

APPROVED

Board of Selectmen Town of Gilmanton, New Hampshire

Meeting
June 26, 2017
Gilmanton Academy

Present: Chairman Stephen McWhinnie, Selectman Jean, Selectmen Bishop and Town Administrator- Heidi Duval.

Absent: Administrative Assistant- Heather Carpenter absent with notice.
Also, present please see attached sign in sheet.

6:00p.m. Chairman McWhinnie opened the meeting, took attendance of those present and voting (Chairman McWhinnie, Selectman Jean and Selectman Bishop) and led the Pledge of Allegiance.

Kelley Corner School House Update – The Town Administrator explained that the Kelley Corner School House group had received the LCHIP rehabilitation grant, and was in attendance to request the Selectmen waive any associated Building Permit fees, estimated to be \$319.20.

MOTION: On a motion by Selectman Jean and seconded by Selectman Bishop it was voted to waive the Building Permit fees for the LCHIP Grant Repairs to the Kelley Corner School House. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

Approval of Minutes – Minutes were tabled as Recording Secretary (Administrative Assistant), Heather Carpenter was absent.

Signature File

- ***Purchase Order: The purchase order to Hillsboro Dodge in the amount of \$33,369.00 for the Forestry Truck with Flatbed.***

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the purchase order to Hillsboro Dodge in the amount of \$33,369.00 for the Forestry Truck with Flatbed. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Purchase Order: The purchase order to Irwin Motors in the amount of \$2,119.55 for the emergency repairs to Ambulance 2, the turbo on the engine had failed and was rebuilt.***

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the purchase order to Irwin Motors in the amount of \$2,119.55 for the emergency repairs to Ambulance 2. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Purchase Order: The purchase order to Life Safety Fire Protection in the amount of \$1,528.00 for repairs to the Academy Building Fire Sprinkler System per the annual inspection report.*** Selectman Jean asked if the system had passed inspection otherwise and the Town Administrator confirmed yes and that the Fire Chief recommended the repairs.

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the purchase order to Life Safety Fire Protection in the amount of \$1,528.00 for the repairs to the Academy Building Fire Sprinkler System per annual inspection. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Purchase Order: The purchase order to Gilmanton 4th of July Association in the amount of \$3,250.00 for the 2017 July 4th Fireworks budget appropriation.***

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the purchase order to the **Gilmanton 4th of July Association** in the amount of **\$3,250.00** for the 2017 July 4th Fireworks budget appropriation. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Application for Event Permit for the Annual 4th of July Fireworks at Crystal Lake Park: The Annual 4th of July Fireworks at Crystal Lake Park on Saturday, July 1, 2017, with a rain date of Saturday, July 8, 2017.***

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the Event Permits for the Annual 4th of July Fireworks at Crystal Lake Park on Saturday, July 1, 2017, with a rain date of Saturday, July 8, 2017, dates as clarified by Selectman Jean. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Application for Raffle Permit for the Gilmanton Women's Club -The Raffle for the Gilmanton Women's Club to be held on July 4, 2017, during the Town Parade and to be held in front of the Temperance Tavern.***

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the Raffle Permits for the Gilmanton Women's Club to be held on July 4, 2017, during the Town Parade-in front of the Temperance Tavern. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Application for Raffle Permit for the Gilmanton Community Church during the 4th of July Parade through the Corners. The Raffle for the Gilmanton Community Church to be held on July 4, 2017, during the Town Parade and to be held on the Commons in front of the Church.*** It was noted that the permit was not available for signature yet, so the Board would approve the raffle and sign the permit individually once available.

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to approve the Raffle Permits for the Gilmanton Community Church to be held on July 4, 2017, during the Town Parade. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- ***Abatement Request: Northern New England Telephone Operations LLC***

The 2016 Property Tax Abatement Request from Northern New England Telephone Operations LLC for the Fairpoint Poles and Conduits in the Town of Gilmanton. The Town Administrator read the Assessor's recommendation in to the minutes, "...The 2011, 2012, 2013, 2014 and 2015 assessments of Fairpoint's poles and conduit have been appealed to the superior court. The issues and differences in opinion regarding the value of the property remain unchanged/ unresolved for 2016. Therefore it is recommended that the selectmen deny the 2016 request for abatement."

