

Town of Groton
Select Board Work Session Minutes
May 30, 2017

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

Absent: Christina Goodwin

John called the meeting to order at 5:05pm.

Tax Deeded Property for Sale- Map 2 Lot 123

Carmen Burns from Peabody and Smith met with the Select Board regarding the property the Town would like to list for sale on Map 2 Lot 123.

Carmen mentioned that it is a landlocked property which is 47 acres. The Beraudo's and Green Acre Woodlands own property around it. The access road for the Beraudo's is through 2-48 which is owned by Mourning Dove Holdings.

It was agreed to list the property through Peabody and Smith. Carmen explained that looking at what is there and the access we could do \$1,000.00 an acre which would be \$47,000.00. She said we could also do \$800.00 an acre which would be \$37,600.00. It was agreed to list it at \$47,000.00 and then we can always come down from there. This will be in the paper, on the website, on their weekly listing, etc.

Carmen brought paperwork that she will leave with us. There is a disclosure which explains the difference between a customer and a client. There is a listing agreement which she hadn't filled in the price prior but filled in during the meeting as it was agreed upon.

Carmen will be our point person but all other agents will be listed as sellers agents. She wrote the agreement to be 1 year which is what they usually do for land. She will not be putting a for sale sign out since it is in the middle of nowhere. She explained that they report all offers to the sellers. She asked for permission for the seller's information to be open to the public. There is a Guarantee which explains what Peabody and Smith do for them and what they expect. There is a minimum fee of \$2,000.00. There is also a Property Disclosure that relates to the land which the Town will have to fill out. Since the previous owner is unknown then most of this information will be unknown.

Kyle motioned to sign the realty agreement, guarantee and disclosure with Peabody and Smith and have Christina come in to sign it, John 2nd, so voted.

Miles- Perambulation

Miles had offered to do the perambulation for the Town lines for Orange, Dorchester and Rumney Lines. Miles wanted to meet to get everyone on the same page.

First question Miles asked is should the other Towns get involved. Sara will contact the other Towns and let them know and if they want involvement they can have their own representative involved. It is about a 4-6 week window. To eliminate wasting time, if Towns have a representative they should contact Miles himself. The Select Board is okay with this.

Miles asked if we are contacting the land owners. We will see how many properties are involved and see how cumbersome it is. John thinks we should but understands if there are a lot of them that it might not be worth all of the work.

He mentioned again that he will take care of locating the lines, take photographs, refresh the blazes, research historical records, GPS coordinates for the monuments, and compile the report in binder form like they did with Plymouth. The Select Board is okay with this.

Miles wanted to stress that it is not a formal survey so it would limit some of what is done. This will not establish new blazes and will not be erecting monuments at road crossings.

Miles intention is to do the Orange line first then the Dorchester line. He is hoping to get these done this year. He stated that sometime the second week of October is when he will get out in the woods. If all goes to plan then he will plan to work in the woods in the fall, do the archival work in the winter and have all reports done no later than Town Meeting. Once these are complete he would then do the Rumney line.

Miles stated that the last thing he would ask is for John rescinds the requirement to have someone with him. John said he is okay now that we are going about it differently. Miles would like to do the initial part by himself but then if anyone wants to come out for the final walk they can.

Kyle asked if the pay was decided on. Originally Miles was asking for flat rate but after talking to attorneys, NHMA and the Select Board, it was agreed to do the application and have him request the hourly rate of pay he wanted. He did this and is requesting \$7.25/hr. The Select Board is okay with this.

Mike Vignale- Bridge Project

Mike Vignale from KV Partners met with the Select Board to give them an update regarding the Atwell Orange Brook Bridge. Mike presented the map of the survey and what the bridge structure should be. There is a problem with the stream because it is not a uniform flow which will cause a lot of erosion. Someone put concrete to try to help but it actual added to the problem. Mike will check with DES to see what they will allow to correct this. The suggested span across the channel is 24 feet, right now is 17 feet which is problematic. This plan is a 2 lane road and for the bridge structure itself is about \$30,000.00. If only a one lane road it would bring it down to about \$20,000.00. He recommends keeping cost down and putting the bridge back where it is now.

Mike had a profile of the road and explained that some spots will have to be brought up some and the bridge will be brought up a little but basically in the same location. The concern is that there will only be about a foot and a half and with the rigid frame there is no give so there is always a little dip. The problem is the soil is different on the bridge and on the side so could cause cracks as it settles, which could be about 10 years for it to happen if it ever happens. The low cost option is to do a patch after the crack or to get around it is to put more fill on the bridge to avoid this from happening but would bring the bridge too high. It may not crack but it also may but would be very minor.

Mike is going to leave it up to the contractor as to if they put in a temp bridge or 4 culverts for temporary passing. The advantage is that it costs way less but the only downfall would be if there was a very bad storm some water would be on the road. Mike will make sure with DES that this is acceptable.

Footings will be precast with the T structure which will be installed about 5ft below the stream bed. This is the tricky part. Once these are in the rest is pretty easy going.

Mike pointed out the temporary easements that will be needed. In the past he has done a memorandum of understanding between the Selectmen and landowner. Some attorneys require a temporary easement which makes the property owner uneasy because it requires a deed.

Mike said that if we are going in the right way he will send us some documents that we can send to the Towns attorney. Kyle and John agree that we should move forward with this.

Mike would like to get this done this fall which means we need to move forward quickly with the agreements, permits, etc.

John confirmed that Mike will send the letters over right away and then we will see what the attorney says. Sara will keep Mike and the Select Board informed once we hear back from the attorney. It was agreed that the Town should then reach out to the property owners, not the companies.

Once we get easements we can file permits and then move forward. We can send the plans out for bids even before the permits are received but cannot start building until the permits come in. Mike thinks we can get it together this year as long as the easements don't delay the process.

Mike left the plans with the Select Board for their review. Kyle said he would like to wait to give him the go ahead until we review it some more and let the Road agent and Christina look at the plans. Sara will have Glen call Mike if they have any questions.

Intent to cut- Map 1 Lot 51

HB Logging submitted an intent to cut for Map 1 Lot 51. There were no questions or issues with the intent to cut. **Kyle motioned to sign the Intent to Cut for Map 1 Lot 51, John 2nd, so voted.**

Kyle motioned to go into non-public session pursuant RSA 91-A:3, II (a)(b) 6:05pm, John 2nd, so voted. Having no other business to conduct, Kyle motioned to adjourn at 7:00pm, Christina 2nd, so voted.

Respectfully submitted
Sara Smith
Administrative Assistant