

TOWN OF GROTON
SELECT BOARD MEETING
November 13, 2018

In Attendance: John Rescigno, Kyle Andrews, Ron Madan and Sara Smith (Administrative Assistant)

Audience Members Present

John called the meeting to order at 7:04pm.

MINUTE APPROVAL

John motioned to approve the Work Session Meeting minutes of October 16, 2018 as written, Kyle 2nd, so voted. Ron abstained as he wasn't on the Select Board at the time of that meeting.

John motioned to approve the Select Board Meeting minutes of October 16, 2018 as written, Kyle 2nd, so voted. Ron abstained as he wasn't on the Select Board at the time of that meeting.

John motioned to approve the Work Session Meeting minutes of October 23, 2018 as written, Kyle 2nd, so voted. Ron abstained as he wasn't on the Select Board at the time of that meeting.

John motioned to approve the Work Session Meeting minutes of November 6, 2018 as written, Kyle 2nd, so voted.

John motioned to approve the Non-public Work Session Meeting minutes of November 6, 2018 as written, Kyle 2nd, so voted.

OLD BUSINESS:

Special Town Meeting Vote

The Select Board thanked everyone that came out to the Special Town Meeting and said the Select Board appreciated the feedback. The results of the Special Town Meeting Vote were 124-NO, 14-YES, 3-VOIDED. The Select Board would like the Town residents to put together a building committee as many said they would. John will head up the first meeting which will be on Thursday, November 29, 2018 at 7:00pm. He will reach out to those that said they would be interested in helping and ask that they attend this meeting. Sara will post this online and at the Town House and Transfer Station.

NEW BUSINESS:

Bob Berti- Property issue

Bob Berti asked to meet with the Select Board regarding an issue with Map 10 Lot 40 that is owned by the Town of Groton. In July of 2017 FORECO sent in a letter that they have done some research on the property but came across some concerns so still wanted to research it some more and asked that the Town not sell the property until the research is complete. The Town wrote back that they would not sell it until the research is complete.

Bob Berti brought the maps from the wind farm. He explained that he is here for the property on Halls Brook Road that Green Acres purchased from Eddie Latulippe. They bought the lot three years ago. There were several lots and over time they were able to locate all but one lot that Rene Latulippe sold off of this property. The pins are all still there so there is physical evidence, some they had to correct the deeds because the location wasn't quite right but all of have been identified but one. He said that it showed up on one of our tax maps as owner as unknown. He believes that Tom Hahn spoke to the Town and a few other lots that had owners unknown. They spent a lot of time at the registry locating all of the lots. This is shown on the tax map as Map 10 Lot 40 which is claimed that the Town owns it but they cannot find anywhere that this lot existed or

was sold out of this ownership. He said it happens to exactly where the old location where they had their skidway. With all of the evidence they have done in the field, at the registry, etc. they cannot locate information that shows the town owns this. They think the Town owns a lot up there but on the other side of the road but it would take more deed work to find out.

When they did all of the surveys for the wind farm, Wagner, Green Acres and Dan Smith they did what they call an alter survey which means they had to perfect the title on all these parcels. The Latulippe lot borders this so they also did title work on Latulippe's lot. He said that while they were doing this they couldn't find that Map 10 Lot 40 exists.

Bob said he doesn't believe the town has a title to the property but he understands that they wouldn't want to just take his word for it. He thinks that when the tax maps were first done back in the late 70's or early 80's they couldn't fit everything or find everything so they put owner unknown.

The issue is that they want to do a logging operation this year and the only option to put a road in is in this section. He showed on the map where all of the other lots are located but you can't see on the survey any map 10 lot 40. Bob said it exists on the towns tax map but he feels it doesn't really exist. He thinks the Town can do our own title work but they have done a lot of work on this and they cannot find where Rene ever sold this lot.

John asked if it is a one acre lot and it is. John thinks this came up when he was on the Conservation Committee.

