

TOWN OF ALLENSTOWN
Selectboard Meeting
16 School Street
Allenstown, New Hampshire 03275
July 1, 2019

Call to Order

The Allenstown Selectboard Meeting of July 1, 2019 was called to order by Vice Chair Sandy McKenney at 6:00 pm.

Vice Chair McKenney called for the Pledge of Allegiance.

Roll Call

Present on the Board: Sandy McKenney, Maureen Higham

Excused: Ryan Carter

Allenstown staff: Derik Goodine, Town Administrator; Police Chief Michael Stark; Trish Caruso, Welfare & Human Resources Clerk

Others present: Michael Frascinella, Holly Riley, William Dobbs

Citizens' Comments

Mr. Frascinella asked about the status of the town's attempt to clean up the junkyards on River Road and Deerfield Road.

Ms. McKenney said that some cleaning has been done.

Chief Stark reported that the big trucks are gone. In another situation, the matter has gone to court. He said that when the residents have little or no money, they might pay the fine but cannot afford to clean up. Or, they don't pay the fine and don't care if a lien is placed on their property. The question is whether to use taxpayer dollars to clean up.

Regular Agenda

▪ **Riverside Drive Petitions**

Ms. McKenney stated that they have two petitions: one is to declare Riverside Drive an Emergency Way and the other is requesting that the town sign a maintenance agreement. Regarding the Emergency Way petition, Ms. McKenney said she has not heard of any changes which would support this request.

Mr. Goodine said that a benefit to the public which is greater than the benefit to the residents of the road has not been established. The pond adjacent to the road is not a valid fire pond.

Ms. McKenney made a motion to hold a public hearing on this petition.

There was no second, and the motion failed.

Ms. Riley asked if she was allowed to talk.

Ms. McKenney asked her if she had new information.

Ms. Riley said that the town owns property on that road.

Ms. McKenney responded that we know that.

Ms. Riley asked if the town would help out with maintenance.

Ms. McKenney responded that the town is not obligated to do so.

Ms. Riley said that eventually, someone is going to sue. She said it won't be me – or it might be me.

Ms. McKenney asked if there was a maintenance agreement.

Ms. Riley said she was not notified that this is a private road and that she should have been asked to sign a liability waiver.

Mr. Goodine said that Ms. Riley could file a waiver of liability, but it is not the town's responsibility to offer a waiver.

Ms. Riley said that her parents bought this land but shady people in the Building Department told them they could not build on it. The new inspector told her there was no problem.

Mr. Goodine suggested that Ms. Riley file the information about the flood plain with the deed before selling the house. He said that the flood deeds give the town a right of way on the road. In taking the deeds to the properties sold to FEMA, the town made a promise never to allow building on the land.

Mr. Dobbs said that Ms. Riley makes a good point about helping with maintenance. He said that the properties to which the town now holds deeds used to be owned by people who paid taxes. They are worth a half million dollars. Now there are half as many people, and nobody wants to give up a strip of land to widen the road. This is all because of incompetent dam controls and FEMA. It has never happened before and never since.

Ms. McKenney said that the recourse they have is an Article for Town Meeting.

Ms. Caruso asked what percentage of owners have agreed to sign a maintenance agreement.

Ms. Riley responded that no one is going to do so without the help of the town.

Mr. Goodine said that these maintenance agreements exist everywhere for private roads.

Ms. Riley said she does not care if the town does not sign an agreement. She just wants the town to help.

Mr. Frascinella said he takes issue with the supposed value of the land held by the town. It was condemned by FEMA.

Mr. Dobbs said that the value of these lots is listed in the Town Report.

Mr. Goodine said that the Assessor should look at the values listed in the Town Report and revise them.

Mr. Dobbs said they are desirable lots. They would anticipate a flood every 150 years.

Mr. Goodine said that when the deeds were conveyed to the town, there was a stipulation that no homes could ever be built there. If there were a maintenance agreement, it would have to be based on valuation.

Chief Stark said no one is paying property taxes on these lots, so the value does not matter.

Ms. Riley said that eight people have signed to have the town help with maintenance.

