

TOWN OF GROTON
SELECT BOARD MEETING
August 3, 2021

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

Audience Members Present

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

MINUTE APPROVAL

John motioned to approve the Select Board Meeting minutes of July 20, 2021 as written, Tony 2nd, so voted. John motioned to approve the Non-Public Work Session Meeting minutes of July 20, 2021 as written, Tony 2nd, so voted.

OLD BUSINESS:

Town Properties update

Kerry from Avitar had the mapping department review the issue with Map 10 Lot 12 and Map 10 Lot 13. While they mentioned they are in no way surveyors, that area of Map 10 Lot 12 and Map 10 Lot 13 combined is 1.3 acres. Furthermore, an old note on Map 10 Lot 13 states "includes Map 10 Lot 12". So, with that information and the 2012 letter indicating the town acknowledges this he would recommend that we change the value to Map 10 Lot 12 to 0 for 2021, and once the final issue is created, we will delete the property record card for Map 10 Lot 12 (cannot delete in between warrants), as it is and was already being assessed to Map 10 Lot 13 (Krueger). No change is needed to Map 10 Lot 13 because the current assessed acreage of 1.3 is correct and already included the area of Map 10 Lot 12.

Regarding the Map 10 Lot 40, getting a survey would be the best thing to do, which it appears FORECO are doing or did already. He would have no further information on this besides agreeing with Laura and would wait for their research to be completed. Once completed and an outcome is made, we can let Avitar know and they can make the changes in the database accordingly.

NEW BUSINESS:

Concerns with a property

A resident emailed in with some concerns about a property that is in current use which is Map 2 Lot 97. The first concern is that the property is posted. The full 25 acres is in current use but it does not receive a recreational discount so the owner can post their property. The other concern was that there is a building on this property. We do not have any building permits for this property so we will need to check out the size of the building to see if it is over 100 square feet and if a permit is needed. The other concern is that the area the building was put should be taken out of current use. The Select Board asked Sara to reach out to the owner to ask for the size of the building and for information to see if a permit is needed. Once a permit is submitted then Avitar will go look to see what needs to come out of current use.

Junkyard License

The owner submitted the junkyard license renewal for their junkyard. The Town received the background checks from the State back with older records on there but have been so long and were minor items that we were able to renew the license in the past with the same items that came up. The Select Board visited the

property and reported that they are in compliance and that the license can be renewed. **John motioned to approve the junkyard license renewal, Tony 2nd, so voted.**

Land Use Change Tax, Map 5 Lot 9

The Select Board received recommendations from Avitar on a land use change tax that was submitted for Map 5 Lot 9. This 5.3-acre parcel was assessed with the entire lot in current use. During a visit to the property on June 8, 2021, a member of Avitar observed a driveway had been constructed that led to a new cabin that had been built on a cleared site. As a result, an approximate .25-acre area no longer qualifies to remain in current use. The estimated market value is \$12,300 which results in a land use change tax of \$1,230.00. **John motioned to sign the land use change tax for Map 5 Lot 9, Tony 2nd, so voted.**

Exclusive Listing Agreements

The realtor submitted exclusive listing agreements for the three properties that the Town is okay with moving forward with. These properties are Map 1 Lot 91 which is 5.11 Acres on North Groton Road for \$13,807.00, Map 7 Lot 36 which is 3.25 acres on North Groton Road for \$23,725.00 and Map 10 Lot 29 which is 5 acres on Halls Brook Road for \$21,212.00. The Select Board explained that we can only ask for what was owed in taxes and then the realtor fees and cannot make any extra money off the sale or it has to be returned to the previous owner. **John motioned to sign the exclusive listing agreements, Tony 2nd, so voted.**

PA-16

Sara explained that the Town received the PA-16 which is the Application for reimbursement to Towns and Cities in which federal and state forest land is situated. They receive this every year. Sara filled it out with the new Valuations from Avitar and included last year's form to be compared. **John motioned to sign the PA-16, Tony 2nd, so voted.**

Building Permit Map 5 Lot 52

The owner Alan Paladino submitted a building permit for their property located on Sculptured Rocks Road for a 9x20 wood shed. **John motioned to sign the building permit for Map 5 Lot 52, Tony 2nd, so voted.**

Building Permit Map 6 Lot 63-12

The owner Richard Ross submitted a building permit for their property located on North Groton Road for a 1280 square foot 3 bedroom, 2 bath home. He provided the PUC approval and the DES approval. **John motioned to sign the building permit for Map 6 Lot 63-12, Tony 2nd, so voted.**

Building Permit Map 6 Lot 63-4

The owner Timothy Brown submitted a building permit for their property located on Old Fields Road for a 3-bedroom, 2 bath, 1440 square foot residential home. They did supply the PUC approval, DES approval and the release form. The Planning Board did review their information at the July 28, 2021 Planning Board Meeting. The recommendation from the Planning Board regarding Mr. Browns Building Application is as follows:

