



**SELECTMEN'S OFFICE
TOWN OF GILMANTON**

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Board of Selectmen Meeting

March 7, 2022 - Academy Building – 5:00 P.M.

CALL TO ORDER – ROLL CALL

PLEDGE OF ALLEGIANCE

Present: Vice-Chairman Vincent Baiocchetti, Selectman Evan Collins, Town Administrator-Heather Carpenter, Assessor-George Hildum, Transfer Station Manager- Ron Nason, and Chief Joe Hempel

Absent: Chairman Warren-Excused

Public: Joseph Haas, Paula Gilman, Grace Sisti, Jane Sisti, Guy Knowlton, Tyler Thibodeau, Thom Dombrowski

APPROVED 03-21-22

PUBLIC MEETING MINUTES APPROVAL

1. 02-07-2022
2. 02-16-2022

MOTION: On a motion by Vice-Chairman Baiocchetti and seconded by Selectmen Collins it was voted to approve the minutes of 02-07-2022 and 02-16-2022 non-public (2=yes,0=no).

CONSENT AGENDA

3. P.O.- Greene Insurance Associates – Fire Department \$5,709.00. The total invoice is for \$6016.00, \$307.00 portion of that amount is being paid by the Association.

MOTION: On a motion by Selectmen Collins and seconded by Vice-Chairman Baiocchetti it was voted to approve the consent agenda (2=yes, 0=no).

OLD BUSINESS

4. **Official Results of the 2021 Equalization Survey & Planning for Full Revaluation – George Hildum- Contracted Assessor**

The 2022 Assessment review standards and provide information regarding the two remarry statutes that guide us every year. RSA-74:8 Revised Inventory and 75:8-a a five-year valuation.

- RSA 74:8 requires the Selectmen and Assessors to annually review changes that need to be made to maintain reasonable proportionality between assessments. Year to year, non-revaluation year, changes to update. If some want to change the classification of their property to current use, exemption, or credit that needs to be done. Physical changes to the property that affect value and then institutional changes such as exemption and credit, current use that can be applied for and can affect someone's overall tax base.
- RSA 75.8-a Requires the Town to value anew at least once every five years. This decision came out of the court decision 20 years ago, when donor towns sued the State, the lead petitioner Evelyn Sorrell, they sued the State and Rockingham County claiming that the state-wide property tax and property tax system was unconstitutional. The Superior Court agreed with them, the Supreme Court reversed and remanded and said it's not quite unconstitutional but it sure needs some work to be improved. The DRA, Department of Revenue Administration stopped doing reevaluations and became an oversight and monitoring agency. Every city and town in the state was put on a five-year assessment review schedule. Gilmanton is subject to assessment review once every five years.
In 2004, we did a full Measure and List revaluation
In 2009 and thereafter, we are subject to this 5-year review and every 5 years doing revaluations.
In 2014, 2019 the Assessor has done updates.
In 2012 and 2013 we did a Measure and List
The Assessors recommendation back when this all started was every 10th year we do a Full Measure and List. The five years in between we do a statistical update. The difference between the two is, with a Full Revaluation you go out and measure and inspect, or attempt, every property in Town. With a full-statistical update, you forego the measure and list every property in town, however, you will still look at

the two years of sale before the April 01st of the revaluation year and measure and list the sales. The sales are what give us the numbers to recalibrate our assessment model and calculate that.

The town is due in 2024 to value anew which can be a statistical update. This year and next year would be due for a full measure and list. In 2013 we had a data verification done by MRI and did a full measure and list. The Assessor followed up the next year with a full-statistical revaluation. Based on what we had done, we are due this year and next year for a full measure and list if the Board chooses to do that. This followed with a Full- Statistical update in 2024 to be compliant. Although this process is hired out, there is a larger obligation placed upon the Assessing Office, our current rate of staffing is insufficient for this process and would need to improve between now and the full measure and list.

The estimated cost to contract out full measure and list would be around \$66,000 and this is a pre-Covid estimation. Plainfield is due next year, the company they hired notified them that they would only be able to do the full-statistical due to lack of personnel. Everyone is experiencing trouble getting help. The office works well with the building department taking in good information and that information is used for the most part the DRA has inspected the physical data, we have been okay.

5. **Transfer Station Review** – The price list was reviewed. The only change noted was a charge for the fluorescent light bulbs. They are charged .07/ft. His recommendation is .50 for the four feet, .75 for the five feet, and \$1.00 for the eight-foot bulbs. Ron is working on the burn pile, with approval from Chief Hempel and weather permitting, he plans to burn, and it will be gone. It has already been posted that he cannot accept brush. He completed a class on interpersonal communications. Last meeting in April a public hearing will be held on the new Transfer Station pricing. They are looking at getting bids from Waste Management, Co-Op, Casella, and Pinard.

- ☐ **Action Item** – TA and Ron Nason will be working on gathering information from Waste Management. New price points were received from the Co-Op. They will gather information from Casella and Pinard as well.

6. **Land acquisition acceptance for the following parcels –**

Map/Lot 410-043, Owner John & Ursula Allen, location Middle Rte., 189.036 Acres

Map/Lot 418-021, Owner Linda Bolton, location Gilman Rd, 2.3 Acres. Conservation held a public hearing, and the Board discussed it at a previous meeting.

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Selectmen Collins to accept 410-043 on Middle Rte., 189.063 Acres that abuts the Betty Smithers Town Forest and 418-021 on Gilman Road for 2.3 Acres, a vacant landlocked parcel that abuts Ayers Town Forest (2-yes, 0-no).

