



***Town of Plaistow ♦ Board of Selectmen***  
***145 Main Street ♦ Plaistow ♦ NH ♦ 03865***

**Plaistow Board of Selectmen Minutes**

**Date:** July 12, 2021

**Meeting Called to Order:** 6:30 p.m.

**Roll Call:**

Select Chair, Darrell Britton  
Selectman, Greg Taillon  
Selectman, Bill Coye

Select Vice Chair, John A. Blinn, Sr. - Remotely  
Selectman, Jay DeRoche  
Interim Town Manager, Greg Colby - Remotely

D. Britton asks J. Blinn why he is attending remotely and if anyone else is with him.

J. Blinn replies he is on vacation and no one else is in the room.

D. Britton state all votes will be done by roll call tonight.

Also present: Marybeth Walker Assessing Agent, D. Voss, Administrative Assistant Zoning Board of Adjustment, Michael Murray Plaistow Resident, Jill Senter, Chair Conservation Commission and Beth Hossack, Recording Secretary.

**Minutes**

***G. Taillon motions to approve the June 21, 2021, minutes. Seconded by J. DeRoche. There was no discussion on the motion.***

***Board Polled: D. Brittan = yes, J. Blinn = yes, G. Taillon = yes, J. DeRoche = yes, B. Coye = yes***  
***Vote: 5-0-0***

***Motion carries.***

**Public Comment**

None

**Informational Public Hearing – Assessing**

D. Britton opens the Public Hearing at 6:33 p.m.

Marybeth Walker, Assessing Agent introduces herself. She states the requirement for 2021 is a revaluation. A revaluation is required by the Department of Revenue (DOR) at least once every five (5) years. As part of the process the assessing team must re-qualify exemptions and credits, and current use properties, to create values “anew” as of April 1, 2021. During this process, the Department of Revenue (DOR) will randomly sample some properties to check for accuracy on the property record cards. The last time Plaistow did a full revaluation was in 2016. A partial update was done in 2019 as the median ratio dropped to about 83%. For the revaluation in 2021 all tables, models and algorithms will be redeveloped using current sales data to create the new assessments. The goal is to make sure each taxpayer is paying a fair and equitable share of the tax burden. In

2020 we were supposed to switch from Univers software to Vision's software however it was not implemented.

G. Taillon asks how the partial information received from Visions was used.

M. Walker replies, Corcoran did a field review on Visions residential work. Corcoran did the commercial properties, and they are double checking the Visions work to keep moving forward.

D. Britton is concerned that if assessments are based on current sales the ration will swing too far in the other direction.

M. Walker replies, it is a complex issue. Plaistow has seen an increase in home values of 14% since April 2020. It is happening everywhere not just in Plaistow. The Board does have the authority to make changes any year by doing a partial, or statistical update. With sale prices increasing the ratio for 2021 will fall to about 83% without the revaluation. The goal will be to bring all properties to 98% to 100%.

J. DeRoche asks what the impact will be when values jump for 83% to 98%.

M. Walker state the average home will show an increase of 15%.

B. Coye asks if it will be the same for commercial properties.

M. Walker states commercial properties are handled differently. There are very few sales of commercial property in Plaistow. Sales will be based on Southern New Hampshire.

D. Britton states if all properties are fair and equitable, it makes sense.

M. Walker agrees.

D. Britton closes the public hearing at 6:56 p.m.

### **Introduction of Michael Murray, Candidate for Zoning Board of Adjustment**

D. Voss, Zoning Board of Adjustment Administrative Assistant introduces Michael Murray. The Zoning Board would like the Board's approval for Michael to be an alternate member.

D. Britton asks Michael to tell the Board about himself.

M. Murray states he has been a Plaistow resident for almost sixteen (16) years. He volunteers to help Seniors prepare tax returns through the AARP Program. He has a Bachelor's degree in Economics and a Master's degree in Business Administration. Michael has been married for 39 years.

D. Britton is happy to meet him.

J. Blinn welcome him to the Zoning Board of Adjustment (ZBA).

All Selectmen thank him for volunteering.

### **Town Managers Report**

- Utopia Lounge Hearing – July 7
- East Road Pumphouse – construction has begun.
- Landfill construction update meeting
- 13 Rose Ave – working to finalize sale.
- July Expenditure reports completed.
- Emergency Management – implemented cooling centers.
- Health Department – heat advisory, identifying at risk or vaccine hesitant individuals to provide vaccinations, attended leadership meeting of South-Central Public Health Network Substance Misuse Prevention Continuum of Care, participated in a webinar on Legislative changes to RSA 138 re: Health Officer's and local Board of Health meeting and reporting requirements.
- The summer program has started amidst a heat wave.
- Assessing – preliminary kick off meeting held with DRA and Corcoran.