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to deny the 2016 Property Tax Abatement request from Northern New England Telephone Operations LLC for the Fairpoint Poles and Conduits in the Town of Gilmanton. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- *Abatement Request: New Hampshire Electric Cooperative Inc.*

The 2016 Property Tax Abatement Request from New Hampshire Electric Cooperative Inc for the NHEC Utility property in the Town of Gilmanton. The Town Administrator read the Assessor's recommendation in to the minutes, "Recommend the selectmen deny this request for abatement based on the recent decision law of the Board of Tax and Land Appeals and the Belknap Superior Court and the June 2, 2017 case law decisions of the New Hampshire Supreme Court regarding the 2011 and 2012 appeals of NHEC and PSNH to the BTLA."

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to deny the 2016 Property Tax Abatement request from New Hampshire Electric Cooperative Inc. for the NHEC Utility property in the Town of Gilmanton. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- *Abatement Request: Eversource Energy*

The 2016 Property Tax Abatement Request from PSNH, dba Eversource Energy for the PSNH Utility property in the Town of Gilmanton. The Town Administrator read the Assessor's recommendation in to the minutes, "Recommend the selectmen deny this request for abatement based on the recent decision law of the Board of Tax and Land Appeals and the Belknap Superior Court and the June 2, 2017 case law decisions of the New Hampshire Supreme Court regarding the 2011 and 2012 appeals of NHEC and PSNH to the BTLA."

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to deny the 2016 Property Tax Abatement request from PSNH, dba Eversource Energy for the PSNH Utility property in the Town of Gilmanton. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- *Abatement Request: Map 424 Lot 26*

The 2016 Property Tax Abatement Request for Map 424 Lot 26 in the amount of \$10,500.00 in assessed value due to physical and functional deficiencies in the property.

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to grant the 2016 Property Tax Abatement Request for Map 424 Lot 26, in the amount of \$10,500.00 in assessed value due to physical and functional deficiencies in the property. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- Abatement Request: Map 111 Lot 39

The 2016 Property Tax Abatement Request for Map 111 Lot 39 in the amount of \$42,000.00 in assessed value due to the update and correction of the assessment data on the property.

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to grant the 2016 Property Tax Abatement Request for Map 111 Lot 39, in the amount of \$42,000.00 in assessed value due to the update and correction of the assessment data on the property. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

Old Business

- o Oakcrest Complaint Update – Chief Currier

Chief Currier updated the Board on his research, confirmation with the Prosecutor and discussions with the property owner. The property owner has agreed to stop using exploding targets. The general consensus of Fish and Game, the State Police and our Prosecutor is that there is generally no legal control over the private land owners or allowing others to target shoot on their own private land. He explained that per Fish and Game, the property where the target shooting is not a “compact zone,” and the State Troopers Bomb Unit explained that proper use of Tanurite (that it is not transported once compound is mixed, and is properly destroyed within required parameters) is permitted. It was noted that the property owner could be asked to meet with the Oakcrest residents, and they could contact the property owner if they wished, but there was no requirement the property owner engage in any discussion. The location of the shooting was discussed, as Chief Currier understood it, the shooting was happening in two possible locations in North and Westerly directions; the first running parallel to the Oakcrest neighborhood towards Belmont from Allens Mill Rd, and the second being a gravel pit opposite of the Oakcrest neighborhood. Chief Currier also explained that as long as what you are shooting at and where you are shooting from are within your land or you have land owner approval, the laws regarding distance do not apply. Following discussion (see additional below), Chief Currier asked all concerned residents to submit their questions to him in writing and he will bring those concerns to the Belknap County Sheriff’s Office as the highest law enforcement agency in the County. There was discussion of nepotism, Chief Currier stated that his family, not him, had been the previous owner of this property, and while his family had sold the property to the current owner, he has no personal connection to this property owner.

