

TOWN OF GREENVILLE, NH
SELECTMEN'S MEETING
August 14, 2013
Minutes

5:30 p.m. Open Meeting

Chairperson Bergeron opened the meeting at 5:30 p.m.

In Attendance: Chairperson Bergeron, Selectman Reardon, Selectman Ste. Marie, Town Administrator Kelley Collins, Animal Control Officer, Doug Case.

5:30 p.m. Meet with Animal Control Officer, Doug Case, to review RSA 486 re: dog warrant

The Board met with the Town's Animal Control Officer, Doug Case. ACO Case noted that he did get the a list from the Town Clerk and has been visiting people with dogs that are not yet licensed. ACO Case asked where we are with the bill to Temple. The Town Administrator has not received anything from Temple. Chairperson Bergeron noted that Temple Selectperson Cromwell, thought the invoice had already been processed. ACO Case stated that he was trying to build a relationship with them, but he is unwilling to incur anymore Temple costs to Greenville until they reimburse us.

Temple Selectperson Cromwell stated that she will take care of animals in Temple. ACO Case is willing to back Jen up but he wants to make sure that the town gets paid for his time and material. Selectman Reardon and Chairperson Bergeron will talk to Chief McTague about covering when ACO Case is not available and make sure he understands that Temple dogs are not to housed in the Greenville kennel without ACO Case's permission.

The next joint Board Meeting is Monday, September 9th at 5:00 p.m. in Greenville. The Board asked the Town Administrator to call Debbie Harling in Temple and see what the status of the check is.

6:00 p.m. Meet with Mark Stetson from our assessing company, Avitar review the status of the town-wide assessing update

Mark Stetson reviewed the process for the update and where we are in the process. They are ready to send preliminary notice of values. The notice includes an explanation of how to access web site. Mr. Stetson would like to conduct hearings in this room starting Tues 9/2. There will be two of them doing the hearings and a runner to go out and check anyone's property for inaccuracies. Mr. Stetson expects that the response will be low because it typically is when values are going down. If someone is out of town they will review with them on the phone.

Greenville Estates has, in the past, had the hot button issue on the amenity value. Mr. Stetson notes that the sales prove that location does matter. The properties in GETC sell at a higher rate than in other parks and corner lots, and double lots sell at a higher rate.

Mr. Stetson also noted that the assessments are now recognizing the road surface and driveway surface. The real estate market is recognizing those surfaces in sales. They are trying to break info out on assessment card in a little bit better detail. Topography is also being addressed as level, rolling, steep, severe.

The plan is to put data on website and the notices to property owners will go out tomorrow.

The Board asked what the update process consists of. Mr. Stetson noted that the update process is inspecting all the properties that have sold for the last two years. Double checked all the data that may pertain to the sale. Use those sales to develop the new land and building values for the whole town.

The goal is to bring all the assessments to market value. The multi families depreciated more than single family homes. Once values are done, they we do a field review of the entire town. They went out and did a driveway visit of every property as well as vacant lots, to make sure building grades and topography is consistently graded.

Then they conduct this review with the Board prior to sending out notices

Review and discuss status of a current use property on Old Mason Rd

Mr. Stetson reviewed the fact that during his field work for the update he had reason to review the Lamarre 41.4 acre lot on Old Mason Road and observed that it appears that the Lamarre's have excavated approximately 20 acres of the 41.4 acre lot that is in current use. Obviously, current use laws prohibit this activity. In addition there may be excavation and alteration of terrain issues. The Selectmen will be sending the Lamarre's a letter, asking them to please submit an updated Current Use map for Map 2, Lot 36.

Old Business

Review and discuss status of tax deeding

The Town Administrator noted that both the mobile home in the Frost and the mobile home in the Vaillancourt parks have been demolished and removed.

Health Officer

Selectman Reardon asked who the Health Office is for the town. The Health Officer, is Chairperson Bergeron and the Deputy Health Officer is Building Inspector/Code Enforcement Officer, Scott Tenney. Selectman Reardon would like the Health Officer or Deputy to take a look at the rubbish/trash at City Line Auto. There is an enclosed area full of trash and a one ton truck out back, filled to the top, with bags that appear to be trash. Chairperson Bergeron will write a letter. She would like Scott Tenney to go out and take pictures.

Review, discuss and approve expenditure for tree removal on Town Forest property (see quote and Purchase Order #323)

The Town Administrator provided the Board with the written quote and the recommendation of the Conservation Commission. The Board of Selectmen reviewed the quote and signed the purchase order for Turilli & Sons for \$750 to remove two trees on town forest property.

