

Town of Groton  
Select Board Work Session Minutes  
April 18, 2017

**In attendance: Christina Goodwin, John Rescigno, Kyle Andrews and Sara Smith (Administrative Assistant - AA)**

**Christina called the meeting to order at 4:40pm.**

***Transfer Station***

*Dumpster*

Christina mentioned that an empty dumpster will be delivered tomorrow morning, but no dumpsters will be allowed to be removed due to the road closures.

*Richard Cross*

Christina tried to get in touch with Richard Cross before tonight's meeting, but she was unable to so she doesn't know how long he will be out. Ron will cover Wednesday but cannot do the weekend. Jeremy Haney can do Saturday but will want to shadow Ron on Wednesday. We will close the Transfer Station on Sunday. Sara will post this and it will be announced at the Select Board meeting. The Select Board agreed that Richard needs to supply a doctor's note in order to return to work.

Christina called Richard during the meeting to see how he was feeling and to let him know we need a doctor's note for him to return.

*Sign at Transfer Station*

As far as the sign at the Transfer Station, the Select Board wants Glen to look at the sign and put in a hook to keep it in place. They would like this fixed this week so it is accurate to when the Station is opening. Sara will let Glen know.

*Transfer Station Supervisor*

Richard is interested in applying for the Transfer Station Supervisor position. The Select Board reviewed the posting that Sara created for this. The Select Board was okay with the posting so Sara will send it to the newspaper.

**Christina motioned to go into non-public session pursuant to RSA 91-A:3 II (a) and (b) at 4:57pm, John 2<sup>nd</sup>, so voted.**

**Christina motioned to return to the public session at 6:00pm, Kyle 2<sup>nd</sup>, so voted.**

***Meeting with Mark Stetson and Frank Harris***

Frank Harris started the meeting with reviewing a copy of the survey map. Eileen Barrett bought her piece of property and put some stakes out that were never there. Last fall she reached out to tell him that she is selling the property. In the meantime, he bought the 25 acres (2-97) behind him that abuts all of these properties. In the deed he bought it mentioned a small piece of 4.6 acres (2-94) and his house is on 2-98. Right now 2-96 is Eileen Barrett's property. He decided, before he bought the property, he would have it surveyed. The surveyor said that what is currently Eileen's property is actually Frank's property so he doesn't need to buy it but her property is located somewhere else further along the road. Her deed actually puts her between Map 2 Lot

102-1 and Map 2 Lot 101. The research that Scott has done shows that where we are showing two properties they believe that there is actually three lots.

Mark said the issue is that the Barrett lot, in his opinion, is not located at all where it is shown on the tax map. Which leads to another issue of if there is enough land to fit all these properties that are mentioned in the deeds. Issues are as follows:

- The location of Eileen Barrett's lot
- The research shows one of the three bowling alley lots that are on the plan were liened by the Town in the 60s but he couldn't find a tax deed for it.
- The other bowling alley lot could be one that Drolet owns which he hasn't been paying taxes on because he didn't know he owned it. Frank talked to Dennis Drolet to tell him what was going on and he was unaware but knows that his grandfather mentioned that there was property that he owned that he never paid taxes on.

Frank mentioned that Eileen is not happy. Mark said Eileen's deed does state 100x200 land area which is what she is currently paying for. The properties are almost identical.

Mark mentioned that Scott, the surveyor, is willing to talk to the Select Board regarding this.

Kyle asked if this even falls on the Town's responsibility to research this. Mark said if it was just neighbor disputes then no but in this case since the maps have been incorrect for many years then he believes that it does. Mark stated that he would be reluctant to do the changes as an assessor without a signed survey.

As far as the location of Barrett Lot, if agreeable to evidence shown then we can just fix the map. The other issue is these two other lots which are one owned by Drolet and the other that the Town may have interest in and so does Frank. Frank would have to go through a probate court for this for a quiet title. Frank is willing to merge all properties together and this would prevent any of these issues in the future.

Mark said at this point Scott is not engaged to perform any more survey work. This is just a sketch that he has done to figure out the discrepancies based on the Town Map.

Looking at Scott's work it shows where the lines would have to be shifted to. That would be the solution as far as mapping is concerned. The issue really then becomes if Barrett contests this, who does she contest it to? If the Town takes the action then it is to the Town, if Frank does then it is to Frank. Frank said he talked to her and told her the situation.

Frank mentioned that his deed shows two other properties on Halls Brook that he owns. Christina mentioned it could be unknown owners Map 10 Lot 40 which is 1 acre and Map 10 Lot 12 which is .55 acres.

It was agreed to reach out to the Towns Attorney to see how the Town should proceed with this issue. This is a problem that goes back to the 60's which we probably don't have records or any proof of. Questions of three lots, what our obligation is to fix this, etc. Mark Stetson said if Laura Spector has any issues she can contact him. We will let Frank and Mark know what the attorney says.

#### *Other Avitar concerns*

- Mark mentioned that he had an issue with Dave Leone. He stated they couldn't be on Brock Lane. It was confirmed that he doesn't own the road so they were able to travel it.
- There were no issues with Kevin Masse. They inspected his property and everything worked out.
- Mark mentioned that Avitar will be back out the end of this week or beginning of next week.

**Christina motioned to seal all of the non-public minutes, John 2<sup>nd</sup>, so voted.**

**Having no other business to conduct, Kyle motioned to adjourn at 7:00pm, Christina 2<sup>nd</sup>, so voted.**

Respectfully submitted  
Sara Smith  
Administrative Assistant