- Highway Department – railroad crossing at 121A is waiting for materials for planning and implementing, meeting with the State with regards to Route 125 and island/sidewalk mowing and cleanup, time spent monitoring and responding to weather related issues across town due to the rain.
- Code Enforcement – working on back log of permits.
- Joint Loss Management – Quarterly Meeting held on July 7<sup>th</sup>.
- Solid Waste Disposal.
- Fire Department – assisted Hampstead with a significant fire in town and a commercial building fire in Plaistow, the firefighters spent two nights training for technical rope rescue.

J. DeRoche asks if the year-to-date budget expenditures are relatively normal for ½ way through the year.

G. Colby replies, yes. A few departments are over budget however he is watching everything very carefully.

### **Conservation Commission – Discuss Town Forest Maintenance Cut**

Jill Senter, Chair Conservation Commission would like the Board to agree with the Conservation Commissions recommendation to close a portion of the Town Forest during the maintenance cut. The start date will be posted as soon as she knows it. The maintenance cut will include cutting many of the hemlock trees due to a disease caused by the woolly adelgid (HWA). Unfortunately, this disease will kill nearly all the hemlocks in the Town Forest over the next few years. There are no effective treatments available. The maintenance cut is not a clear cut, we are not destroying the Town Forest. The cut is important to keep the forest healthy. The last maintenance cut was approximately 20 years ago. Jill states she is happy to speak to any residents who may have questions.

***B. Coye motions to follow the recommendation suggested by the Conservation Commission regarding the maintenance cut. Seconded by G. Taillon.***

***Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = yes, J. DeRoche = yes, B. Coye = yes.***

***Vote: 5-0-0***

***Motion carries.***

J. DeRoche asks if the Conservation Commission gets anything back from the sale of the timber.

J. Senter replies, yes. The money received will be put into the Conservation Forest Fund.

D. Britton thanks J. Senter.

### **Select a Board Representative for the Traffic Calming Workgroup**

D. Britton asks for a volunteer for the traffic calming workgroup.

B. Coye volunteers to be the primary representative.

J. DeRoche volunteers to be the secondary representative.

### **Appoint a Per Diem Temporary Health Officer**

G. Colby states Dennise Horrocks, Health Officer has requested a backup when she is on vacation. She recommended Mike Dorman. M. Dorman is a Health Officer in another town. He is qualified and knows Plaistow well.

***J. DeRoche motions to appoint P. Michael Dorman as temporary per diem Health Officer.***

***Seconded by J. Blinn.***

***Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = abstain, J. DeRoche = yes, B. Coye = yes.***

***Vote: 4-0-1***

***Motion carries.***

### **Selectmen's/Liaisons Reports**

G. Taillon

- He met with Sarah Gibbs and Interim Police Chief J. Mazza. He also plans on meeting with some Officers.

J. DeRoche

- Attended the Energy Committee meeting. Joshua Singer from Clean Energy attended. The committee would like to do a solar audit on town building.
- Attended the TRAC meeting. A representative from JRM attended and talked about contamination in recycling. The biggest offender is plastic bags. He would like to review the current contract to see if tagging contaminated recycling is part of the contract.

B. Coye

- Attended the Regional Hazard Materials meeting with Fire Chief C. Knutsen.
- The Summer Recreation Program has started and is going well.
- Summer Concerts have started.

J. Blinn – nothing to report.

D. Britton

- Contacted another firm regarding doors for the Salt Shed. The soonest they could work in doors is 6-8 months away. He suggests contacting the original contractor.
- He states the new agenda item, Opportunities to Share, had been created to allow Selectmen to report good, newsworthy items to the public. He recently met a young man, Bill Southerland and his wife who just moved to town. He welcomes them to Plaistow.

### **Changes to the Emergency Management Department**

***B. Coye motions to remove Douglas Mullin as the Emergency Management Director. Seconded by J. Blinn.***

***Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = no, J. DeRoche = yes, B. Coye = yes.***

***Vote: 4-1-0***

***Motion carries.***

***B. Coye motions to appoint Chris Knutsen as permanent Emergency Management Director.***

***Seconded by J. DeRoche.***

***Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = no, J. DeRoche = yes, B. Coye = yes.***

***Vote: 4-1-0***

***Motion carries.***

***J. DeRoche motions to enter non-public session under RSA 91-A:3 II (A) Public Employee; (B) Hiring; (C) Reputation; (D) Property Transactions; (E) Pending or Threatened Litigation; (I) Emergency Functions; (J) Confidential Information in Adjudicative Proceedings; (L) Consideration of Legal Advice as permitted by law. Seconded by B. Coye  
Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = yes, J. DeRoche = yes, Bill Coye = yes.  
Vote: 5-0-0  
Motion carries.***

D. Britton closes the public meeting at 7:35 p.m.

Public session resumes at 8:44 p.m.

***G. Taillon motions to seal the minutes of the non-public session. Seconded by J. DeRoche.  
Board Polled: D. Britton = yes, J. Blinn = yes, G. Taillon = yes, J. DeRoche = yes, Bill Coye = yes.  
Vote: 5-0-0  
Motion carries.***

D. Britton adjourns the meeting at 8:45 p.m.

Respectfully submitted,  
Beth Hossack,

Recording Secretary