

Town of Groton  
Select Board Work Session Minutes  
June 15, 2021

**In attendance: John Rescigno, Tony Albert, Ron Madan and Sara Smith (Administrative Assistant - AA)**

**John called the meeting to order at 4:00pm.**

***Junkyard inspections***

Junkyard inspections took place from 4pm to 545pm.

- The first property that was visited has a junkyard license. They have done more clean-up over the past year and have plans to clean up more. This was a situation where the previous owner is a family member and the property was left to family on this condition and they are doing their best to clean it up. The Select Board did not see any issues with the property so it is in compliance and does not constitute a violation of NH Statute RSA 236:111-129 and they can renew their license.
- The second property that was visited does not have a junkyard license and has been on the list every year. The owner has done a lot of clean up. He is one vehicle over the limit but said that the vehicle is scheduled to be removed from the property. The Select Board agreed that his property does not constitute a violation of NH Statute RSA 236:111-129 as long as this vehicle is removed. They agreed to send a letter that if the vehicle is not removed within 30 days the property would be in violation. The letter should also state that they appreciate the clean-up that has been done and encourage him to continue to clean it up. The Select Board will check back after 30 days to make sure the vehicle has been removed.
- The third property that was visited does not have a junkyard license and has been on the list on and off for many years. This was a situation where the previous owner is a family member and the property was left to family on this condition and they are doing their best to clean it up. They have done a lot of clean up over the last year and a half. However, they were over the limit for the unregistered vehicles. There was one truck that they admitted was theirs that was not registered, there was a vehicle that is an antique that was not registered, there was a vehicle in the back that he said he was working on for someone else that was not registered and there was two trucks that he said were in probate that were not registered. This makes 5 unregistered vehicles. It was agreed to look into if an antique is exempt from this and to see if the probate vehicles are. Even though he had reasons for the vehicles, he was still over the limit therefore this property does constitute a violation of NH Statute RSA 236:111-129. The Select Board agreed to send a letter explaining all of this once we hear back about the antique and the probate vehicles. The letter will also state that they appreciate the extensive clean up that was done and encourage him to continue clean up. The letter will state another inspection will be done in 30 days.
- The fourth and last property that was visited has a junkyard license. There haven't been any changes since Ken Knowlton's last visit. The property is kept organized, mowed and items are spread out. He walked the Select Board through the property and showed storage of fluids and the entire junkyard. There are still approximately 23 vehicles, parts and assorted "items" being stored on site. He remains in compliance and does not constitute a violation of NH Statute RSA 236:111-129 so he can renew his license.

***Properties for sale voted in favor of at Town Meeting***

Sara had some information from the realtor that she presented to the Select Board regarding the properties. The Transfer Tax would be exempt for a municipality per the attorney. The Commission to Peabody & Smith would be \$2000.00 per property. There would be an additional \$800 per property if it is a cobroke as they would have to pay a cobroke a commission on a sale if they bring in a buyer. The Deed preparation is approximately

\$150.00. The buyer would pay for the title search although it would be good to know ahead of time. All would be sold as buyer beware due to them being tax deeded properties.

The Select Board asked Sara to reach back out to the realtor to see if we can have the buyer cover all of the fees such as the commission, if it is cobroke, the deed preparation, title search, etc. since we will be listing the properties so low. Once we figure all of this out the Select Board agrees we would be good to move forward with listing these.

### ***Dump stickers***

Tony brought up that we should think about how often a resident should get a dump sticker. Sara printed the policy and it doesn't say anything besides each resident will get one sticker per vehicle. Right now, we only have one color permit and were going to sell those until they sell out. When these stickers are used up, we can look at the policy and see how we want it to change. We can look at sending them in the tax bill or look at other options at that time. Tony just has concerns with those that have moved out of Town but could still be using the dump.

In the meantime, Sara will ask Ruth to make a spreadsheet for the Transfer Station to use to track the people that come in without one and say that they couldn't make it to the Town Office. The Transfer Station attendant should take the \$1 at that time and put their name, address, phone number and plate number on the spreadsheet. They will then bring this to Ruth with the money and she will confirm they are a resident and then give the sticker for them to the Transfer Station attendant once it is confirmed so they can give it to the resident the next week when they return. That way we do not have to pay for stamps for this. Ruth can put the sticker in an envelope with the name on the outside.

### ***Radios***

Sara has not heard back about the quote for the radio reprogramming. Last she knew they were waiting to hear back from the Police Chief on what he needs but Chief said he talked to them so she will follow up on this.

### ***Meeting with Bubba***

Bubba met with the Select Board to go over the following:

- The new sprayer that we bought at the end of last year isn't working. They went to use it and it appeared the filter split but it was more than that. It was delivered in December and never used because it wasn't needed until now but it was leaking. Sara called them and we sent pictures and video so we will see what happens. They tested before it was sent and there was water in it so this probably froze in transit. We are going to request that this is replaced.
- They began replacing the culverts on River Road the beginning of last week. There were some issues with the backhoe so they ended up using Bubba's tractor. The issue was with the shut off switch. They did get three culverts done on River Road and Bubba is going to see if Dave can do three more with him.
- They completed the paving on Sculptured Rocks Road so they only have the shoulder gravel left and then the project will be complete.
- Bubba has been working with the company on the crack filling again. This will be done within the next two weeks. He is hoping they will be able to get it all done. He wants to keep on top of it so the roads stay in good condition.
- He is still working on a grader for Edgar Albert and Bailey Hill. He is trying to find out how many days we would need it. John said that he knows someone that runs a grader and he gave Bubba his number. Tony said there is another company that he knows that runs a grader. Bubba will look it up. Morrison charges \$2,000.00 per day for the roller and grader. Bubba will compare the other companies too. Tony thinks these two roads should be able to get done in one day.

- Bubba has been on the guardrail company to get this done but hasn't received an exact date yet. Tony said it took forever in Hebron too.
- When we do the site visit next week Bubba is going to see how much a top coat for Smith Road would cost to get an idea. He is thinking a one-inch overlay. He also has received some information on chip seal which is liquid asphalt and is a two-step process which includes first an application of asphalt emulsion and then a layer of crushed rock to an existing asphalt pavement surface. A chip seal gets its name from the "chips" or small crushed rock placed on the surface. It costs less and is supposed to last longer. The asphalt roads used to last 10-12 years but due to the material now it is more like 7 years so this way would last longer. The only problem is they don't fill in holes so it doesn't level it out. Bubba is going to get more information on this.
- There are two culverts on North Groton Road near Miles house. These culverts have been having issues and not working as they should. This has washed out twice now. Bubba has pictures of these culverts and how they are rotting out and have roots coming through it. Apparently, these culverts used to be on the states agenda but it isn't anymore. If that culvert goes it will split the Town in half. Bubba thinks they won't replace it because it will have to be replaced with a box culvert which over 10ft is considered a bridge. Tony said that Bubba should send the pictures to Sara so we can put together a letter. We will put the concerns from residents and the Town in the event of an emergency. Tony said this should be sent to Doug King at the District 2 office in Enfield and we should also send one to the Concord office as well. Sara will draft this letter and have it ready for next week's work session for the Select Board to sign.
- The mold testing results came back. This is on the Select Board Meeting agenda. The Select Board agreed that they will want to get this taken care of. They will discuss this more during the Select Board Meeting.

**Having no other business to conduct, John motioned to adjourn at 6:52pm, Ron 2nd, so voted.**

Respectfully submitted,

Sara Smith  
Administrative Assistant