

Minutes November 13, 2012

Meeting opened at 6:30 p.m. Ron, Chris and Clem were present.

Minutes of the previous meeting and the Special Town Meeting were reviewed and accepted.

Account balances were reviewed.

Old Business:

The Selectmen have met with the Superintendent, the School Board Chair and the district finance director on the transfer of the old high school lot to the Town from the District. At this initial meeting, the Superintendent informed the Selectmen that the district's legal counsel said that the building and land will be transferred and the Town will need to demolish the building. In the talks prior to the Special Town Meeting giving the Selectmen authority to negotiate with the District, the idea of "sharing" the cost of demolition was discussed. There are a lot of legal issues with transferring school property. The old high school has never been closed as a school. So, at this point, the district will pay for the survey and all legal fees with the transfer. After the survey, negotiations on how much land will be transferred will take place.

The Selectmen will still negotiate on the demolition of the building at their next meeting with the District. Nothing is final at this point.

Road update: Kanokolus Road has been reclaimed but the grading hasn't been done and the geotextile fabric hasn't been laid. Several trees have been cut. The grader has been out of commission for a while, but is expected to be in Town later this week.

The Selectmen received an email on the condition of Newell Court. A resident complained about the lack of maintenance on the road, specifically the end near School Street. Selectmen authorized Dennis Jones to fill in the pot holes at the end of the street. There are no plans for paving the road in the near future.

Stagecoach Road & Town Farm/Mussey road projects are on hold. The poles have been moved, but CMP hasn't moved the lines yet.

New Business:

The owners of the property on Mussey Road that needed a septic system replacement were discussed. An agreement has been made with the owners for a "loan" to repair the system, but it is rumored that they have recently bought a house on Stagecoach Road. The Selectmen agreed to honor the agreement, but to charge interest (5%) on the balance of the loan.

Selectmen discussed developing a timeline for the town office building project. This timeline will address transfer of land, demolition of building, well, septic, engineering, etc. It will help the Selectmen and residents keep track of the progress of the building. Since the transfer of land will likely take place early next year, the Selectmen will have the winter to work on plans. Barry McCormick requested that the Selectmen consider local contractors first for the project.

Randy Reynolds offered to draft a chart for the Selectmen to use as a timeline.

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Farley & Son's performance during the first snow storm was discussed. They did have a few issues along with an equipment breakdown, but all in all, it went well. The Town does have a written agreement with Freedom for plowing roads that abut both towns. There is also an agreement, verbal not written, with Thorndike. Chris would like to see the Freedom agreement updated and a written agreement with Thorndike be developed. Selectmen will work on this.

Selectmen voted to contract with RJD Appraisal again in 2013 for their assessing services.

The MRC Board of Directors ballot was tabled until the next meeting. The Selectmen would like to review the bios of the candidates for the Board of Directors position.

The 2012 tax abatement for \$430.05 recommended by Ellery Bane, Assessor's Agent was reviewed and authorized by Selectmen.

Chris discussed the effect that Land Trust Easements have on the tax base. He will contact Ellery Bane to attend a Selectmen's meeting to discuss what effect the trusts have on taxes.

Ivan Zimmerman contacted the Selectmen concerning his property on Woods Road, a town road that is not currently maintained off the Stevens Road. He would like to widen the road enough to get a logging truck into his property. Selectmen will need to discuss this further.

Jean Bourg requested that all minutes for the meetings be saved digitally. Sue will begin saving all meeting minutes in a folder.

Randy Reynolds and Barry McCormick were at the meeting to discuss the Land Use Ordinance and Comprehensive Plan Ordinance. They feel that the ordinances are not "business friendly". They requested that the Selectmen appoint a committee to review the ordinances and make suggestions on how to make it easier to understand with no "gray areas". They feel that the planning board's interpretation of the ordinances is not always the same for all applicants. They also asked if a moratorium could be enacted to not allow any changes in the Land Use Ordinance until March 2014 or until the committee finishes reviewing the ordinances. The Selectmen will take the requests into consideration and report back at a later meeting.

Meeting adjourned 8:10 p.m.

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