Ms. Caruso said that the town has a right to say no.

Mr. Goodine said that if the abutters give up land to widen a road and the town then abandons that road, the abutters get it back.

Ms. McKenney made a motion to hold a public hearing on this matter.

There was no second, and the motion failed.

- **Tax Deeds Discussion**

Mr. Goodine said that three or four people have come in to pay or make payment arrangements since the last meeting. They are working with the cooperatives, and they are waiting on a decision regarding Holiday Acres. The Building Inspector went out to look at the properties on the tax deed list. Mr. Goodine added that there are some camper trailers on the list which the town will not want to deed. He said he will have a list for the July 29th meeting.

Ms. McKenney said that the Tax Collector reports that tax payments are coming in well.

- **Personnel Policy Changes Proposal Review**

This item was tabled till the next meeting.

- **Zone Change and 79E Tax Program Update**

Mr. Goodine reported that they have put the brakes on with this item in order to check on some things. He said the developers wish to lower the minimum square footage requirement for the apartments. There are some parking issues to be clarified, and the public hearing notice references only Lot 3 when there are actually two or three other lots involved, including the one owned by PSNH and another owned by the Sewer Treatment plant. He said that the attorney for Brady Sullivan attended the recent Planning Board meeting and had some suggested changes to the ordinance. Mr. Goodine said they want to make sure this works for the town and the developer. Matt Monahan has been away on naval reserve duty but is back now and will be working on these changes.

Mr. Frascinella said he is surprised that the developer wants smaller apartments.

Mr. Goodine said that this is typical of mill redevelopments.

- **COLA**

Mr. Goodine reported that the June COLA is not out yet. It was at 2.0%, but in May it was 1.8%. He said that aside from personnel salaries, he has instructed department heads to work on a flat budget.

▪ **Appointment of Tree Warden**

Mr. Goodine said that Ronnie Pelissier was the tree warden, and with his passing, they need to appoint a replacement.

Ms. Higham asked about the responsibilities of the tree warden.

Mr. Goodine explained that they have authority to instruct people to remove dangerous trees. If they are in the right of way, they are the town's responsibility. Utility companies take care of most of these.

Ms. Higham made a motion to appoint Marc Boisvert as the tree warden for Allentown, term ending March 10, 2020. Ms. McKenney seconded the motion, which carried unanimously.

Other Business

Ms. McKenney said that the Supervisor of the Checklist recently had trouble getting into the building.

Mr. Goodine said that he was in the building at the time and let her in. He said they are working on ways to allow people to get into certain areas only.

Ms. McKenney announced that a bake sale will be held at the Old Allentown Meeting House on Friday, July 5, 2019 from 11:00 am until 4:00 pm. It will benefit the Historical Society.

TOWN ADMINISTRATOR'S REPORT

Mr. Goodine said that a vendor who sells uniforms visited his office recently. This man sent him a proposal and Mr. Goodine asked him to see some samples. These would be for Highway Department personnel, would have the town insignia, and be reflective. They want samples to be sure the employees would be happy with them, especially the fabric.

Mr. Goodine said that they will be trucking out logs on Albin Avenue and there may be some complaints. Those doing the work have filed a notice of intent to cut, so it is all legal.

Mr. Goodine said they should have a candidate for the part-time Public Works position to look at for the next meeting.

Mr. Goodine reported that the Suncook River Shed street crossing assessment is being done, which is a study of culverts and drainage plats. More information is available on the website about this.

CONSENT CALENDAR, MINUTES AND MANIFESTS

Ms. Higham made a motion to ratify the consent Calendar of the July 1, 2019 BOS meeting. Ms. McKenney seconded the motion, which carried unanimously.

Ms. Higham made a motion to approve the minutes of the June 17, 2019 public session. Ms. McKenney seconded the motion, which carried unanimously.

Ms. Higham made a motion to approve the minutes of the June 17, 2019 non-public session. Ms. McKenney seconded the motion, which carried unanimously.

Ms. Higham made a motion to approve the Accounts Payable and Payroll manifests listed on the July 1, 2019 agenda.

