

TOWN OF GROTON
SELECT BOARD MEETING
July 6, 2021

In Attendance: John Rescigno, Tony Albert and Sara Smith (Administrative Assistant)

Absent: Ron Madan

Audience Members Present

John called the meeting to order at 7:00pm.

MINUTE APPROVAL

John motioned to approve the Work Session Meeting minutes of June 15, 2021 as written, Tony 2nd, so voted.

John motioned to approve the Select Board Meeting minutes of June 15, 2021 as written, Tony 2nd, so voted.

John motioned to approve the Non- Public Work Session Meeting minutes of June 22, 2021 as written, Tony 2nd, so voted.

John motioned to approve the Work Session Meeting minutes of June 22, 2021 as written, Tony 2nd, so voted.

NEW BUSINESS:

Province Road Bids

The Select Board received three bids for the Province Road Project from M.E. Latulippe Construction Inc, Mike Either Excavating, and Thomas Hersey Construction LLC. Each bid was opened and reviewed. M.E. Latulippe Construction Inc submitted a bid of \$30,462.00, Mike Either Excavating submitted a bid of \$57,500, and Thomas Hersey Construction LLC submitted a bid of \$75,391.88. The Select Board and Bubba reviewed all bids together and agreed on M.E. Latulippe Construction Inc. **John motioned to award the Province Road Project to M.E. Latulippe Construction Inc, Tony 2nd so voted.**

River Road Bids

The Select Board received two bids for the River Road Project from R&D Paving and Bryant Paving. R&D Paving submitted a bid of \$116,634.72 and Bryant Paving submitted a bid of \$106,356.50. The Select Board and Bubba reviewed the bids together. **John motioned to award the River Road Project to Bryant Paving, Tony 2nd so voted.**

Gerry from R&D Paving was in attendance and asked what Bryant had for a price per ton. John explained that for the 1 ½ wearing course they had \$75.90/ton and for the pave handwork they had \$140/ton.

PA-28

Inventory of taxable property forms for 2022 Sara explained she received the form to fill out to request these forms as we do every year. She included last year's form and requested the same number of forms for 2022. **John motioned to sign the PA-28 Inventory of taxable property forms for 2022, Tony 2nd, so voted.**

Interoffice Memo- Exemptions/Credits Updated letters per re-valuation

Every five years the Town does a re-valuation where DRA and Avitar work with the Town to make sure we are doing everything that we need to be doing and collecting the necessary documentation for current use, credits, exemptions, etc. They also do this to make sure the properties are being assessed appropriately. Due to this, every five years the Town sends out an updated residency letter for credits and exemptions and goes over any supporting documentation needed to make sure there are no changes and to make sure the applicant still qualifies. The most recent one that was received no longer qualifies for the elderly exemption as they make more than the \$30,000 income limit for a married couple. **John motioned to sign the interoffice memo and denial letter for this exemption and to have Ron come in and sign this, Tony 2nd, so voted.**

Intent to Cut Map 1 Lot 49

The logger submitted an intent for Map 1 Lot 49 for property located on Bailey Hill Road. This is about a 30-acre cut. No bond is needed. **John motioned to sign intent to cut for Map 1 Lot 49, Tony 2nd, so voted.**

State of NH- ACH Enrollment

The State sent in a ACH enrollment form that the Town can fill out so that anytime the Town receives State Funds, whether it is a grant, ARPA, or anything else that it can go in ACH. Pam asked that the Select Board review this to make sure this is what they want to do and if so, she can fill the form out. **John motioned to allow Pam to fill out the State of NH-ACH enrollment form, Tony 2nd, so voted.**

Pam added that everything is moving to online so this will make things easier.

Junkyard letters

The Select Board did the junkyard inspections and the letters and reports have been created. Some of them have junkyard licenses that can be renewed and signed. **John motioned to sign the junkyard letters and renewals and to have Ron come in and sign these, Tony 2nd, so voted.**

John mentioned that we have someone that may do the junkyard inspections for the Town now. The Select Board will be meeting with him on July 20th. Tony mentioned the Select Board didn't want to do them so hopefully this gentleman will do the 2nd inspections. Pam asked how long Ken will not be doing them. Sara explained that Ken retired due to health reasons and then MRI was going to provide someone else but couldn't find anyone. Sara reached out to all Towns around us and no one could take on another Town so the Select Board had to do them.