Residents present and concerns discussed included:

- Patricia and Arthur Poslusny-

Mrs. Poslusny provided a copy from the up-to-date Zoning Ordinance, “Obnoxious Uses” section to Chairman McWhinnie asking why this does not cover shooting (attached). There was discussion regarding past unrelated complaints and those decisions that the Zoning Ordinance did not cover shooting. The Town Administrator stated she will ask Code Enforcement for a review of this matter.

- Paul and Karen Fortin-

Asked why Disorderly Conduct did not cover this, Chief later stated based on Prosecutor discussion the Courts do not appear to agree when regarding target shooting during the day, no alcohol involved. Shooting and night or intoxicated are an entirely different matter and covered under Disorderly Conduct. Mr. Fortin stated that this past weekend he counted over 100 shots in the first half hour of shooting, therefore estimating 900 rounds during the course of the day. Chairman McWhinnie requested he submit

this in writing to the Town Administrator so the Selectmen could research if the volume of rounds was anything they could address.

Mr. Fortin questioned a bullet that had been found and reported to Police in November 2016, Chief Currier stated that based on its location, it had not come from the property in question.

Mrs. Fortin asked what was being suggested to address this, she did not want to see a Noise Ordinance adopted, as that would hurt local businesses.

- John Roy

- Transfer Station Update:

The Town Administrator informed the Selectmen that the current compactor was scheduled to be repaired that day, Monday, June 26, 2017 however the wrong part had been delivered, and at the time of the meeting they did not know when the correct part would arrive.

There was discussion on placement of the new compactor and the height of the opening, as the vendor recommended placing it on a ground level concrete pad which would leave the opening at 48 inches high. There was concern that this will be too high for residents to easily use, the Selectmen believe two feet would be more appropriate. The Selectmen asked for locations of examples so they can view one.

New Business

- Gilmanton Conservation Commission- Tracy Tarr, Chair and Thomas Howe, Gilmanton Land Trust:

Tracy Tarr of the Gilmanton Conservation Commission and Thomas Howe of the Gilmanton Land Trust presented their plan for the conservation by way of Town ownership and permanent easements to the Gilmanton Land Trust (field and view easement) and Five Rivers Conservation Trust (whole property). See attached outline and "Frisky Hill Forever" Campaign map.

- LRPC-TAC Appointment Request

The Town Administrator explained that currently we do not have a member or alternate on the Transportation Advisory Committee. Historically the Road Agent has been our Full Member, alternate has been either a community member with specific knowledge or a Selectmen. Selectman Jean asked if the Highway Department Foreman could fill the alternates position. As the Jim Goodwin, the Foreman, is not a resident of Town, the Town Administrator was to confirm with Lakes Region Planning.

MOTION: On a motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to appoint Paul Perkins to the Lakes Region Planning Commission Transportation Advisory Committee as a full member member. (3-0 Voice Vote -Chairman McWhinnie- yes, Selectman Jean- yes, Selectman Bishop- yes)

- Landscaping – Town Properties:

It was explained that the Town landscaper had verbally resigned due to unforeseen circumstances. We have put out an RFP on our website, NHMA and local paper, sealed bids were received from two vendors. After unsealing and reviewing, the Selectmen asked for clarification on both bids regarding what locations were included and if costs were for all locations, or individual location prices. The updated information will be reviewed at the next

Selectmen's meeting, it was noted that a groundskeeper for the Cemetery Trustees had agreed to mow the Town properties in the interim so that the grounds were groomed for the 4th of July parade.

- o Stanley Land Request:

Virginia Stanley's son has submitted a note asking if the Town is interested in the property at Map 413 Lot 112. The Town Administrator spoke with him briefly on this several months ago at which time he indicating he was interested in selling the property to the Town. ***It was the consensus of the Board that they are not interested in pursuing purchase of this land at this time.***

- o Transfer Station Picking Request – Electronics:

The Board has received a request from a non-resident that he be allowed to take solid state drives from the Transfer Station. For security reasons, it was recommended that the Board do not allow any electronics, including any data storage devices, to be removed from the facility by any individuals. These items are currently transported by NRR to a facility that is certified to wipe all data as part of the recycling process. ***It was the consensus of the Board that no electronics be allowed to be "picked" from the Transfer Station.***

- Academy Building Storm Damage Update:

The Town Administrator explained that it appears there was a lightning ground strike near the Academy, resulting in an electrical surge in through the cable line. Damages thus far included replacing the router, networking switches and multiple network cards in individual computers. Outstanding damages included the electrician scheduled to address handicapped door intercom access, electromagnetic doors and possibly auditorium fans. An insurance claim has been opened, all invoices above our \$1,000.00 deductible will be submitted. Selectman Jean asked for quotes from the electrician for a surge protector on the main.

Select Board Items-

- Wilson/ Sapiro Title Ambiguity Update:

Selectman Bishop had asked for review of this issue, Mr. Wilson provided a survey plat which states a parcel that was taken by tax deed has not been included in the Town Tax Maps. The Town Administrator would like to submit this new information to the Town Assessor and Tax Collector for review, then resubmit to legal if needed, the Board agreed. Selectman Jean requested a copy of the Surveyor's Title search, it was noted all of the Surveyor's information may be what is documented on the plat.

- Maintenance RFP:

Chairman McWhinnie noted that he did not believe an RFP had been put out for the handiman (light maintenance) work for the Town, in order to be fair he asked that an RFP go out. The Town Administrator confirmed, ***it was the consensus of the Board to put out an RFP for Town Maintenance.***

Public Comment- Opens at 7:42 p.m.

Susan Kelley Leclerc of 10 NH Rt 129 (corner of Province Rd and NH Rt 129) asked if the Town could lower the speed limit on Province Rd coming down from Frisky Hill past Stage Rd and NH Rt 129,

explaining that there have been 2 severe accidents in the vicinity in the past 6 months, and with all of the agricultural use in that area there are many large, slow moving vehicles entering and exiting the area. Chief Currier explained that Province Rd (NH Rt 107) is a State road, so the State's procedure for review must be followed. In order for the State to determine it will change a speed limit, they must conduct a study, the procedure is that the police mark a "node" at the location of each accident, then an analyst for the State reviews these nodes to determine if a study is done. Chief Currier stated the Police will step up patrols in the area to help reduce speeding. Ms. Leclerc was also informed that the NH DoT branch for this area is District 3 out of Gilford should she wish to express her concern to them, or request agricultural or Trucks Entering signage.

Kristina Laurendeau asked for and received an update on the following items:

- The new compactor for the Transfer Station: estimated to be 6-8 weeks from delivery.
- Academy Generator: the original warrant article was insufficient for the needs of the building; updated figures are being gathered and will be brought to the Selectmen shortly.
- New Playgrounds: the new playgrounds were approved and ordered, the old equipment has been removed in preparation, but unfortunately the new equipment will not be installed by the 4th of July festivities.
- Meadow Pond Rd: the highway department has graded the road, additional work still being planned.
- Transfer Station closing early on Sunday June 18, 2017: with the current compactor still out of order, the facility ran out of room to safely store solid waste, and based on previous conversations and safety concerns, the station manager had determined he needed to close the facility. There was discussion that determined they will get another additional container for the next weekend if they are unable to repair the compactor this week.
- Ms. Laurendeau thanked Chief Currier for the Police Departments good work with Sawyer Lake and "Wake Up Gilmanton."

Public Comment- Closes at 7:56 p.m.

