

**BOARD OF SELECTMEN
TOWN OF MADISON
August 28, 2018
MINUTES**

Selectmen Present – Robert J. King, Jr., Josh L. Shackford and John Arruda

Others Present – Chief Ted Colby; DPW Director Jon Cyr; VDOE Assistant Nancy Cole; Taxpayers Rich and Mary Boyden, Kathryn Hall; Danforth Lane Property Owners R. Bruce Gove and JP Goodwin-Rogers; Thaddeus Thorne Surveyor Wes Smith; Administrative Assistant Linda Shackford; Madison TV Videographer Carol Dandeneau

Where and When Posted – Town Hall upper & lower bulletin boards and Madison & Silver Lake Post Offices on January 10, 2018.

Meeting Called to Order – By Chairman King at 5:35

APPROVAL OF MINUTES:

Motion by J. Shackford, seconded by Arruda to approve the minutes of August 14 and 21, 2018 as written. The motion passed **3-0**.

APPROVAL OF MANIFESTS:

Motion by J. Shackford, seconded by Arruda to approve the Manifest of August 27 - 31, 2018 in the amount of \$987,377.14. The Manifest breakdown is as follows: \$101,868.76 for Accounts Payable; \$27,631.00 for payroll; \$7,877.38 for payroll liabilities; \$14,785.55 and \$850,000.00 for Madison Elementary School. The motion passed **3 -0**.

PUBLIC COMMENTS – There were none.

Land Bid Openings – Notices were sent to abutters of the below listed properties on July 26, 2018 by certified mail offering them the opportunity to submit a sealed bid for the property. As per Article 29 at the 2003 Town Meeting the Board has the authority to do so.

<u>PID: 101-035 75 Oak Ridge Rd</u>	1 bid received
VDOE	\$1,400.00

Motion by Arruda, seconded by J. Shackford to accept the bid amount of \$1,400.00 from VDOE for property known as 101-035. The motion passed **3-0**.

<u>PID: 205-069 2 Ricken Place</u>	2 bids received
Nicole Lafavour	\$400.00
VDOE	\$650.00

Motion by J. Shackford, seconded by Arruda to accept the bid amount of \$650.00 from VDOE for property known as 205-069. The motion passed **3-0**.

<u>PID: 108-141 61 Eidelweiss Drive</u>	2 bids received
Stephen and Alicia Stoddard	\$2,200.00
Brian and Megan Croce	\$2,750.00

Motion by Arruda, seconded by J. Shackford to accept the bid amount of \$2,750.00 from Brian and Megan Croce for property known as 108-141. The motion passed **3-0**.

PID: 113-121 11 Grison Road 0 bids received

PID: 114-034 29Adelboden Way 1 bid received
VDOE \$500.00

Motion by J. Shackford, seconded by Arruda to accept the bid amount of \$500.00 from VDOE for property known as 114-034. The motion passed **3-0**.

PID: 115-004 Conway Road 0 bids received

PID: 115-032 Boulder Road 2 bids received
Bobby Wilson \$6,000.00
Stephen and Kathryn Hall \$6,000.00

Kathryn Hall implored the Board to consider granting the property to her because she was the previous owners and would love to have the property back. Arruda stated that because the same amount was bid neither can be accepted.

Motion by Arruda, seconded by J. Shackford to table this bid. The motion passed **3-0**.

PID: 206-031 18 Forclaz Road 1 bid received
Richard and Mary Boyden \$1,164.18

Arruda would like to see this go back out to bid as the unpaid taxes of \$1,641.00 are not covered. The Boyden's explained that they understood that \$1,164.00 were the unpaid taxes and intended to cover them. Based on the miscommunication and an uncontested bid the Board offered the Boyden's to adjust his bid to \$1,641.00. The Boyden's did so.

Motion by J. Shackford, seconded by Arruda to accept the bid amount of \$1,641.00 from Richard and Mary Boyden for property known as 206-031. The motion passed **3-0**.

PID 221-016 Beach Drive 1 bid received
Madison Assoc of Tenant Enterprise \$50.00

PID 221-017 Beach Drive 1 bid received
Madison Assoc of Tenant Enterprise \$50.00

The Board discussed tabling acceptance of the bids on these properties as it does not cover the unpaid taxes of \$1,367.17 on lot 016 and \$679.49 on lot 017.

Motion by Arruda, seconded by J. Shackford to table the bids for 221-016 and 221-017. The motion passed **3-0**.

J. Shackford stated that the Board checks to see if back taxes are due by bidders on Madison properties and does not accept bids if tax payments are not up to date. The Board agreed.

Request of VDOE to Use Chipper – A written request to the Board was received from VDOE requesting the use of the Town's brush chipper. The Board agreed with loaning the chipper as long as it comes back in the same condition as when loaned. VDOE Assistant Cole assured it would be. The Board decided that future equipment requests will be deferred to the DPW Director and are at his discretion.

Review of Danforth Lane Plan – Wes Smith of Thaddeus Thorne Surveys Inc. presented to the Board and abutters a preliminary plan to rectify the Town owned land configuration of Map 120 Lot 005. Proposed items to be noted:

- The Danforth Lane ROW will continue through the property at 50' wide;
- Gove property will adjust frontage line to accommodate the 50' ROW with a net gain 0.46 acres through an addition to the property on the west side;
- Osgood would gain 4.20 acres at the north section of the property;
- Goodwin-Rogers would gain 2.07 acres around the perimeter of the property;
- Sweeney would gain 0.61 acres to the south line of the property;
- No changes would be made to Weeder or Robbins; and
- The parent lot would retain 7.41 acres.

Goodwin-Rogers expressed concern of the accuracy of the measurements and acreages listed. Smith explained that this is a preliminary sketch, not a survey, so measurements are best taken with a grain of salt for now. Smith asked abutters present to notify him of any monuments they may know of on their property.

