



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

Plaistow Board of Selectmen Minutes

Date: November 7, 2022

Meeting Called to Order: 6:00 p.m.

Roll Call:

Select Chairman, Jay DeRoche - Present
Select Vice Chairman, Bill Coye – Present
Selectman, John A. Blinn, Sr. – Excused
Selectman, Darrell Britton – Present
Selectman, Jonathan Gifford - Present

Also present: Greg Colby, Town Manager, Marybeth Walker and Jay Ferreira from Corcoran Associates, the Town's Assessing firm and Beth Hossack, Administrative Specialist.

Public Comment

None

Assessing Discussion

Chair DeRoche welcomes Marybeth Walker and Jay Ferreira from Corcoran Associates.

M. Walker states the median ratio for assessed values as of October is 77.7%. She would like the Board to consider adding money to the assessing budget for an update in 2023. The goal of the median ratio is to keep values between 90 – 110% of market value. The State of New Hampshire requires values anew to be completed a minimum of once every five years. Many communities do updates in between to stabilize the ratio. That decision is made by the Board of Selectmen who are the Board of Assessors.

Selectman Britton states interest rates are up so sale prices may start to come down.

M. Walker states the last three (3) months Plaistow has seen fewer sales, yet many have been cash sales which are not affected by interest rates. Sale prices have not increased or decreased. The market is up 16% since last April. In 2021 our ratio was 96.6%. In one year, it has fallen to 77.7%. No one can predict where the market will go.

Chair DeRoche asks if the Board decides to move forward with an update in 2023, will it be a statistical update or values anew?

M. Walker replies, it will be values anew and involve all types of properties. A full measure and list will not need to be completed as that was done in 2021. All properties sold and all properties with permits pulled will have a measure and list.

Chair DeRoche asks what happens if we do not do an update in 2023.

M. Walker replies, the ratio does affect the county and state education portion of the tax rate however the State of New Hampshire only mandates a full revaluation every five (5) years. She just wants the Board to have a chance to increase the budget if they choose to do an update in 2023. Selectman Coye asks if money can be added to the budget and a decision can be made in the Spring. Selectman Britton would prefer to wait and not add money to the budget. Selectman Gifford agrees to wait on making a decision regarding values anew however he agrees to add funds to the budget. Chair DeRoche asks Town Manager, G. Colby if money was put in an account following last year's election for a revaluation in five (5) years and if so, can that money be used in 2023 if needed. Town Manager Colby replies, yes, it could be used if needed. D. Britton does not agree. He thinks it must be used for what people think the funds are for. M. Walker states it would be a Town wide revaluation which agrees with the purpose of the warrant article. Selectman Coye asks if the decision needs to be made tonight or can the Board think about it and decide at the next meeting. Chair DeRoche agrees that waiting until the next meeting to decide is a good idea. The decision to complete or not complete values anew will be made in May or June of 2023. There is consensus to postpone a decision on changing the assessing budget until the next meeting. Chair DeRoche states it will be a tough decision. Sales could go up or down.

Approval of Prior Nonpublic Session Minutes

Two (2) sets of nonpublic minutes are reviewed.

Selectman Coye motions to approve and keep sealed the nonpublic minutes of October 24, 2022 session #1. Seconded by Selectman Britton.

Vote: 4-0-0

Motion carries.

Selectman Coye motions to approve and keep sealed the nonpublic minutes of October 24, 2022 session #2. Seconded by Selectman Britton.

Vote: 4-0-0

Motion carries.

Start Time of Future Meetings

Chair DeRoche states we recently started meeting at 6:00 p.m. to get through the budget process quicker. He asks the Board's opinion if they want to keep the start time at 6:00 p.m. or return to the 6:30 p.m. start time. There is consensus to keep the start time at 6:00 p.m.

Recognition of Baseball Coaches

Chair DeRoche welcomes the President of Plaistow Baseball, Kate Sherman-DeRoche. Kate Sherman-DeRoche thanks the Board for having the baseball coaches and players present. She thanks all the volunteers, parents and Jenn Gusler, Recreation Director who have helped make the program what it is today. They are part of Quintown Baseball, which is made up of kids from Plaistow, Atkinson, Danville, Sandown, Hampstead, Newton, Kingston, Fremont, and Chester. The program serves kids from T-Ball through age 12. Three levels compete for championships. The Minors, the Major 60's and the Major 70's. This year Plaistow took home all three (3) Championships! The coaches and players put in much time and effort to become champions.

