

Town of Groton
Select Board Work Session Minutes
June 22, 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 beginning at 4:00pm.

- The first property that was visited has not been on the list in the past but was a concern that was brought up this year. The owner and the tenant met with the Select Board. Since the concerns were brought up, a lot of clean up has taken place at the property. There were two unregistered cars and one of them is scheduled to be picked up along with some of the tires. The Select Board agreed that since clean up has taken place this does not constitute a violation of NH Statute RSA 236:111-129 and is in compliance, the letter should be sent stating this and requesting that they continue to clean up the property and stay in compliance. This will be checked again next year. There was also a concern about a structure that was on the property that Patti felt needed a building permit but also said it would be coming down. The Select Board explained that a structure that is built that is more than 100 square feet would have needed a building permit but in this case they do not see this as being a structure so a permit is not needed.
- The second 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. The owner walked the Select Board through the property and showed storage of fluids and the entire junkyard. There are approximately 10 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. Since this has a junkyard license, this has to remain on the list every year.
- The third property that was visited has been a concern for a few years now. The Town cleaned up the property and the junk is piling back up again. The owners and/or the tenant were not on site to meet with the Select Board so the Select Board walked around and did the inspection. The property has a lot of junk, garbage, debris, etc. all over the property including down the back bank. The property does constitute a violation of the NH Statute RSA 236:111-129 and is not in compliance. This property is already in the attorneys' hands and the Town is waiting on the order to be approved to allow the Town to clean up the property again. This will continue to remain on the list to check every year.
- The fourth property that was visited has been on the list and has been in and out of compliance. The owner met with the Select Board at the property for the inspection. When comparing Ken Knowlton's report from last year to the property this year it appears that some of the unregistered vehicles have been removed from the property and there were two unregistered vehicles on the property at the time of the visit. There is still a lot of construction vehicles, steel, parts, etc. on the property. There were vehicles that had license plates with them but not attached to the vehicle so the Select Board took pictures and will confirm with the Town Clerk that these do belong to those vehicles. If so, the property at this time does not constitute a violation of NH Statute RSA 236:111-129 and is in compliance and a letter should be sent to thank him for the clean-up, request that he continue to clean it up and remain in compliance.
- The fifth property that was visited has been on the list in the past and due to a lot of vehicles on the property it was added back to the list again this year. The owner met with the Select Board at the property for the inspection. There were 20 unregistered vehicles at this property. The owner said he has some registrations for 3-4 that he just hasn't put the stickers on. That would still leave 16-17 unregistered vehicles on the property which does constitute a violation of the NH Statute RSA

236:111-129 and is not in compliance. The owner was also talked to about the wood pile being in the right of way and that it needed to be moved. He said he would move it. The owner was also spoken to about his cows being in the road and how this needs to be controlled. A letter will be sent requiring clean up of the property, unregistered vehicles to be removed and it will also be recommended that he apply for a junkyard license and what the requirements are for that if he wants to keep that many vehicles on the property to work on or for parts.

- The sixth and last property that was visited has a junkyard license. The owner met the Select Board at the property. Since Ken Knowlton's inspection last year, a lot of clean up has taken place. Many cars have been removed from the property, there were no cars stacked up anymore, there were no spills to be seen, and there were no fire concerns/hazards. The batteries had been taken out of the cars. There were wider paths out to the back of the property so that emergency vehicles could get in if needed. Even more clean-up had taken place since Tony Albert and Chief Coursey visited the property after Ken's inspection last year. The only concern was that a part of the fence had been knocked down and needs to be fixed. This will be included in the letter. The property does constitute a violation of the NH Statute RSA 236:111-129 and is not in compliance and the junkyard license can be renewed.

John motioned to go into non-public session pursuant to RSA 91-A:3 II (a) and (c) at 4:30pm, Tony 2nd, so voted.

John motioned to return to public session at 4:45pm, Tony 2nd, so voted.

John motioned to seal the non-public minutes, Tony 2nd, so voted.

Junkyard reports and letters from last week's inspections

Sara created junkyard reports and letters based on last week's inspections. The Select Board reviewed them to make sure no changes needed to be made. Sara mentioned that she will also put together the letters and reports from this week which will be ready to be signed before the next meeting. **John motioned to sign the junkyard letters, Tony 2nd, so voted.**

Letter to the State DOT about culvert concerns on North Groton Road

At the last meeting the Select Board asked Bubba to send Sara the pictures of the culverts on North Groton Road and asked that Sara draft a letter for them to sign at this meeting. Sara drafted a letter and then worked with Bubba to make some changes. There are two letters, one to be sent to Enfield and one to be sent to Concord. **John motioned to sign the letters to the State DOT, Tony 2nd, so voted.**

Ossipee Mountain Electronics (OME) quote for radio reprogramming

Sara reached out to OME and asked for a quote to reprogram all radios. They provided a quote of \$1,150.00 but stated this could be less if they do not have to reprogram them all. Tony mentioned that it is very important that this be done. The Select Board agreed to have Sara schedule this.