Director Cyr requested consideration of changing the location of the truck turn around and having the "gentleman's agreement" with Goodwin-Rogers documented through the plan. Smith suggested moving it down to the point where Weeder, Gove, Goodwin-Rogers and Town property come together. This would also make Danforth Lane a Class V Road to that point.

Arruda asked if any one is losing property. Smith responded that all parcels will have a net gain with the exception of the parent piece owned by the town.

Arruda brought up for discussion consideration of recouping from the abutters that gain land some funds to cover the costs. It was suggested that using the cost of the survey, \$5,500.00, divided out by the acreage for each owner. Approximate costs would be:

- Osgood \$3,100.00
- Goodwin- Rogers \$1,500.00
- Gove - \$350.00
- Sweeney - \$400.00

It was noted that the "Mason House" is on the portion of land that would be combined with the Osgood property. It was discussed how to handle the building with consideration that it be removed. Smith recommended a note on the plan stating "not for living space" and/or "no grandfathered footprint".

Smith stated he will bring the final plan for the Board to have at their September 11th meeting for final approval and their signatures. Smith intends to send the plan one week ahead of the September 11th meeting allowing the Board and abutters can have a change to digest it. The deadline for the October 3rd Planning Board meeting is September 12th at noon.

Gove noted the change in a portion of Danforth Lane's classification and asked about making improvements as he will be on that portion. The Board explained that a simple letter to the Board detailing his intentions for the improvement is necessary and is traditionally approved.

Discuss Meeting with Effingham Selectmen – The Effingham Selectmen invited the Board to join them in a discussion of the ambulance service, present and future. King volunteered to attend their next Tuesday night meeting. L. Shackford will get in touch with their administrator to arrange a time.

Request to Make Improvement to Bickford Road – William Ancil of 749 Bickford Road has submitted a written request to place ¾” crushed gravel on a small portion of the Class VI road. This improvement is being made to allow for ease of snow plowing.

Motion by King, seconded by J. Shackford to allow the improvement of Bickford Road at the owner’s expense. The motion passed **3-0**.

Solar RFP Clarifications – A proposer for the Solar project has come questions regarding the RFP. EAC Co-Chair Downs asked for the Board to offer their opinions. The questions with answers are as follows:

1. The RFP requests projected electricity costs and savings broken out monthly for 25-years. Would the Town accept electricity costs and savings calculations done at the annual level? Monthly variations in solar production make it difficult to compare costs and savings on a month to month basis. We believe looking at costs and savings on an annual basis is the most accurate way to evaluate solar projects. If the Town wants to see a monthly breakdown of the monthly benefits, we could break down the first year by month, but show future costs and savings by year?

The Board agreed that that only the first year broken down is acceptable.

2. Can the Town agree to waive this construction bond requirement? Because our construction contract is signed with the investor, and the Town pays nothing upfront, the Town has no money at risk during construction. Requiring a bond would add to project costs and result in a higher PPA rate.

The Board will defer this question to the Town Attorney.

3. Permit fees have been waived which is typical, but has the Town also decided to waive any property taxes? Property taxes would be an added cost to the investor and be factored into the PPA rate.

The Board would like to see some sort of a PILOT program with Arruda noting that other utilities in town pay property taxes.

4. Would the Town be willing to take care of mowing the grass at a ground mounted solar array? Requiring the investor to handle site maintenance results in the investor hiring a landscaping company and then layering their overhead costs on top. These costs will be passed to the Town in the form of a higher PPA rate. We believe the Town can handle site mowing for far less than the investor.

The Board asked DPW Director Cyr is this maintenance would be something that his department would be able to handle. Cyr responded yes, adding that area is already maintained by his department.

OLD BUSINESS – There was none.

Selectman Shackford’s List – No items

Selectman Arruda’s List – No items

Selectman King's List – King announced that the Madison Senior Independence Committee, formed out of discussion at the 2018 Town Meeting, has officially been established. The first meeting will be September 26, 2018 at 4:30 pm in the lower level of Town Hall. Members include George Rau, Joyce Stevens, Peter Stevens and King. King requested Oaths of Office be drafted for the members and to be signed the next selectmen's meeting.

Assistant's List – L. Shackford has scheduled the fall auction with St. Jean's Auctioneers for Friday, October 26th. More details about times to follow. And, a reminder that the next meeting of the Board will be held at the school on September 11th due to elections.

SIGNATURE ITEMS

Manifest

Payroll & Accounts Payable Checks

Purity Springs Cyclo Cross & Brew Ha Ha Letter

Request for Payment – Tax Collector: 121-002 Tax Agreement

Yield Tax Levy: 17-283-08-T Forrest

MS-1 Extension

Purchase Requisition: 2018-HIGH-013 Atlantic Recycling Equipment

Payment Agreement: Holland 121-002

Granite State Mineral 2018-2019 Ice Control Salt Quotation – **Motion** by King, seconded by J. Shackford to sign this document out of session. The motion passed **3-0**.

6:55 PM – King made a **motion** to go into non-public sessions under **Non-Public Session per RSA 91-A:3II (c)** Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant.

Roll call vote: Shackford – aye; Arruda – aye; King – Aye

7:10 PM – King made a **motion** to return to public and seal the minutes of the non-public session, seconded by J. Shackford and so voted **3-0**.

7:10 PM – King made a **motion** to adjourn, seconded by J. Shackford, and so voted **3-0**.

NEXT SELECTMEN'S MEETING – The next Selectmen's Meeting will be on Tuesday, September 11, 2018 at 5:30 p.m. at the Madison Elementary School Gymnasium.

Respectfully Submitted,

Linda Shackford,
Administrative Assistant