1. Subject to all restrictions and covenants of record in the Declaration **of Restrictive Covenants and Road Maintenance recorded at Book 4349, Page 695 and also Plan No. 1357**
2. Subject to the right-of-way of record and utility easement
3. Subject to the Applicants signatures on the Municipal Release properly witnessed and the Release recorded at the registry
4. Subject to an examination and confirmation by the Select Board that the Current Use lien of record noted at the Registry is satisfied as to this property (paid to the Town)

The Planning Board said that these should be attached to the building permit and incorporated as part of the Permit and that the attached sheet should be signed by the Applicants and/or at a minimum initialed.

The Select Board reviewed the recommendations from the Planning Board and agree to sign the permit subject to the conditions listed. **John motioned to sign the building permit for Map 6 Lot 63-4 subject to the conditions listed by the Planning Board and to sign the release of municipal liability form, Tony 2nd, so voted.**

ARPA Funding

There are COVID-19 relief funds that are coming to communities as a result of the American Rescue Plan Act (ARPA). The State will receive \$112 million in local fiscal recovery funds to distribute to NH non-metropolitan cities and towns. Groton's total award amount would be \$62,290, which would be done in two installments with the first one being \$31,145.17 this year and the rest coming 12 months later. Right now, they are saying that the money has to be obligated through 12/31/2024 and expended by 12/31/2026. If the Town wants this money they need to apply by August 18, 2021.

Sara has attended three different webinars on this and has reviewed a lot of material, handouts, links, etc. to see how this can be used. It is vague and confusion. Sara reached out to NHMA, North Country Council and GOFERR for clarification on how this money can be used. She has asked if it could be used towards the new Public Works Building. If not, she has asked if it can be used towards the mold remediation. She is waiting to hear back. North Country Council responded with "we are still learning and trying to understand how small communities can use these funds." She also sent some links where the categories are listed. NHMA also sent the categories. Sara has read all the language but it isn't clear if these two projects fall into these categories which is why she reached out to GOFERR and is waiting to hear back from them.

NHMA gave the basic purposes for which the funds can be used are as follows:

1. respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses and nonprofits, or aid to impacted industries such as tourism, travel and hospitality
2. for the provision of government services to the extent of the reduction in revenue due to the public health emergency relative to revenues collected in the most recent full fiscal year
3. make necessary investments in water, sewer or broadband infrastructure, or
4. include premium pay for eligible workers performing essential work during the pandemic*

Sara is seeing if the mold remediation could be considered #2 but we are not sure yet. The other option would be to look into what #4 would cover.

At the last webinar they said that Towns should apply if they want to accept the money even if they are not sure yet on how they can use it so that they do not miss the deadline to apply. Due to this, Sara has started the application process online. The Select Board would need to sign the assurances and the award terms and conditions agreement for the funding if they would like Sara to continue with the application process. The Select Board agreed we should move forward so that we do not miss the deadline and will wait to get some answers on how it can be used to decide what the best way to use the funding will be. **John motioned to apply for the ARPA funds, to sign the assurances, the award terms and conditions agreement for the funding and to come in and sign anything else that may need to be signed for this, Tony 2nd, so voted.**

Conservation Commission Request

The Select Board received a request to join the Conservation Commission from Justin Weekley. **John approved Justin Weekley's request to join the Conservation Commission, Tony 2nd, so voted.**

DEPARTMENT ITEMS:

Police

Chief Bagan said they have been dealing with an abandoned Pig on River Road. The tentative plan for now is that Reubens Rescue will be picking it up on Saturday.

Highway Department

Bubba went over the following:

- Mowing of Sculptured Rocks Road and North Groton Road has been completed.
- Crack filling was done last week as well. They did an excellent job. They did all of North Groton Road and parts of Sculptured Rocks Road.
- They have been working on washouts from the recent storms
- All culverts on river road are done now. They are waiting for the date for the paving to take place. He is hoping this month but it may not be until September.

COMMITTEE UPDATES:

Old Home Day

Old Home Day is scheduled for August 21, 2021 from 5:00pm-9:00pm. Ann asked if they are meeting at the garage for the parade. It was confirmed that they will meet at the garage at 5:00pm and the parade will begin at 5:30pm.

Richard Ross was in attendance and mentioned that he will be donating some Groton T-shirts at Old Home Day! If there is not enough for everyone it will have to be a first come first service basis.

QUESTIONS AND COMMENTS:

There were no questions or comments from the audience.

Having no other business to conduct, John motioned to adjourn at 7:35pm, Tony 2nd, so voted.

Respectfully Submitted,

Sara Smith
Administrative Assistant