



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

**PLAISTOW BOARD OF SELECTMEN MINUTES:**

**DATE:** August 15, 2016

**MEETING CALLED TO ORDER:** 6:33PM

**SELECTMEN:**

Selectman, Steve Ranlett, Chairman  
Selectman, Tammy Bergeron  
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 August 1, 2016. Second by S. Ranlett*

*P. Bracci notes the NH Constitution doesn't state 100%.*

*Vote: 5-0-0*

*Motion passes.*

**PUBLIC COMMENT**

None

**CONTINUATION OF 2016 ASSESSING RECOMMENDATION**

Wil Corcoran & Marybeth Walker are present to quantify what is going to happen to commercial values. W. Corcoran states he is assessing each commercial property. He reviews the last few years of activity in the market. In 2007 we had a recession. Banks went upside down and residential sales tumbled. Then in 2008-2010 residential properties decreased and commercial values stayed level. Assessing has to go with the market. No commercial values will be decreasing this year based on the information he has gathered so far. To date the commercial values are increasing approximately 15%. He has only viewed 50 commercial properties of the 336 total. The only way to value commercial property is to take the assessed value vs. the sales price to get the equalization ratio. If there are no sales than there is no equalization ratio. The DRA needs 3 valid sales to determine a strata. It's important to remember that all properties are different, the uses of the properties are different and the location of the properties is different. For example, condos and codex's may go down or increase less than single family properties because they are not in as much demand in the current market. The term Full Market Value is a better term than 100% of Value.

J. Kiszka states if we come up with a 95% value and other towns use 100% the state will increase our values by 5% for determining the school and county taxes.

W. Corcoran states J. Kiszka's statement is accurate.

S. Ranlett is not in favor of supporting 95% based on the information provided by Attorney Kalman. He recommends 100%.

J. Sherman would like W. Corcoran's recommendation.

W. Corcoran recommends 100% of full value.

J. Kiszka states the percentage is an illusion. The percentage used will not change the amount of taxes due. Also we cannot hold a future Board to any standards such as making certain values will be reviewed on a yearly basis. A future Board might not agree with this.

J. Sherman makes two final points. He agrees that J. Kiszka is correct that we cannot bind a future board to review values every year. Keep in mind commercial properties are not all bad, not all are big box stores. We also have small businesses that are owner operated.

***T. Bergeron motions to set the percentage at 95% of full value. Second by P. Bracci.***

***Vote: 3-2-0 (S. Ranlett & J. Kiszka)***

***Motion passes.***

### **OVERVIEW OF SAFE ROUTES TO SCHOOL PROJECT SUMMARY**

S. Fitzgerald notes that Hoyle & Tanner would like clarification on some issues on the location of the crosswalks on Elm Street and the crosswalk at Main Street and Elm Street. The consensus of the Board is to keep the Elm Street crosswalk where it is currently. The consensus of the Board is to move the crosswalk at Main Street and Elm Street closer to the intersection.

S. Fitzgerald will put together a table of where the Town is financially with this project. This breakdown will help in decision making. Discussion ensues regarding soft costs and administrative costs and possibly decreasing some of the scope of the work due to funding. The State will want to understand how we will meet the proposed goals of the project if we do not get additional funding. In other words, what will be the reductions in scope while still maintaining the goal of Safe Routes to School?

### **SINGLE STREAM RECYCLING**

We do have a new contract with JRM that includes single stream recycling. The targeted start date is October 3, 2016. Prior to this date we need to engage the public and get flyers out and post a Cable Show to educate residents on a few changes involved with single stream recycling. Plastic bags will no longer be recyclable. The new contract also includes a Memorandum of Understanding that consists of the 11 changes determined by the Board. The recycling market is soft but with the JRM contract we do not have to share any recycling revenue as is required by some companies. The new contract also includes a Route Audit which will be presented to the Board in September. This will help identify what homes are not recycling and then the Board can work on ways to improve the amount of recycling, reduce the tonnage of solid waste and help save money.

P. Bracci mentions the Solid Waste Committee that they have talked about. Discussion ensues.

***J. Sherman motions that we form the Solid Waste Committee effective immediately appointing P. Bracci as the Chairman and asking Peter to reach out to the other selectmen for names for members of the committee and that as a starting point we will use the charter as recommended by the Town Manager and ask the committee for recommended changes to that charter. Second by S. Ranlett.***

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

***Motion passes.***

## **TOWN MANAGER'S REPORT -Done**

Public Hearing for Land Swap for Aug 29 and scheduled follow up Public Hearing Tuesday Sept 6<sup>th</sup> at 6:30pm.

Update on GREE study- drought conditions

Homeland Security Grant Application – Communication equipment

Summer Recreation complete

Pollard School Recycling

September 11 Memorial

NH DOT Cultural Resources

Keyless Security System

Safety Complex meeting

Open positions

Zoning Violations

Statewide Strategy Stockpile Training Session

September Flu Shots

Community Garden

Newton Road Garage

Comcast equipment update

Library Grant received- New Hampshire Humanities

Timberlane Regional High School Alumni Association

## **ACTION ITEM REVIEW**

Reviewed

T. Bergeron added an item

## **OTHER BUSINESS**

None

## **SELECTMAN REPORTS**

J. Sherman –

- Conservation Commission Thursday Aug 18<sup>th</sup> - P Bracci to attend in John's place as John will be attending the first CIP meeting of the season on Thursday Aug 18<sup>th</sup>
- Attended Recreation Meeting - Cost of prior playscape was \$14,500 and the cost of the Skate Park was \$16,400. Confusion of costs of various playscapes and where revenue came from
- Safety Complex Meeting- Cutting costs and Bats population
- CART is for all residents not just seniors

S. Ranlett -

- Planning Board Meeting
- Renewables Meeting

J. Kiszka –

- Renewables meeting WED

P. Bracci –

- Nothing to report

T. Bergeron –

- Attended meeting with Walton Rd and Shady Lane
- Attended Recreation Commission Meeting (skate park)

**SIGNATURE FOLDER**

S. Ranlett states the manifest is going around.

S. Ranlett adjourns the meeting at 8:45pm

Respectfully submitted,

Gayle Hamel,  
Recording Secretary