#1-NON-PUBLIC Pursuant to RSA 91-A:3, II (a)

Dismissal, promotion or setting compensation for public employees

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was voted to go into Non-Public Session per RSA 91-A:3, II (a). (3-0 Roll Call Vote –Chairman McWhinnie- yes, Selectman Jean- yes and Selectman Bishop-yes).

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was unanimously voted to come out of Non-Public Session per RSA 91-A:3, II (a). (3-0 Voice Vote – Chairman McWhinnie- yes, Selectman Jean-yes and Selectman Bishop).

#2-NON-PUBLIC Pursuant to RSA 91-A:3, II (b)

Consideration of hiring a public employee

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was voted to go into Non-Public Session per RSA 91-A:3, II (b). (3-0 Roll Call Vote –Chairman McWhinnie- yes, Selectman Jean- yes and Selectman Bishop-yes).

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was unanimously voted to come out of Non-Public Session per RSA 91-A:3, II (b). (3-0 Voice Vote – Chairman McWhinnie- yes, Selectman Jean-yes and Selectman Bishop).

#3-NON-PUBLIC Pursuant to RSA 91-A:3, II (c)

Reputation

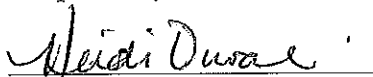
MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was voted to go into Non-Public Session per RSA 91-A:3, II (c). (3-0 Roll Call Vote –Chairman McWhinnie- yes, Selectman Jean- yes and Selectman Bishop-yes).

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop it was unanimously voted to come out of Non-Public Session per RSA 91-A:3, II (c). (3-0 Voice Vote – Chairman McWhinnie- yes, Selectman Jean-yes and Selectman Bishop).

MOTION: On a motion by Chairman McWhinnie, and seconded by Selectman Bishop, it was unanimously voted to seal the non-public minutes of the Non-public session RSA 91-A:3 II(c). (3-0 Roll Call Vote –Chairman McWhinnie- yes, Selectman Jean- yes and Selectman Bishop-yes).

Adjournment: On a Motion by Chairman McWhinnie and seconded by Selectman Bishop it was voted to adjourn at 8:26 p.m. (3-0).

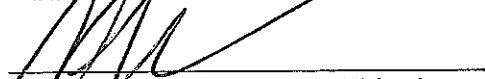
Respectfully Submitted,



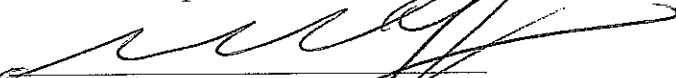
Heidi Duval

Town Administrator

Approved by the Board of Selectmen



Chairman Stephen P. McWhinnie



Selectman Michael J. Jean



Selectman Marshall E. Bishop

{Audio recordings are available at the Selectmen's Office and for free as a link on the Town website through SoundCloud}

ARTICLE III. GENERAL PROVISIONS APPLICABLE TO ALL DISTRICTS

A. SANITARY PROTECTION -

All sanitary systems shall be constructed and maintained in accordance with standards set by the New Hampshire Department of Environmental Services, by the Town Subdivision Regulations and applicable health and sanitary codes. Portable toilets are prohibited from use on any lot for the purpose of supporting occupancy of a recreational vehicle, building or any part of a building as a dwelling house, sleeping apartment or tourist cabin. Temporary use of a portable toilet to support construction, special events or emergency repairs is allowed for up to a period of seven days without a permit. Longer periods require a permit from the Town Health Officer.

Added 03/13/07

Any structure that is being improved by adding a bedroom, or whenever a structure is being converted from a seasonal to a permanent use, shall have the existing septic system evaluated by a NH Licensed Designer of Subsurface Disposal Systems to determine the adequacy of the existing septic system for it's current and/or proposed use.

Rev. 03/14/17

B. FIRE RUINED BUILDINGS

Rev. 03/08/11

No owner or occupant of land in any district shall permit fire or other ruins to be left indefinitely, but within one year shall remove or refill the same to clear ground level or shall repair, build or replace the structure. One-year extensions may be granted by the Board of Selectmen or their designee, for good cause shown.

C. OBNOXIOUS USES

1. Any uses that are demonstrated to be offensive or injurious due to odor, dust, smoke, refuse matter, toxic and non-toxic fumes, noise, vibrations, or similar conditions, or that are dangerous to the comfort, peace, and enjoyment, health, or safety of the community shall be prohibited. Unlicensed junkyards shall be an obnoxious use.
2. The keeping or storing of the following shall be an obnoxious use:
 - a. two or more motor vehicles which are no longer intended, or in condition for, legal use according to their original purpose including motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap; and/or
 - b. the quantity equal in bulk to two or more motor vehicles or greater of used parts or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle.
3. Customary agricultural uses are expressly excluded from these provisions.

D. HOME OCCUPATIONS

Any use conducted by an owner or residential tenant entirely within the owner's or residential tenant's existing dwelling or accessory building for offices for a doctor, engineer, architect, lawyer, or other recognized profession, or for offices for real estate and insurance business, or such home occupations as hairdressing, dressmaking, manufacturing of craft or food product for sale; provided that there are no more than three paid employees on the premises other than the operator of the business or profession. Home occupations shall include service businesses that do not generate noise or fumes, do not have outside storage and do not require deliveries by heavy trucks.

Attachment to June 19, 2017 Board of Selectmen's Meeting: Gilmanton Conservation Commission/ Gilmanton Land Trust/ Five Rivers Conservation Trust, Re Twigg Project

Introductions (Tracy Tarr for Gilmanton Conservation Commission, Tom Howe for Gilmanton Land Trust Board, no one present for other key partner Five Rivers Conservation Trust)

Purpose: Introduce Selectmen to a land conservation project involving the Town's acquisition of land and also expenditure from the Town's Conservation Fund, so that if any questions or concerns, we can address them early on in our process.

I. Project Overview

- a. **Permanent conservation** of 10.87-ac. Map 419, Lot 44, on Province Rd. (Rt. 107), Frisky Hill, owned by family of George Twigg, III—see handout/map
 - i. **Conservation features:**
 1. **Important scenic value**, as part of famous view from Rt. 107 across top Frisky Hill
 2. **Important agricultural value**, as has five-ac. portion of much larger field managed for hay production by local farmer
- b. **Why Selectmen involved?**
 - i. Need to approve expenditure of \$42k grant from town's Cons. Fund to the Gilmanton Land Trust to complete this project, all as recommended by Gilm. CC
- c. **Outcomes** same as for adjacent 15 ac. conserved in successful, major, local fundraising campaign during 2011-2013 entitled "Gilmanton's Greatest Views: For Everyone, Forever!" involving 85 ac. in four tracts owned by George Twigg, III, including 15-ac. tract on Frisky Hill adjacent to the property now in question.
 - i. **Conservation easement** held by Five Rivers Conservation Trust on whole property
 1. Explain what CE is, & basic terms
 2. Describe 5RCT—see handouts re service area map and info sheet
 - ii. **Outright ownership** of restricted land by Town of Gilmanton, acting through its Conservation Commission per RSA 36:74
 1. Fields managed for hay production by Dan Sanborn
 - iii. Limited **"field and view maintenance" CE** held by Gilmanton Land Trust requiring Landowner/Town to mow existing fields at least once/2yrs, keep roadside vegetation cut, and to keep trees on property from obscuring distant view of Belknap Range, as seen by passersby on Rt. 107
 1. Verbiage of CE essentially identical to prior field and view maint. CE reviewed and approved by town counsel for 15 ac. tract
 - iv. **Gilmanton Land Trust Fund** maintained by Gilm. Trustees of Trust Funds, providing annual payout to general fund to offset property taxes not received due to property removed from town tax rolls
 1. Initial \$20k fund has generated surplus since start in 2013, with excess available to Town for maintenance/mgt. of two tracts acquired by Town in 2013; due to prudent investing, Fund has grown in size

2. GLT proposes to donate \$2,650 as addition to the Fund, calculated to more than offset lost property tax revenues (based on current assessed value, in Current Use) indefinitely; amount of contribution and proposed transmittal letter approved by Trustees of Trust Funds this past Feb.

II. Process

- a. Gilmanton Land Trust signed contract to buy land by Sept. 14
 - i. Price negotiated at \$138,500, vs. appraised value of \$143,000
- b. CC reqd. to hold public hearing for Cons. Fund expenditure, followed by CC & Sel. formal votes, as reqd. per RSA
 - i. Hearing typ. scheduled same evening as requested approval by Sel., so Sel. can hear public input directly, prior to Sel. and CC voting to approve Conservation Fund expenditure
 - ii. CC running draft CC & Sel. votes by Town Counsel now
- c. Review/Approval of final documents
 - i. Town Counsel to have final say on any last minute changes
- d. Town Treasurer to transfer \$42k to Escrow Agent (Ransmeier & Spellman law firm) at least 10 days before closing
 - i. Escrow Agent won't release Town's \$, as part of GLT's pmnt. of purchase price to Twiggs, until Town Counsel gives final OK to all documents & arrangements
- e. At one mega-closing:
 - i. Twiggs convey land to GLT
 - ii. GLT conveys CE to Five Rivers
 1. Draft has been produced by Ken Stern, volunteer project mgr. at Five Rivers, now being vetted w/ CC and Town Counsel
 - iii. GLT conveys restricted land to Town acting through CC, subject to CE held by 5RCT, but also newly created field & view maint. CE to be retained by GLT
 - iv. GLT gives \$2,650 check to Town as addit. to Trust Fund

III. Budget

- a. Expenses c. \$162k
 1. Purch. price \$138,500
 2. Legal \$10,000
 3. Stew. & costs to 5RCT \$7,500
 4. All other (Appraisals, title insur., transfer taxes, recording fees, Trust Fund contrib., etc.) \$8k
 5. Most of the work being done in this project is being done by volunteers (Tom Howe for GLT, Ken Stern for 5RCT); Tom does this type of work as part of his regular "day job" as a staff member of the Society for the Protection of NH Forests
- b. Revenue: Gilm. Cons. Fund (\$42k), GLT (\$44k), Private contributions (\$76k), totaling c. \$162k

IV. Questions, comments, concerns?

"Frisky Hill Forever" Campaign



Legend

- State
- County
- City/Town
- Interstates
- Turnpikes
- US Routes
- State Routes
- Local Roads
- NH 2015 1-foot RGB

Map Scale

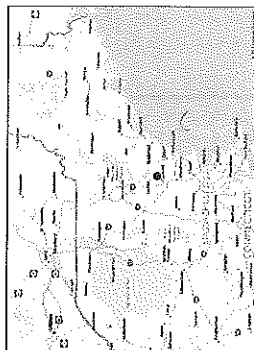
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Map Generated: 12/21/2016



Notes



June 26, 2017



SELECTMEN'S OFFICE

TOWN OF GILMANTON

PO Box 550, Gilmanton, NH 03237

Ph: (603) 267-6700 Fax: (603) 267-6701 Website: www.gilmantonnh.org

ATTENDANCE SIGN-IN

PRINT NAME

SIGNATURE & DATE

Patricia & Arthur Poslusny

Patricia Poslusny 6/26/17

Susan Kelley Becker

Susan K. Becker

Paula Gorman

Paula Gorman 6/26/17

Thom Dombrowski

Thom Dombrowski

Paul & Karen Fortin

Paul & Karen Fortin 6/26/17

Krista Laurendeau

Krista Laurendeau

Tracy Tarr

Tracy Tarr 6/26/17

Tom Howe, Gilm. Land Trust

Thomas A. Howe 6/26/2017

John Roy (not signed, but in attendance)