Spectacle Pond signs

Sara received a phone call that Fish and Game put up no swimming signs at the boat launch at Spectacle Pond and wanted to see if the Select Board was aware of this as town residents have always swam there. The Select Board was not aware of this. Bubba said he would drive out and look at the sign and Chief said he will look into as well.

Pam said someone must have complained so what is the complaint and can anything be done to come to an agreement. Many residents in the meeting mentioned that they swim there and know of others that do too and since Groton doesn't have a lot of places to swim, it would be sad to lose the option to swim here. John said they will look into it. In the past there were some E. coli concerns which is why the porta potty was put there. There have also been some concerns from the Spectacle Pond association in the past and they wanted the Town to post no swimming signs but the Town didn't want to do this.

Building Permit- Map 6 Lot 26

The owner submitted a building permit for their property located at 19 Blanchette Lane for a small 10x12 barn. **John motioned to sign the building permit for Map 6 Lot 26, Tony 2nd, so voted.**

Pam asked for the owner's name. John stated it was Kevin and Patricia Baron.

Building Permit- Map 6 Lot 79

The owner William Coates submitted a building permit for their property located on Dodge Road for a 2-bedroom, 2 bath, 900 square foot cottage. They did supply the PUC approval, DES approval and the release form. They did go to the Planning Board meeting on June 30th. The Select Board reviewed the covenants on the deed and feel that since it is a single-family home it is okay to approve. **John motioned to sign the building permit for Map 6 Lot 26, Tony 2nd, so voted.**

Building Permit- Map 6 Lot 63-12

The owner submitted a building permit when the agenda was created for his property located at 491 North Groton Road but still awaiting PUC approval so he took the permit and all information back until the PUC approval is received. **John motioned to table the building permit for Map 6 Lot 63-12 until the PUC approval is received, Tony 2nd, so voted.**

Property concern- Map 7 Lot 50

Deb Johnson emailed because this lot This lot recently sold. It does not have a septic system and the new owners do not know this. The camp/house has running, pressurized water. They are now renovating the structure. Deb said that she drives by the camp/house on her way out of Blood Road so she is familiar with the area.

Sara asked Deb of the renovations that were being done were require a permit since we have not seen it. Her response was "As far as a building Permit, it is difficult to tell – under the Permit and accompanying Regulations I drafted the answer would be Yes. Under the old system the answer is maybe – you would have to ask or watch. However, that doesn't solve the running water and bath issue w/o a septic system. They need either a proper septic if they have pressurized water in the house or they need an outhouse with no toilet in the house."

Tony Albert stated that he is the Health Officer and will look into the water and septic issues. John said he will also drive by to see if a building permit is needed for the renovations.

Concerns with sale of some Town Properties

The Town started moving forward with a realtor for the properties that were voted on at Town Meeting to sell. Tom Hahn came back with some concerns about a few of them which were forwarded to the realtor and the attorney for advice on how to proceed. The realtor said she would look into it and we have not heard back but we did hear back from the attorney with some questions. Below are the concerns that Tom Hahn brought forward and the attorneys' questions or recommendations:

- 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 Latulippe's 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.

*The attorney agreed that this shouldn't be sold until we receive the research back from the abutter. The Select Board also agree so this property will not be sold until the research is complete.

- 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.

*The attorney asked why this would be on the Towns list of tax deeded properties if it was acknowledged the Town didn't own it. Sara did a lot of research and looked through all minutes from 2012 and do not see anywhere that this was discussed and couldn't find anywhere that the Town agreed it was part of another property. This was an unknown owner and what Sara was told happened back in 2006 when the Town acquired this property is that the Town posted and followed procedures for all land that was under unknown owners that owed taxes and asked for any potential owners to come forward. No owners came forward for some of them so then the unknown properties were deeded by the Town. Sara sent the attorney the deed for this. Sara asked the attorney if she wanted her to reach out to Tom Hahn to see if he has any documentation on what was discussed in 2012 since she couldn't find anything and it was before she was working here. Also, this lot did come up in 2017, as part of another survey issue with residents and I sent you an email and it was agreed that the Town do nothing and let the residents figure it out which they figured out their two pieces but Map 10 Lot 12 wasn't brought up again. The Select Board agree that the Town should hold off on selling this.