Property Concerns for properties for sale

The realtor stated that they absolutely can factor the realtors commission into the price of the property. She provided an example. However, since then, Tom Hahn from FORECO/Green Acre Woodlands has reached out with some other concerns.

- Map 10 Lot 40: Several years ago, FORECO wrote to the Town about Tax Map 10 Lot 40 on behalf of their client, Green Acre Woodlands, Inc., who owns most of the land surrounding where this parcel is drawn on the tax map. The parcel has been apparently taxed to "Unknown". They asked at that time that the Town refrain from selling this parcel until their deed and ownership research is completed, as they questioned whether this parcel actually existed, or perhaps existed in a different location. They are in the final stages of completing the research and performing a boundary survey in this vicinity. The survey will correct a number errors of property lines on the tax map in this neighborhood. They

need to finalize the research and findings, and will provide the Town with a brief report of their findings. They said it does appear that this parcel does not exist, or does not exist at this location. This area was previously owned by Rene and Adrienne Latulippe, who subdivided and sold a number of camp and house lots in this neighborhood over the years. They have performed extensive research on everything the Latulippes purchased and sold in Groton, and there are no outstanding parcels in the vicinity of Tax Map 10 Lot 40. However, there may be a parcel upstream on Halls Brook that is not accounted for. Hopefully their research will provide some information on that parcel for the Town.

- Map 10 Lot 12: This lot is surrounded by Green Acre Woodlands on three sides. They have a copy of the unrecorded survey for Longo of 1.3 acres. Tom Hahn said that in 2012 the Town acknowledged that this tax map lot does not exist, and is actually just a part of the 1.3-acre Map 10 Lot 13 – see deed Book 3867 Page 629.
- Map 10 Lot 22: They asked about this lot but it was decided at Town Meeting not to sell this lot anyway but this is the lot that a few years back they were going to swap with the town for where the proposed highway garage is going to go across from the Transfer Station. However, the swap didn't go through because the town didn't have clear title. The tax sales and collector's deed were against the wrong person. They think the person the town tried to take it from had the same last name, but it was not the person that actually had owned the lot. We haven't done anything else with this lot since then but we are not selling it now so it shouldn't be a concern right now.
- They also wanted to pass on to the selectmen that Green Acre Woodlands might be interested in one or two of these tax properties, in case they have the option of negotiating directly which could save the cost of the realtor's commission.

The Select Board asked Sara to reach out to the realtor to see if they have come across these issues in the past and how to move forward. If the realtor doesn't know, we should reach out to the attorney. The Select Board agreed that if there are any issues with any of the properties that we cannot move forward with selling them until it is figured out.

As far as just selling the properties to Green Acre Woodlands, the Select Board agreed that we have to list this with the realtor to give everyone a fair shot that may be interested and it will be the first person to reach out that the Town would move forward with.

Juneteenth- State Holiday

On Friday, June 18, 2021 it was announced that June 19th will be a federal holiday going forward. Some State Offices and Towns took Monday June 21st off since the 19th is on a Saturday and it wasn't announced until the 18th. Some also gave a floating holiday for this year since it was decided last minute and will follow it next year. This is the first meeting since this was announced so the Select Board discussed what they would like to do. It was agreed to give the full-time employees a floating holiday for this day this year and then see what the calendar shows next year when creating the holiday Memo.

Sprayer Update

The Sprayer company came back with that they were able to send us the replacement pump and replacement electric solenoid valve. Sara emailed back saying that we are concerned with replacing parts on something that was supposed to be brand new that wasn't working when we got it and was not something we did on our end. She asked if there was any way to replace the entire unit not just the parts since we paid a lot of money for this and not so that we had to replace parts on it before we even used it. The representative spoke with the manager and he said if we are willing to sending it back that they can fix or replace anything on the sprayer. And then they will send it back to us. If not, they can just send us the parts. It would be a lot to ship it back and

forth. We really thought they should just replace the entire unit but it doesn't appear that they are willing to. Also, Bubba thinks that if they send us just the parts that we should ask for the motor with the pump, not just the pump.

The Select Board would have preferred for the entire unit to be replaced but if they are not willing to do this, and if Bubba is okay with replacing the parts, they agreed to have the company send the pump with the motor and the solenoid valves. It was also agreed that we want the company to agree that if there are still issues or other parts that need to be replaced after these are replaced, that they will send us those parts as well. We also want them to agree that if we replace the parts that they will not hold that against us if that doesn't work and will send us a new unit.

Paul Hatch email

Paul Hatch emailed to see what still needs to be done to close out the HSEM Sculptured Rocks Road Culvert Grant Project. The work is done but we still have the retainage outstanding which the agreement said we could hold up to a year. The retainage is \$10,278.08. Bubba said all the work is holding up and looks great still so he is okay with closing it out if the Select Board is. The Select Board agreed to get this closed out and make the payment.

Having no other business to conduct, John motioned to adjourn at 6:50pm, Ron 2nd, so voted.

Respectfully submitted,

Sara Smith
Administrative Assistant