Bob said that the Town had this issue in the past with the survey company about 6 years ago and he doesn't know if the Town did a quitclaim deed or what was done. Kyle said he couldn't remember what was done but we would have to look into what we have done in the past. Bob said they would be willing to share their information and would be willing to help with this and locating the lots on the other side of the road. He said it wouldn't surprise him if things got flipped as this happened in the past for other properties. We would have to look into this and what we have done in the past. John asked that they forward the information that they have to us so we can look into this and we will look at what we have done in the past to see how to move forward. Bob said they were hoping to do this soon but they have lost a few guys in the last year so they have fallen behind and should have been here months ago. They would work with the Town but they really don't think the Town owns the lot and they don't recommend the Town spend a lot of time and money trying to find out you don't own it. He said you can't just go looking for one lot you have to look at all of them. Bob said that he will get the information, including all of the deeds and stuff over to us.

Town Owned Property- Paul Smalley

Paul Smalley asked to be on the agenda to discuss the Town owned properties but he did not attend this meeting. **John motioned to table the Town Owned Property discussion until Paul Smalley can attend, Kyle 2nd, so voted.**

HealthTrust- Secure Member Portal

HealthTrust send a secure member portal authorized users certification form for the Select Board to sign. Sara Smith is the only one that uses this portal. **John motioned to sign the secure member portal authorized users certification form, Ron 2nd, so voted.**

Avitar- Terra Mapping Services Agreement

Avitar sent in the Mapping Services Agreement. This is sent in yearly and it did increase this year by \$80.00 but covers everything it did in the past. **John motioned to sign the 2019 Avitar Terra Mapping Services Agreement, Kyle 2nd, so voted.**

Abatement Application- Map 2 Lot 38

Sara submitted an abatement application for Map 2 Lot 38. Due to the lower tax rate and the exemptions on his property, this resulted in an overpayment of taxes in the Spring of \$11.00. We need to abate this amount so they can receive the refund for this. **John motioned to approve the abatement application for Map 2 Lot 38, Ron 2nd, so voted.**

Building Permit- Map 7 Lot 53

The owners submitted two building permits for their property on 764 North Groton Road. One is for a 16x20 storage shed and the other is for a 12x16 sugar shack. **Ron motioned to sign the building permits for Map 7 Lot 53, Kyle 2nd, so voted. John abstained.**

Building Permit/Septic- local approval Map 5 Lot 46

The owner Casey Kuplin submitted a building permit for a 32x40 single family home with a deck and farmers porch on their property on North Groton Road. Also, Erin Darrow from Right Angle Engineering dropped off a Septic Plan and local approval for Map 5 Lot 46. John explained that as of right now the Select Board has to put this on hold and they cannot sign these. John explained there are a couple reasons why.

- The first reason is that it is in flood plain so there needs to be a map that shows where the house and septic will be in relation to the flood plain for both the septic design and the building permit.
- Also, according to RSA 674:41 since this property is not on a main road and has easement that it has to have the release form filled out and needs to go before the Planning Board. John explained that the next Planning Board meeting is November 28, 2018 so it can be brought to them at that time. John mentioned that at that meeting the Planning Board will be talking about a new Zoning Ordinance that will be brought to the annual Town Meeting so there will be a freeze on all building permits until the Town Meeting. John mentioned to Casey, who was in attendance, that the Planning Board can work with him provided that he follow the new zoning laws which really will not apply that much to him anyway.

Casey asked if he could get an approval for the foundation only. John explained that we cannot do anything at this point until he meets with the Planning Board on November 28th which is due to the flood plain and due to the right of way/easement according to RSA 674:41 which explains all of that. Kyle asked how much of a right of way he is going through. He said it is the first 100 feet to the brook and then after that is his property. His right of way is 73x9 foot right of way through there from the State Road to the brook. Kyle said another way around that is to try to buy the easement from them and he would then own the property going in which would give him access to the state road.

John apologized to Casey that they cannot sign the permit and plans tonight. He understands it is frustrating and that he has been through a lot with that property. Casey said that is very frustrating as he has spent a lot of money on survey costs, engineering costs, wetlands scientists, bridge designs and more.