Republic Representatives

Tonight, we have three (3) Republic employees present. Dan Higgins, Municipal Sales Manager, Brian Skehan, General Manager, and Bob Wood, Operations Manager. Both D. Higgins and B. Skehan were in attendance about a month ago to discuss some of the issues with trash & recycling collection. There has been improvement. Different trucks are being used in Plaistow which has alleviated truck breakdowns. They also have some rear loading trucks needed to service some of the dumpsters and bulk items.

Chair DeRoche agrees some improvements have been made yet there are still misses.

Communication is key to a good working relationship.

Selectman Coye asks if mattresses are still considered a bulk item now that Massachusetts has banned them.

B. Skehan states is that a trick question? The problem is they have no way to dispose of mattresses.

Chair DeRoche states it was part of the agreement with JRM and they knew the change was coming that Massachusetts would not take mattresses. This is something we need to figure out.

B. Skehan agrees and states they will look into it and get back to us. We have to figure something out. This is a partnership. They will reach out to Green Mattress and send us the information.

Town Manager Colby asks about household hazardous waste collection. Republic is still working on getting some information from the New Hampshire Department of Environmental Services. When they have more information, they will let us know.

Chair DeRoche asks about tonnage rates including contamination. The representatives will make sure we get the information monthly.

Chair DeRoche asks if there are any more questions from the Board. As there are none, he thanks Republic for coming.

Approve Consent Agenda

Item Description

1. Accounts Payable Manifest – week of November 3rd and 10th, 2022.
2. BOS draft minutes – October 24th and November 3rd, 2022.
3. The sale of one (1) cemetery plot.

Selectman Britton motions to approve the consent agenda as written. Seconded by Selectman Gifford.

There was no discussion on the motion.

Vote: 4-0-0

Motion carries.

Town Managers Report/Potable Water Update

- The past few weeks have been very busy.
- The tax rate was finalized today with the Department of Revenue Administration (DRA). The 2022 tax rate is \$19.01/1000. It is only up \$0.05 since the 2021 rate of \$18.96. A house valued at \$500,000 will pay about \$25.00 more in taxes than last year. The Board utilized \$300,000 from the unassigned fund balance and \$130,000 voted on at the last Town meeting to help lower the tax rate. The tax warrant was completed today and if the Board signs it tonight tax bill will be processed and mailed out this week.

Chair DeRoche states the increase to the tax rate is very minimal.

Town Manager Colby agrees.

- All is going well with the water project. The warm weather is allowing connections to still be done. They are trying to group connections by area.
- The electricity rate was just finalized with Sprague at .136/kilowatt. Next, Town Manager Colby will review all the electricity line items in the budget for accuracy. It will be ready for the Board at the next meeting.

Selectmen's Reports

Selectman Britton – nothing to report.

Selectman Coye

- The Planning Board has put out a survey for the residents. It can be submitted online or paper.
- Both the Toddler Trick or Treat and the Pumpkin Lightening Events went well.

Selectman Gifford

- Will attend the Recreation Commission Meeting this week.
- Attended the Historical Society Meeting. A Plaistow Scout is doing an Eagle Scout Project for the museum.

Chair DeRoche

- Attended the last Budget Committee meeting, 2 weeks ago and will attend the next one on 11/5.
- Attended the Pumpkin Lightening Event.
- Did some brainstorming regarding the Town Report. The meeting scheduled for earlier tonight was cancelled as a quorum was not present.

Events

- Voting – tomorrow 7:00 a.m. – 8:00 p.m. at the Public Works Garage, 144F Main St.
- Friday, November 11th – Veterans' Day Ceremony, 9:30 a.m. on the Town Green
- 11/11 - Kids night out – Library
- 11/21 – 12/22 Item Swap with the Recreation Department
- 11/29 Wreath Making – Pollard School 5:30 p.m. – 8:00 p.m.
- 12/15 Tri Town Trip – Christmas Dove, lunch, light show

Other Business

Chair DeRoche states the Town of Plaistow will be posting the job for a full-time Police Chief.

As there is no further business before the Board, Chair DeRoche adjourned the meeting at 7:20 p.m.

Respectfully submitted,

Beth Hossack,
Administrative Specialist