari made a motion, 2nd by Frizzell to apply for the ARPA funds. All were in favor. Clement explained that we would receive half now and half in May 2022 and said we will need to post a second hearing to accept the funds.
- 2) Insurance sub-committee. Artimovich explained that we need a sub-committee to look into our employees' health insurance costs. Christiansen asked if someone from the library would be interested and asked Morgan if he wished to accept a seat on the sub-committee for the BOS. Morgan agreed. Artimovich said he would let Michelle Siudut know and asked Clement to solicit employees for the committee.
- 3) Open bids for 2 decommissioned cruisers. Clement read out the bids that we have received. Artimovich made a motion, 2nd by Mantegari to sell each vehicle to the highest bidder and if they refuse to sell them both together to the highest bidder. All were in favor.
- 4) Request from Town of Epping – ambulance services. Clement explained that there was a call for an ambulance for an Epping resident and Brentwood responded as a mutual aid call. Chief Bird recommends waiving the fee. Frizzell made a motion, 2nd by Mantegari to waive the fee. All were in favor.
- 5) Sampson update. Morgan explained that a cease-and-desist order was served and the time allotted has expired. Morgan said that the Planning Board recommends moving to legal action. Mantegari made a motion, 2nd by Frizzell to accept the recommendation by the Planning Board and to start legal action. All were in favor. Christiansen said to send a letter from legal stating 30 days to comply then take them to court.
- 6) Estimates for survey work on Mill Road Bridge. Clement read two estimates, one for \$7200 which includes topography. Clement explained that we do not require topography, so we could reduce \$1500 from the estimate. The second estimate was from Hancock Associates for \$5000. Clement said that they both have a 4–6-week lead time. Bob Stevens, SA Associates, said he would like to try and find someone faster. Mantegari made a motion, 2nd by Morgan to spend up to \$5700. All were in favor.

Christiansen read a letter from Town Clerk Daphne Woss, thanking Chief Wicks, Police Admin Assistant Kendra Brackett, and Officers Spitalere and Wright-Ward for outstanding work carrying out the civil forfeitures. Clement said the warrant was signed on June 1st and they are already done.

Documents to sign:

- 1) Property tax agreement. Artimovich made a motion, 2nd by Mantegari to sign a property tax agreement. All were in favor.
- 2) There are two abatements for Eversource. Artimovich made a motion, 2nd by Mantegari to sign the first Eversource abatement approval to abate state education tax. All were in favor. Mantegari made a motion, 2nd by Frizzell to sign the second Eversource abatement approval per the utility settlement agreement. All were in favor.

Mantegari made a motion, 2nd by Frizzell to remove the mask mandate on town properties with immediate effect. Morgan – opposed, Frizzell - aye, Artimovich – aye, Mantegari – aye and Christiansen – aye. The motion carries.

- 3) Consolidated Communications abatement approval. Mantegari made a motion, 2nd by Frizzell to sign the Consolidated Communications abatement approval per Sansoucy's (utility appraiser) recommendation. All were in favor.

Board of Selectmen
Minutes June 15, 2021

Mantegari made a motion, 2nd by Artimovich to accept all abatements as recommended by KRT. Clement explained that checks will be mailed out next week.

- 4) 31 Peabody Drive abatement approval. Applicant believes the property is disproportionately assessed due to errors in the assessment calculation and disproportionate assessment of the property compared to other properties in the town. The corrective action is to edit the building sketch, as well as delete the functional adjustment applied for being overbuilt, & adjust accordingly. Mantegari made a motion, 2nd by Artimovich to sign the abatement approval. All were in favor.
- 5) 16 Diane McCain Drive abatement denial. Applicant believes the property is disproportionately assessed within the neighborhood, particularly in relation to 15 Diane McCain Drive. # 15 has a two-car under garage while #16 has a two-car attached garage with a half story of living area over it. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 6) 301 South Road abatement denial. Applicant believes the property is disproportionately assessed because of an outdated appraisal from 2016 for \$288,500 and the fact that a 2017 addition was reflected in the 2019 assessment. A June 2020 exterior review of the property noted new windows, siding and roof. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 7) 180 South Road abatement denial. Applicant believes the property is disproportionately assessed because other properties on the same road with same acreage and more square footage have lower taxes. Two comparable properties were submitted, neither similar to the subject in style, age or living area. 19 Gallant Drive, 74 Lake Road & 8 Rhodes Circle, all recent sales similar in style, age & living area, are supportive of the subject's assessed value. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 8) 143 Crawley Falls Road abatement denial. Applicant believes the property is disproportionately assessed because the assessment exceeds market value. An appraisal for \$315,000 on 10/10/2020 was submitted in support of a reduction in value. The appraisal has only one comparable from Brentwood and two from out of town. 48 and 117 Middle Road both similar in age, sold for \$396,500 & \$381,000, respectively & are supportive of the assessed value. KRT is supportive of the assessed value. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 9) 104 Crawley Falls Road abatement denial. Applicant believes the property is disproportionately assessed to surrounding neighborhood homes based on the price per square foot of the subject in relation to other homes. Twenty homes were used as comparisons, all but one significantly larger in living area than the subject (840 SF). Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 10) 140 Middle Road abatement denial. Applicant believes the property is disproportionately assessed to market value because of a submitted closing statement and six comparable sales provided, all with more living area and bedrooms. KRT is supportive of the assessed value. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 11) 59 Scrabble Road abatement denial. Applicant believes the property is disproportionately assessed because the assessment exceeds market value. An appraisal for \$315,000 on 10/10/2020 was submitted in support of a reduction in value. KRT is supportive of the assessed value. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 12) 30 Spruce Ridge Drive abatement denial. Applicant believes the property is disproportionately assessed in relation to another neighborhood home, 58 Spruce Ridge. The subject appears to be equitably assessed with these other properties. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 13) 15 Wilson Way abatement denial. Applicant believes the property is disproportionately assessed because he had an option to purchase a generator from the developer and added that to the overall costs of the purchase. He feels that it did also increase the value of the amount of the loan. Subject sold for \$405,400 in 2018. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 14) 13 Abbey Road abatement denial. Applicant believes the property is disproportionately assessed because