Non-Public Agenda Items

Ms. Higham made a motion to enter a non-public session at 7:15 pm in accordance with the provisions of RSA 91-A:3, II (c). Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. Higham made a motion to return to public session at 8:34 pm. Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. McKenney made a motion to seal the minutes of the non-public session, because they discussed matters which, if discussed in public, would likely affect adversely the reputation of a person not a member of the public body itself.

Ms. Higham made a motion to enter a non-public session at 8:35 pm in accordance with the provisions of RSA 91-A:3, II (c). Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. Higham made a motion to return to public session at 8:38 pm. Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. Higham made a motion to allow Dawna Baxter, Clerk for the Fire Chief, Planning Board, and Building Inspector, to change her work schedule to 8:00 am – 12:00 pm, Monday through Thursday. Ms. McKenney seconded the motion, which carried unanimously.

Ms. Higham made a motion to enter a non-public session at 8:40 pm in accordance with the provisions of RSA 91-A:3, II (b). Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. Higham made a motion to return to public session at 8:51 pm. Ms. McKenney seconded the motion. A roll call vote was taken. Ms. Higham-aye; Ms. McKenney-aye.

Ms. McKenney made a motion to seal the minutes of the non-public session, because they discussed matters which, if discussed in public, would likely affect adversely the reputation of a person not a member of the public body itself.

Ms. McKenney made a motion to adjourn at 8:52 pm. Ms. Higham seconded the motion, which carried unanimously.

TOWN OF ALLENSTOWN
SELECTBOARD
PUBLIC MEETING MINUTES

JULY 1, 2019

Signature Page

Original Approval:	
RYAN CARTER, Chair	DATE
<i>Sandra McKenney</i>	08/05/2019
SANDRA MCKENNEY, Vice Chair	DATE
<i>Maureen Higham</i>	08/07/2019
MAUREEN HIGHAM, Member	DATE

Amendment Approvals:		
Amendment Description:	Approval:	Date:
	RYAN CARTER, Chair	DATE
	SANDRA MCKENNEY, Vice Chair	DATE
	MAUREEN HIGHAM, Member	DATE

Signature Certificate



Document Reference: PWDDMZJCUIKGDKERSNFH9T

RightSignature
Easy Online Document Signing



Maureen Highham

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IP Address: 64.222.96.214

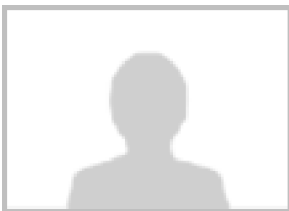
VERIFIED EMAIL: mhigham@allentownnh.gov

Electronic Signature:

Maureen Highham

Multi-Factor
Digital Fingerprint Checksum

49faa7105f648461cdeb70e8faa1ac1677dbf3e8



Sandra McKenney

Party ID: CDMRKAIGH4MH3G6YSIZHXL

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Electronic Signature:

Sandra McKenney

Multi-Factor
Digital Fingerprint Checksum

08ed4a101d7a4fd7c1601bac14c2ccf9203b1c8c



Timestamp

2019-08-07 13:43:56 -0700

2019-08-07 13:43:55 -0700

2019-08-07 08:04:05 -0700

2019-08-05 16:23:49 -0700

2019-08-05 16:13:53 -0700

2019-08-05 15:57:20 -0700

Audit

All parties have signed document. Signed copies sent to: Maureen Highham, Sandra McKenney, Ryan Carter, and Derik Goodine.

Document signed by Maureen Highham (mhigham@allentownnh.gov) with drawn signature. - 64.222.96.214

Document viewed by Maureen Highham (mhigham@allentownnh.gov). - 64.222.96.214

Document signed by Sandra McKenney (smckenney@allentownnh.gov) with drawn signature. - 72.71.210.180

Document viewed by Sandra McKenney (smckenney@allentownnh.gov). - 72.71.210.180

Document created by Derik Goodine (dgoodine@allentownnh.gov). - 64.222.96.214



This signature page provides a record of the online activity executing this contract.