- ☐ **Action Item – Public hearing on Transfer Station Pricing, last meeting in April**

NEW BUSINESS

7. **Auditor Recommendations** – Last auditor, Melanson is understaffed and unable to keep the Town as a client for 2021. There is an unbudgeted increase of \$2,000, but there is a discount if the Board decided to go with a three-year contract but then the RFP process would be circumvented. The audit is not optional, the option is the one-year process or three-year process.

MOTION: On a motion by Selectmen Collins and seconded by Vice-Chairman Baiocchi to enter into a one-year contract with Plodzick & Sanderson for the 2021 audit for \$16,500 (2-yes, 0-no).

MOTION: On a motion by Vice-Chairman Baiocchi and seconded by Selectmen Collins to do an RFP for Town audit in 2022, 2023, and 2024 (2-yes, 0- no).

- ☐ **Action Item – TA to work on RFP for 2022, 2023, and 2024 audits.**

8. **Adoption of the Land Trust Alliance Standards and Practices** – Requirement for the LCHIP grant for the Old Town Hall. These are standards a municipal agency already does, it's about transparency through government. This specifies the standards by which the Board has to conduct itself which is already followed per RSA and is required for continuation of the grant process.

* Note: Times and order of items are approximate and may be changed at the discretion of the Chairman.

MOTION: On a motion by Vice-Chairman Baiocchetti and seconded by Selectmen Collins to accept as presented the Resolution of the Land Trust Standards and Practice for the purpose of the LCHIP grant for maintaining the Old Town Hall in the Iron Works (2-yes, 0-no).

9. **Social Media Policy** – There was a complaint made on the Community Page that the Academy Building has no control over, asking what our social media policy is. The current policy is through Personnel and is not given out to appointed or elected members. It was asked what the Board was going to do to create a separate policy to ensure everyone was on the same page and information that is being put out on behalf of the organization has been vetted. You can have a standard policy, but removal is through the courts. Personnel policy will be updated, additionally, the Board needs to create another policy that Board members will receive.

☐ **Action Item: TA to seek legal advice on this. Work on personnel policy. Create additional policy Board members will receive.**

10. **Resignation Acceptance** – Officer Guidry

COMMITTEE

11. **Conservation Commission** – Recommendation for a new member Tom Lambert

MOTION: On a motion by Selectmen Collins and seconded by Vice-Chairman Baiocchetti to appoint Tom Lambert as an alternate member of the Conservation Commission for a term of 3 years (2-yes, 0-no).

UPDATES

12. **Parks and Rec** – Park's scheduled opening is May 01st.

13. **Primex** – Update on the statement of loss due to frozen pipes and damages – Academy Building, \$3,314.90. Full carpet replacement if within 6-months there is bubbling or issues.

14. **Notice of 2022 impending tax lien/deeding process schedule.** Schedule from the Town Clerk/Tax Collector that runs through March 18th to August 25th breakdown on how the lien and deed process will go. The Board will not proceed with Tax Contracts as they had in the past. It will be the current deed process and property owners that have failed to complete payments.

SELECTBOARD ITEMS, FYI, & OTHER TOPICS

Public Submission – Facebook submission, thank you to Officer White for taking initiative to close an appreciative community member's barn doors on a very windy day.

Casella – An employee of Casella has reached out and requested to meet with the Board to go over issues with landfill space which is an issue within the entire state.

☐ **Action Item: TA to set up a meeting with Board and Casella employees to go over landfill issues.**

PUBLIC COMMENT – 5:40 p.m.

Joseph S. Haas – From Mountain Rd, Gilmanton. Requested clarification on Tax contract information. Suggested that individuals file abatement applications and then the Board could file what was proper. He attended a meeting in Windham and it was stated all the voting machines are wrong and the ballots should be counted by hand. He would like the ballots to be hand-counted.

Paula Gilman – Questioned when the Deeds would be signed on the two properties discussed previously in the meeting. TA clarified that the office will process the deeds.

Tyler Thibodeau – Questioned what the Town does with land that gets donated. Paula Gilman explained it was donated specifically to put it into conservation so the general public can enjoy it. Paula explained that the Conservation sub-committee works on clearing and cleaning existing trails and also detailed that this land can be hunted, but not mined or developed. The TA also clarified there are Town-owned properties that come up for sale by way of an auction that will be on the ballot and they are noticed to the public.

Guy Knowlton – Questioned what the issue was with taking brush to the dump.

Chief Hempel explained the management of the brush has been difficult. The area for brush and dump has been getting full. The possibility of not continuing to burn brush and develop the land or use it for storage has been

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discussed. Vice-Chairman Baiocchetti explained that Ron Nason is the Department Head and if he's able to continue he will let the Board know the process. Currently, they are working on making the Transfer Station more efficient and Ron will be presenting the Board with a plan moving forward. Chief Hempel stated that homeowners are allowed to burn brush on their property, permits are free of charge, and during winter you can burn when there's adequate snow coverage. Requested if it were possible to eliminate the mulch pile and keep the burn pile, Chief Hempel agreed this is a topic for discussion.

Jane Sisti – Questioned why burning after 5:00.

Chief Hempel explained from 5:00 p.m. to 9:00 a.m. the dew changes, air changes, and that they don't make the burning laws, they follow them.

Motion: On a motion by Vice-Chairman Baiocchetti and seconded by Selectmen Collins it was voted to adjourn (2-yes, 0-no).

Adjournment 6:04 P.M.

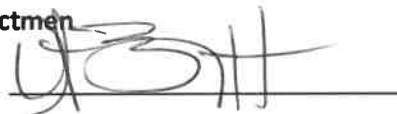
Respectfully Submitted,



Approved by the Board of Selectmen



Chairman Mark E. Warren



Vice-Chair Vincent A. Baiocchetti



Selectman Evan Collins