



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

PLAISTOW BOARD OF SELECTMEN MINUTES:

DATE: July 11, 2016

MEETING CALLED TO ORDER: 6:32PM

SELECTMEN:

Selectman, Steve Ranlett, Chairman
Selectman, Tammy Bergeron-Excused
Selectman, Peter Bracci

Selectman, John Sherman Vice Chairman
Selectman, Julian Kiszka
Town Manager, Sean Fitzgerald

AGENDA

MINUTES

J. Sherman motions to approve the minutes of June 27, 2016. Second by J. Kiszka.

Vote: 4-0-0

Motion Passes.

PUBLIC COMMENT

None

HIGHWAY SAFETY COMMITTEE RECOMMENDATION-ARTHUR WIGGIN

S. Ranlett invites Arthur Wiggin up to the microphone. He introduces himself as a retired NH State Trooper. He has been in the Navy/Marine Corps, an Exeter Police Officer, Deputy Sheriff and has tremendous experience to assist the Town.

S. Ranlett states A. Wiggin is an excellent resource for the Highway Safety Committee

J. Sherman thanks A. Wiggin for his service and volunteering to be a Highway Safety Committee Member.

J. Sherman motions to appoint Arthur Wiggin to the Highway Safety Committee. Second by J. Kiszka.

Vote: 4-0-0

Motion passes.

P. Bracci inquires how we saved a million dollars. He believes we are spending less.

J. Sherman states he is referring to the anticipated interest rate of 4% that was discussed at Town Meeting in March, however the bond came in with a much lower rate, thus creating the saving of \$1 million. Discussion ensues.

P. Bracci inquires about the status of the resident concerned about Walton Rd who spoke at the last Board of Selectmen's Meeting during Public Comment.

S. Fitzgerald responds it will be addressed at the Highway Safety Committee Meeting on 7/14 and that he has asked the Police Department to work with residents of Walton Road.

J. Kiszka would like a simplified write up explaining the interest on the bond for the Safety Complex.

P. Bracci explains his understanding. He believes it starts at a rate of 5% and goes down to 2% and they gave us \$384,000 up front.

S. Fitzgerald explains that the Town received a lump sum payment of \$384,000 interest free over the life of the loan, how the process works including amortization and premiums. The overall rate for 30 years is 2.86%. He will send out another analysis to help folks understand.

BUILDING COMMITTEE CHARTER/UPDATE MEMBERS

Chief McArdle and Dennis Heffernan are present to discuss the Charter and new members. D. Heffernan is the Vice Chair and begins reviewing the Charter.

J. Sherman states the Charter is good now that we have Mike Kennedy as a representative from the Fire Department, and 3 citizens with building experience. The Police Chief and Fire Chief vetted the 6 resumes they received and have chosen 3 candidates they feel will best serve the committee.

J. Sherman motions to accept the recommendation of the Public Safety Complex Building Committee and add Michael Kennedy as a Representative of the Fire Department and add 3 at large members, Kevin Coyle, Thomas F. Geary III, and Nicholas S. Morel and to adopt the Building Committee Charter. Second by P. Bracci.

Vote: 4-0-0

Motion passes.

D. Heffernan mentions the next meeting will be held on 7/14 at 8:00am at the Public Safety Complex. The public is welcome to attend.

The Building Committee will report to the Board of Selectmen on a monthly basis at least as activity begins. It will be on the Board's Agenda.

S. Fitzgerald mentions there are some enforcement actions the Town is taking against properties that are not compliant with the Towns Zoning Laws. This will be discussed in non-public.

P. Bracci inquires if we can go into a non public session for different issues.

S. Fitzgerald notes that the Board can go into non-public for more than 1 issue but it may be easier to split it into 2 sessions for the purpose that some minutes may be sealed.

J. Sherman motions to enter into non-public session under RSA 91-A:311 (a) Personnel, (b) Hiring, (c) Reputation (d) Negotiation, (e) Legal understanding that both parties have agreed. Second by S. Ranlett.

Board Polled: S. Ranlett=yes, J. Sherman=yes, T. Bergeron is excused, J. Kiszka=yes, P. Bracci=yes,

Public Session ends at 7:02pm

Public Session resumes at 8:00pm

S. Ranlett extends condolences to Joyce Ingerson, former Selectman and her family for the recent loss of her father. Also to the Blinn Family for the loss of their sister.

S. Fitzgerald states our thoughts are also with law enforcement and their families in the recent tragic losses that have occurred in our country.

TOWN MANAGER'S REPORT

Methuen Construction Follow- Up

Assessing Overview/Public Information Hearing August 1st

Clean Water State Revolving Fund Application

Amended Wetlands Permit 2007-02865

RSMS

Police Department- New Cruiser look

45 Acre Parcel Sold to Builder

Regional Selectman's Meeting postponed

Safety Complex Updates

SAFE Routes to School (preferred alternative)

Officer DiChiara Resignation

CIP Process

Highway Safety Committee Meeting

P. Bracci requests an update on Hale Spring.

S. Fitzgerald states the deed has been finalized and we do not have to provide water to the property. The bank will not take this property.

ACTION ITEM REVIEW

Reviewed

OTHER BUSINESS

P. Bracci requests OHD expenses YTD.

P. Bracci inquires about the Key FOB security system and the Town's New Web site.

P. Bracci inquires about the Town Manager's goals.

P. Bracci inquires Finance Director advertising.

P. Bracci requests an ad hoc committee to evaluate Trash Removal/Solid Waste.

S. Ranlett suggests he draft a charter for this committee and its goals. Improving performance of trash removal services is discussed.

SELECTMAN REPORTS

J. Sherman

- Assessing- Legislative Policy proposal submitted to the State from the Board of Selectman. J. Sherman reads it into the minutes.

To see if NHMA will SUPPORT- *Requiring that all industrial and commercial property owners supply verified rental/lease rates and expenses by category when requested by the municipality and/or its designated assessing agent. Owners who fail to provide this information upon request will be barred from filing for abatement.*

Municipal interest to be accomplished by this request- *To help ensure that commercial and industrial property owners supply information that allows the municipality to create more fair and accurate property assessments.*

Explanation- *Municipal residential assessments are adjusted most frequently based on “arms length” sales transactions. Commercial and industrial properties typically do not sell as frequently, so sales data is not as useful an indicator when re-visiting the assessments for those types of property. Municipalities can request verified rental/lease rates and expenses, but the owner is NOT required to supply this information. Requiring the property owner to supply this data will help ensure that the municipality can review commercial/industrial assessments as frequently as residential assessments are reviewed thus leading to more fairness and accuracy.*

- Mentions the errors in the assessing database. M. Walker will discuss the results of the errors at next week’s meeting. 4 of the 8 issues were caused by old pictures on the tax cards. 4 related to confusion of information, the data was correct.

S. Ranlett

- Public Hearing of Public Safety Complex at the last Planning Board - no major concerns.

J. Kiszka

- Attended Shem Kellogg’s Celebration of Life.

P. Bracci

- Attended Recreation Commission Meeting- Dog Park discussion, new Playscape & other equipment purchases.

SIGNATURE FOLDER

S. Ranlett states the signature folder and manifest are going around.

S. Ranlett adjourned the meeting at: 8:45pm

Respectfully submitted,

Gayle Hamel,
Recording Secretary