SELECT BOARD ITEMS:

2018 Equalization Municipal Assessment Data Certificate

The Department of Revenue Administration sent in the yearly equalization municipal assessment data certificate to be signed by the Select Board. The Equalization Ratio is where the assessments fall during the year and should reflect market value as close as possible to 100%. The State will review the information submitted, which will be reviewed by the State Department of Revenue. The Certificate is what the Town needs to submit to release the information to the State. Avitar does the work for us, sends us the form and once we send it back they release the information to the Department of Revenue. The preliminary analysis indicates a median sales to assessment ration of 91.67% but since 15 sales wouldn't provide a large enough sample so they did an analysis of sales from 4/1/17 through 9/30/18 which indicates a median sales to

assessment ration of 93.69% which they anticipate the final DRA ration to be similar but we have not received those as of yet. **John motioned to sign the 2018 Equalization Municipal Assessment Data Certificate, Kyle 2nd, so voted.**

2018 Senior Thanksgiving Dinner

The Select Board wanted to inform everyone that the senior Thanksgiving dinner will be held this Sunday, November 18, 2018 from 11:30am to 1:30pm at the Town House.

Tax Rate/Tax bills

The Tax Rate has been set. The overall rate went down from \$15.64 to \$14.00. This went down \$1.64. The breakdown is as follows: Town \$1.53, School \$5.36, State Education \$4.30 and County \$2.81. The tax bills are being mailed this week with a due date of December 14, 2018.

DEPARTMENT ITEMS:

Highway Department

Bubba went over the following items regarding the Highway Department:

- The reclaiming on Sculptured Rocks Road is complete.
- The three culverts on Sculptured Rocks Road have been replaced.
- Mike Ethier fixed the outlet side of where we had the jersey barriers from the October storm.
- Dorchester reached out to Bubba and they will plow River Road and Groton will take care of Cheever Road like we have been. They do not have a Road Agent right now.
- The Dodge is currently broke down.
- The Atwell/Orange Brook Bridge is expected to be delivered November 19th.

COMMITTEE UPDATES:

Road Committee

The Road Committee will be having another meeting on Tuesday, December 11th at 7:00pm. Sara will post this.

QUESTIONS AND COMMENTS:

Food and Clothing Drive

Elizabeth wanted to remind everyone that we are accepting donations for our annual food and winter clothing drive. Please bring non-perishable food items to the Town Hall by December 15th. Cash donations are also accepted. All donations are greatly appreciated! Thank you to Elizabeth Jespersen for organizing this for the Town and for these families in need.

Children's Gift Tree

Elizabeth wanted to let the Town know that the Town of Groton has a children's gift tree located at the Town Hall. If you are interested in taking part in this, please come to the Town Hall and take a gift tag off of our Christmas Tree to provide a Groton child with a Christmas gift (or two). The tags have the sex and age of a child needing a gift this year. Cash donations are also accepted. Gift donations can be left at the Town Hall, with the tag you took off the tree, by December 15th. Your support is greatly appreciated!! Once again thank you to Elizabeth Jespersen for organizing this as well!

Building/Bridge

Doug Millett stated that he heard that when the bridge was done is what caused the damming effect which is causing the flooding in that area that didn't happen before. He asked if we have approached the state to put in the culvert to help the situation out. John explained that this should have been addressed in the past. Doug

said that it was addressed in the past and that the Town even offered to put the culvert in themselves to save money but he doesn't know how much they pushed this. Sara asked if we know what year this was. Bubba said this is a bridge not a culvert. John explained that it was suggested that if a culvert was put in as well that it would alleviate the back up of water. Bubba said it may but when anything gets blocked up and stuff gets stuck and built up under there it causes the issue. John said the culvert would work if everything was flowing correctly but if that gets backed up then there is an issue still. Bubba said when we have the issues the water is usually running higher and everything is floating on top of the water. Kyle said it's not just the bridge it is due to the bad storms we have been having and it is backing up all the way through Hebron which is after the bridge. Newfound Lake can only take so much water coming in at once and it is backing up at the lake and all the way back.

Doug said he was told that before they raised the bridge and road, the road would flow over the road and the field. Kyle said the rains have been a lot worse than they used to be. These are 100 year floods that are happening more frequently. John said that we can contact the State and see if there is anything that can be done but this may be too late since it was done so long ago and nothing was done. We will definitely try and see if there is anything that can be done. Doug said he was informed that they have recently done a flow through the bridge so they have something on paper now. John agreed that they have done some monitoring down there. Doug said we should have more proof now which might be a good opportunity to see what we can do. The Select Board agreed that we will look into it.

Having no other business to conduct, Kyle motioned to adjourn at 7:48pm, Ron 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant