

TOWN OF ALLENSTOWN
Selectboard Meeting Minutes
TOWN HALL
16 School Street
Allenstown, NH 03285

June 27, 2022

Call to Order

The Allenstown Selectboard meeting of June 27, 2022 was called to order at 6:10 PM by Chair Scott McDonald.

Chair McDonald called for the Pledge of Allegiance.

Roll Call

Present on the Board: Chair Scott McDonald, Maureen Higham, Jim Rodger, Keith Klawes, Sandy McKenney

Allenstown staff: Derik Goodine (Town Administrator), Brian Arsenault, (Building Inspector and Code Enforcement Officer), Jeff Gardner (Allenstown Fire Department), Mike Frascinella, EDC. Fire Chief Lambert, and Chief Stark from Allenstown PD joined the meeting late.

CITIZENS' COMMENTS

Mr. Frascinella said they are having their 3rd concert on August 14th and will be having a cruise night at the same time as the concert. He said the Board decided on no registration fee for the first time. He said they decided to have the cars parked on the ARD field and are awaiting permission from the school district.

He also said Ron Adinolfo wanted him to ask why Avitar is only allowing one week for challenges to the tax bill. He also asked why did Avitar's letter say that the average increase in value is 60% and at the bottom, it says a 76% increase. Mr. Goodine said it's because there are different classes of property from mobile homes to commercial/industrial. Mr. Klawes said their assessed value might go up, but the cost per thousand is going to go down.

Mr. Goodine said the crazy valuations increases are happening everywhere, just not Allenstown. He said their tax rate will come down based on his many years of experience. He said with COVID, people came into the state, buying the available stock and this drove up the prices. He said the State came up with a program for building multi-unit apartments and they are supposed to be for the work force housing which will give them an incentive for the Town for \$10,000 per unit to allow new housing stock. He said this payment will not help in the long run but there are some places that are looking into doing this.

Mr. Goodine said the State has driven up the property values because it's a perfect world. They are encouraging new businesses to come in but there is no place for new workers to live affordably. He said they are not immune to the state problem of the housing crunch and what it has done to the housing valuations.

He said that he hoped to get people to join the Zoom today to discuss this and try to get some answers regarding their taxes and what they should look like.

Mr. Goodine said if you think your tax rate is too high, then challenge it if you don't think your property is worth that amount. He said you cannot speak universally about everyone's property because each case is different.

Mr. Frascinella said a couple of weeks ago, he published an article and slide show about the new school and it was well received.

REGULAR AGENDA

- **Fire Department Parking Lot Sealing**

Jeff Gardner said they are looking to appropriate \$6150 from the Public Safety Reserve Fund to have the parking lot at the Fire House crack filled and sealed. He said he received 5 or 6 bids. He said out of all of them, Young's Paving was the most impressive and reasonable.

Ms. McKenney made a Motion for the Fire Chief to move forward with the sealing of the Fire Station parking lot with Young's Paving for \$6150.00. Mr. Klawes seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Maureen Higham- Aye
Jim Rodger- Aye
Sandy McKenney- Aye
Keith Klawes- Aye

The motion passed unanimously.

- **Fire Department Equipment Needs Discussion**

Mr. Goodine said this will be discussed at the next meeting on July 11th.

- **Police Prosecutor**

Chief Stark said they have not had any applications for the police prosecutor position. He said they are continuing to put feelers out and have measures in place in the interim. He said her last day is July 15th. He said the position would be full-time and has a lot of flexibility.

Mr. Klawes asked how much experience are they looking for. Chief Stark said ideally he would like them to have some experience coming in. He said as of right now, they have not continued any cases due to this.

- **Rt. 28 Bridge Project Traffic Concerns**

Mr. Goodine said he spoke to someone at the NHDOT and is waiting to hear back. He wrote a letter which discussed moving the traffic light to remove the queue between Deerfield Road to the bridge so they can see oncoming cars the other way and also putting a sign in to use the breakdown lane to turn onto Deerfield Road. Chief Stark had also pointed out to them that there was already a four car accident.

Mr. Goodine said they are supposed to be having a Zoom meeting hopefully this week.

Mr. Arsenault said he found out the camera that triggers the green light was down for a little while. He asked if they could change the light cycle on Fridays and Sundays during heavy weekend traffic and was told it was based on traffic flow not calendar day.

Mr. Frascinella said the most problematic situation is if the northbound light is red, and you are still waiting for southbound traffic to clear the bridge and the last car is turning left on Deerfield Road. So you can't move until that car clears. Ms. McKenney said you should not have to take a chance. Mr. Klawes said you also have people coming out of the mobile home park and you can't tell when cars are coming and going and it is dangerous.

- **Preliminary Revaluation Assessments**

Mr. Goodine showed the Board on his screen a comparison of reval assessments over the past few years. He said this shows why it is hard to compare apples to apples because you have different classes of properties that have grown with different values based on the marketplace that forcing the values up. He said they will see how it plays out.

- **Public Hearing for Grant for Police Body Cams July 11, 2022 at 6:00 pm**

Mr. Goodine said the public hearing regarding the police body cams will be on July 11th at 6:00 pm.

- **COVID19 Update and American rescue Act Funds**

Mr. Goodine said he doesn't have an update beyond the equipment grant. He said some of their non-chain restaurants are eligible for a grant to do Covid related updates. Mr. Arsenault said the owner of the Allenstown Diner said she didn't think they would move forward with it, but she was going to look into it further.

Mr. Goodine said he previously mentioned the residential apartment grant that they are still learning about.

TOWN ADMINISTRATOR REPORT

Mr. Goodine said there will be a meeting with Harriman regarding transforming the elementary school into a commercial building. He finally got in touch with someone. He said they had already collected all the data that they can use. They have concerns regarding the elevator and electricity and wants to find out what they can and can't do.

He said that he has been in discussions with someone he knows that does Splash Parks as well as other towns that have them. He said it would be really good for kids, along with a skate park. Chair McDonald said they have the infrastructure and the prices are well within the realm.

Mr. Goodine said he has some correspondence for the Board to review, and he said that people received their preliminary assessment values.

He said that today, they received a letter from Alfano Law Office, PLLC who represents a homeowner regarding a bridge in a dangerous state of disrepair. He said last year, they had a request from the previous owners regarding the bridge, which the Town had considered private but they ended up putting up signs and a barricade just to warn people. He said the new owner will put up a permanent gate so people can't get through.

He said he also received a letter from Xfinity regarding changes and some channels that will be added or deleted.

Mr. Goodine said Comcast sent out a letter to the Board regarding various Broadband programs.

He also provided an update from the Trustees of the Trust.

Mr. Klawes asked about the trees on River Road and if they took down the trees that were borderline needing to come down. Mr. Arsenault said they have a meeting with the Pine Haven Boys Center. Mr. Frascinella said the electric company was cutting down any large pine trees that interfered with the power poles and power lines.

OTHER BUSINESS

Ms. McKenney asked with regard to the Church parking lot, where the branches come down, shouldn't the Church do something? Mr. Goodine said the tree is on the property behind the fence.

She said the bake sale is Friday at the Old Meeting House from 11-4.

Ms. McKenney said Old Home Day is August 27th and the theme is All Around NH.

Mr. Goodine heard they may be having a police vs. fire softball game in August, and the Old Time Baseball Game may come back as well.

Ms. McKenney said they received a thank you card from their 100 year old recipient.

Ms. McKenney said there is a family in town that has a two family house and they don't rent the upstairs. She said they took the stairway from the upstairs off. Mr. Arsenault said he talked to them and they were going to put the stairs back up. She wanted to let the Board know in case they heard anything. Mr. Arsenault said the stairs were deteriorating and they didn't want to repair them.

CONSENT CALENDAR, MINUTES AND MANIFESTS

- **Ratify Consent Calendar: June 27, 2022**

Mr. Higham made a Motion to ratify the Consent Calendar of June 27, 2022. Mr. Klawes seconded the Motion.

A roll call was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Jim Rodger- Aye

Sandy McKenney- Aye

Keith Klawes- Aye

The motion passed unanimously.

- **Review Minutes:**

- **Public: June 13, 2022**

Ms. Higham made a Motion to approve the public meeting minutes from June 13, 2022. Ms. Klawes seconded the Motion.

A roll call was taken.

Scott McDonald- Aye

Maureen Higham- Aye

Jim Rodger- Aye

Sandy McKenney- Aye

Keith Klawes- Aye

The motion passed unanimously.

- **Non-Public: June 13, 2022**

Ms. Higham made a Motion to approve the non-public meeting minutes from June 13, 2022. Mr. Klawes seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Maureen Higham- Aye
Jim Rodger- Aye
Sandy McKenney- Aye
Keith Klawes- Aye

The motion passed unanimously.

- **Approve Payroll and Accounts Payable Manifests: ACH Manifest: 1044 and 1045; Check Manifest: 1046; Non-Check Manifest: N/A; and Town P/R Manifest dated 06-16-22.**

Ms. Higham made a Motion to approve the Accounts Payroll and Accounts Payable Manifests: ACH Manifest: 1044 and 1045; Check Manifest 1046; Non-Check Manifest: N/A and Town P/R Manifest dated 6-16-22. Mr. Klawes seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Maureen Higham- Aye
Jim Rodger- Aye
Sandy McKenney- Aye
Keith Klawes- Aye

The motion passed unanimously.

NON-PUBLIC MEETING MINUTES

None.

Mr. Klawes made a Motion to adjourn the meeting at 7:47 pm. Ms. Higham seconded the Motion.

A roll call was taken.
Scott McDonald- Aye
Maureen Higham- Aye
Jim Rodger- Aye
Sandy McKenney- Aye
Keith Klawes- Aye

The motion passed unanimously.

TOWN OF ALLENSTOWN
Selectboard Meeting Minutes
OLD ALLENSTOWN MEETINGHOUSE
150 Deerfield Road
Allenstown, New Hampshire 03275
June 27, 2022

SIGNATURE PAGE

Original Approval:		
SCOTT MCDONALD, Chair		DATE
SANDY MCKENNEY, Vice Chair		DATE
MAUREEN HIGHAM, Member		DATE
KEITH KLAUES, Member		DATE
JIM RODGER, Member		DATE
Amendment Approvals:		
Amendment Description:	Approval:	Date:
	SCOTT MCDONALD, Chair	DATE
	SANDY MCKENNEY, Vice Chair	DATE
	MAUREEN HIGHAM, Member	DATE
	KEITH KLAUES, Member	DATE
	JIM RODGER, Member	DATE