- 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.

*The attorney asked after the title issue was discovered, what was done to figure out whether it was taken from the proper person. If it was taken from the wrong person, we don't properly own it and cannot sell it. Sara said it doesn't appear anything was done to research it, as she was not able to find anything when she looked into it, it just appears the Town purchased Map 6 Lot

1-3 from Green Acres instead of swapping it for Map 10 Lot 22. Sara asked the attorney how she would advise the Town on how to proceed. Pam said the town didn't do anything FORECO did all research and decided not to do the swap due to the issues. Bubba said it can be logged. Pam said it was logged before. Slim said he knew by talking to Tom Hahn that it would cost the Town a lot of money to look into this. The Select Board told Sara to ask the attorney what they would recommend we do to research this and then we can get a quote to see what can be done and decide if it is worth the cost of if we just keep the land for now.

SELECT BOARD ITEMS:

Disposal agreements

The Town received two disposal agreements.

- Rick Belanger submitted a disposal agreement for his property at 84 Bailey Hill Road. **John motioned to approve the disposal agreement for 84 Bailey Hill Road, Tony 2nd, so voted.**
- Sara Smith submitted a disposal agreement for her property at 33 Smith Road. **John motioned to approve the disposal agreement for 33 Smith Road, Tony 2nd, so voted.**

Intent to Cut Map 2 Lot 48

The logger submitted an intent for Map 2 Lot 48 for property located on North Groton Road for Edward Schmidt for Mourning Dove Holdings. This is about a 50- acre cut. No bond is needed. **John motioned to sign intent to cut for Map 2 Lot 48, Tony 2nd, so voted.**

Intent to Cut Map 6 Lot 36

The logger submitted an intent for Map 6 Lot 36 for property located on Brock Lane. This is about a 45- acre cut. No bond is needed. **John motioned to sign intent to cut for Map 6 Lot 36, Tony 2nd, so voted.**

DEPARTMENT ITEMS:

Highway Department

Bubba went over the following:

- They have been working on River Road and are hoping to pave at the end of August.
- Sculptured Rocks Road work is completely done.
- They have been working on the bridge to the town pond. Bubba will reach out to Dave Leone since he offered to donate the lumber and will talk to Charlie Coursey about doing the work.

COMMITTEE UPDATES:

Conservation Commission

Slim said the Fishing Derby went well. The sign was fixed and was on display and did cost the Town any money as this was donated. The derby was a success even though no one caught the tagged fish. Everyone had fun.

Slim said he asked Josiah from Fish and Game if we clean out the pond and take out the cat tails and such that is there. Josiah said a permit would be needed and he didn't think the state wouldn't sign off on it. Bubba said it was more than just cleaning out the cat tails and such. Due to the flooding, there has been so much washed into the pond and there is so much sand in there that it isn't that deep anymore for the fish and this should be cleaned out. Bubba said that since it is a private pond that was put in before it was in a flood zone, he doesn't think the Town would need a permit to clean it out. It is on private property

and is a pond that was put in by the Town. Now that Slim knows more information he will reach back out to see if a permit is still needed and what can be done.

Slim also mentioned that the Conservation Commission will be meeting this Thursday, July 8, 2021 at 7:00pm with the Forester for Mourning Dove, which is Jon Martin. He is meeting with the Conservation Commission to let them know what he is doing with the wetlands, putting vegetation back in the brook, so they can track the trout and things like that. He will also be talking about the bridge that he will be putting in to take out the round culvert on the property on North Groton Road. Pam asked where this bridge will be. Slim said it is to the right of the cemetery uphill there is a culvert that goes across right there. This will allow them to access the property. They want to use concrete so they can put heavier trucks across it so they can log the rest of the property. He is also going to set a date with them to set up a field trip to go up there. He will explain all of this on Thursday. He is a good forester and is very conscious of his surroundings. Bubba asked again where this is. Pam said it is near the Diamond Trail for the Snowmobile Club. Slim said it is near the North Groton Road Cemetery. Pam said there are some beautiful views up there.

QUESTIONS AND COMMENTS:

There were no questions or comments from the audience.

Having no other business to conduct, John motioned to adjourn at 7:46pm, Tony 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant