

Colebrook Selectman's Meeting

5:00pm

Friday, March 14, 2022

Approved Minutes

Present

Selectboard: Sue Collins, Ray Gorman & Greg Placy

Staff: James O'Gorman, Town Manager

REGULAR AGENDA

Review and approval of Minutes of 2-14-2022 and 2-15-2022. Sue Collins made a motion to accept the two sets of minutes as edited and presented. Ray Gorman seconded motion. Motion passed unanimously.

Manager's Report – The town manager's report, as reviewed in summary, and is attached to these minutes.

The town meeting reports were printed and distributed. The Town Clerk and school personnel are setting up for town voting and meeting day in the gym.

James reviewed the report highlights with the select board.

NEW BUSINESS

OLD BUSINESS

Golf Links Road Funding James sent the select board's signed letter to the chairperson and vice chairperson of the house committee and to the NH DOT commissioner and deputy commissioner and the clerk. No feedback received yet.

Colebrook Homeowners' Corporation – Update from Attorney Frizzell The select board has a letter from Attorney Frizzell about the options. James sent a copy to Dawn at the Homeowners' Association as well. The issue is how the legal work would get paid. James is going to check with the New Hampshire Community Loan Fund – advisory to the Homeowners' Association. This is now in the hands of the Homeowners' Cooperative. Tax forgiveness does not happen until after the work completion.

Citizen of the Year Nominations – No nominations received; COVID-19 fatigue.

Boston Post Cane – tabled for now.

TABLED/PENDING ITEMS

Water Rates – After town meeting.

Personnel Policy – After town meeting.

Edwards Street – James has not had a chance to go to the site yet.

For Signature:

Notice of Intent to Cut Wood – Christa Howe – East Colebrook Road. Two applications. Two different lots.

Warrant Current Use Penalty for Jennifer Kubat, Roland Brocke, Ryan Yakis & Jessica Hicks.

Veteran's Credit Qualifications Worksheet for Todd Ewens 18 Melony's Way.

Greg asked about the notification of engineering firms about the Town's selection. James will be sending out letters to all the applicants.

Sue had a question on **Amendment #1 Notice to Proceed from NH DOT** relative to the local funding match amount listed.

Greg's interpretation is that none of the funds listed come from the Town of Colebrook. The Town needs to produce 20% of the participating costs.

Ray reviewed it two or three times and thought it looked good. There is nothing to sign – this is just an update of the funds available for the project.

James reported that he had a phone conference with Scott Colby at UCVH to discuss the PILOT (Payment In Lieu of Taxes) on the house that UCVH now owns at 129 Corliss Lane. The taxes have been \$5,000 per year on this property.

Ray does not agree that \$5,000 is enough to pay on property taxes for this property. Ray asked about other towns and agreements with hospitals in New Hampshire. He noted that the Monadnock Village agreement is an agreement that Ray likes.

Greg noted that hospitals, in every case, are exempt. Weeks pays a portion of taxes in Groveton on their clinic. In Lancaster, Weeks pays a portion of taxes. And Androscoggin Valley Hospital pays something on their Gorham facility (Rehab building on Main Street in Gorham, NH). The hospitals do not pay full amounts, but they pay something (in lieu of property taxes).

Ray is going to check with Paul Grenier in Berlin, NH. He would like to continue to work on this.

James will talk with Berlin, Lancaster, Groveton for information about their arrangements with Weeks and AVH.

Ray made a motion to enter into non-public session under

RSA 91-A:3, II(a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted.

Sue Collins seconded the motion. Roll-call vote:

Ray - YES

Sue - YES

Greg - YES

The select board entered non-public session at 1:40pm. At 2:05pm the select board re-entered public session.

Sue made a motion to authorize the Town Manager to sign the January 21, 2022, Emery & Garrett proposal for evaluating the potential to develop new production wells for the Town of Colebrook with an estimate of between \$140,000 to \$180,000 for Phase III. Motion seconded by Ray. Motion passed unanimously.

The select board reviewed the Town Warrants for the 2022 Town Meeting, outlining which select board member will present the warrant article and which select board member will make motions and seconds.

James reported on the email from Lisa Hanselman. Brian said that he took a water sample, and it is still clear, so he did mention that she had a black sharpie in her washing machine. This would darken the clothes.

James has heard from Charlene again and he has gotten back to her and spoken about her complaint. Charlene has not followed up.

James has received three letters and two phone calls on Silver Maple Lane. People are upset that Mike Ouellet was out and they could not talk with him. The timing was too short for them to know – even though it was at least 10 days before a public hearing.

James offered to share letters to Mike's attention. These people did not understand the process. They had questions about advertising and notification of abutters. James reported that he has explained the regulations on advertising and notifications in New Hampshire.

These people each said that in their deeds you could not own a business up there and how did this happen in the first place?

Questions about covenants and civil issues versus New Hampshire law. David Bruneau is advertising trail access.

Sue described the process of submitting site plan applications with various existing businesses and moving and expansion plans in Colebrook. This business up on Silver Maple Lane filed a site plan for an Air B&B. He owns the property.

The Planning Board does not go over the covenants and deeds when the applicant owns property. The question is does his site plan meet with the Town regulations? The covenants make it a civil issue or an issue with David Bruneau. He has the responsibility to enforce his covenants.

James has notified the police because the letters and phone calls were pretty belligerent about the whole thing.

Sue made a motion to adjourn at 2:30pm. Seconded by Ray. Meeting adjourned.