Board of Selectmen
Minutes June 15, 2021

the basement and attic are unfinished, the kitchen is original and in relation to other assessed values of submitted end units, the applicants assessed value is disproportionate. 42 Abbey Road, also an end unit with an unfinished basement & attic, a year younger but the same size, sold for \$305,000 on 7/10/2019. 37 Abbey Road, similar in age, condition, size & an end unit, sold for \$285,000 on 12/11/2019. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.

- 15) 11 South Road abatement denial. Applicant believes the property is disproportionately assessed because large parts of the interior are empty-unfinished spaces. These unfinished areas have been addressed in the depreciation field under special, with NC (New Con) code applied at 20%. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 16) 2 Spruce Ridge Drive abatement denial. Applicant believes the property is disproportionately assessed because of a 26% increase in assessment. Three comparables, all \$30,000-\$120,000 below subject's sale price, were submitted in support of a reduced value. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 17) 4 Juniper Lane abatement denial. Applicant believes the property is disproportionately assessed because there are deferred maintenance issues with the property, and it lacks central heat. These issues have been addressed with the property's condition noted as fair (42% depreciation) and the type of heat listed. Mantegari made a motion, 2nd by Frizzell to sign the abatement denial. All were in favor.
- 18) Capital Assets Policy – review and sign. Mantegari made a motion, 2nd by Frizzell to sign the Capital Assets policy. All were in favor.

Christiansen asked for any further public comments. Thompson recommended changing the picture on our website to show the correct updated Board of Selectmen. Christiansen explained that we have been in touch with the camera company to make this change.

Christiansen asked for any further public comments on the body cameras. Hearing none, at 6:49pm Mantegari made a motion, 2nd by Morgan to end the Public Hearing. All were in favor.

At 6:50pm Mantegari made a motion, 2nd by Frizzell to go into nonpublic session per RSA 91-A:3, II (c) reputation, and (e) legal. Mantegari – aye, Artimovich– aye, Frizzell – aye, Morgan – aye, Christiansen – aye. The motion carries.

At 7:41 pm a motion was made by Artimovich, 2nd by Frizzell, to come out of nonpublic session and seal the minutes. Mantegari – aye, Artimovich– aye, Frizzell – aye, Morgan – aye, Christiansen – aye. The motion carries.

At 7:42 pm a motion was made by Mantegari, 2nd by Frizzell to adjourn. Mantegari – aye, Artimovich– aye, Frizzell – aye, Morgan – aye, Christiansen – aye. The motion carries.

Respectfully submitted,

Sarah Parkhurst

Board of Selectmen
Minutes June 15, 2021

WEEKLY TREASURER'S REPORT

DATE:

6/15/2021

General Fund:

TD BANK

Previous Balance:	1,548,662.69		
Deposits:	518,188.12		
Payroll:	27,947.16	DDP: 27451.04	
		CHK: 496.12	
FICA:	7042.63		
to Impact Fees			
A/P: Regular	243,407.06	Swasey : 197,230.50	CO-OP:
Non-A/P			
void checks			
From MMA			

TO MMA

Account Balance: 1,788,453.96

Interest Earned YTD: 156.12

MMA:

Unrestricted Balance:	0
Total Invested Funds	0
Interest Earned YTD:	1253.26