Review and discuss letter from Pilgrim Foods in response to 7/11/2013 letter and Notice of Violation from the Town

The Board reviewed the Pilgrim Foods letter and do not want to respond. The Board reviewed the draft Notice of Violation, for the monthly average for June 2013. The Board would like to set the amount at \$3000 because Pilgrim Foods continues to violate. This is the 5th violation for 2013.

Review and discuss quotes for gutters at pool house, exhaust fan at pool house, gate for alley at town hall and data controller cards for Water Treatment Plant

The Board will take these quotes under advisement for year-end or 2014 budget. They would like to see if there is a way to get the alarm system at the WTF to work when the data cards fail.

Review and discuss setting a public hearing date for water/sewer rate change(s)

The Board would like to hold both the town rate consideration and the GEVD sewer rate hearing on September 25, 2013 at 7:00 p.m. The Town Administrator will contact GEVD and post the proper notices.

New Business

Review and discuss letter from Pilgrim Food's engineers Sanborn, Head & Associates re: their intention to send Pilgrim's untreated waste to Rochester, NH

The Board reviewed Pilgrim Food's letter and took it under advisement, they have no response.

Review and discuss notice from NH DMV Auto Desk for Utility Dealer license for Pitcherville

The Board would like the Town Administrator to respond and return the notice with a notation that this is under the authority of the Planning Board.

Review and discuss RFP for electricity supply services

The Board reviewed the RFP for electricity supply services, as prepared by the Town Administrator and approved the public noticing.

Review and discuss setting a date for a public hearing on Vector Control policy

The Board reviewed the Vector Control Policy as submitted by the Town Administrator. The TA noted that this subject had come up with the Code Enforcement Officer so she pulled the policy that she used in her previous town and Greenville-ized it.

Chairperson Bergeron asked why she wasn't consulted, as the Town's Health Officer. The Town Administrator apologized for not consulting her prior to preparing a draft. No action was taken on the policy.

Review, discuss and approve water connection at 45 Rousseau Heights.

The Town Administrator explained that the couple trying to purchase 45 Rousseau Heights is going through HUD. The current property was serviced by a well even though the town water runs by the house. The well is only 66 feet from the septic system and therefore does not meet code so HUD requires that they have town water. In order to apply for town water they must submit an application and a check for \$3000, they will get the \$3000 at the closing. So the prospective buyers need a letter from the Board of Selectmen, or in this case, the Water & Sewer Commissioner, affirming that the house is eligible for a hookup to the town's water system. The Board signed the letter as drafted by the Town Administrator and it was given to the buyer.

Signature Folder

Review, discuss and approve payroll and accounts payable check manifests

The Board reviewed, approved and signed the payroll and accounts payable check manifests.

Review, discuss and approve purchase order for videotaping sewer lines on High Street

The Board reviewed, approved and signed the purchase order for videotaping the sewer lines on High Street, prior to the slope stabilization project.

Review, discuss and approve/deny Town Administrator's request for vacation

The Board reviewed, approved and signed the Town Administrator's request for vacation from August 29, 2013 through September 8, 2013.

Manhole at proposed Dunkin Donuts site

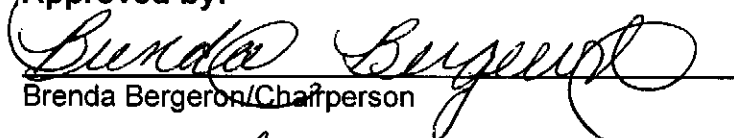
The Board reviewed the email from Gerry Curran noting that there is one manhole that is not built to regulations and this is the manhole that the Dunkin Donuts would be tied into. G. Curran has reviewed the plans from the 1996 sewer run down Route 31 to Greenville Estates and this manhole was not a part of that project. There is no record of the town installing this manhole, it may have been installed by someone else and not to town specifications or State regulations. The Board agrees with Utility Partners that it will need to be brought up to requirements, prior to allowing Dunkin Donuts to hook up to it.

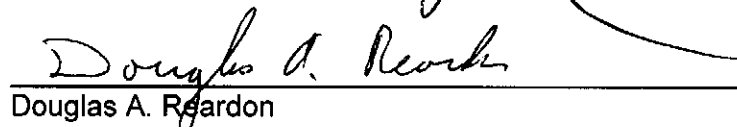
Adjourned

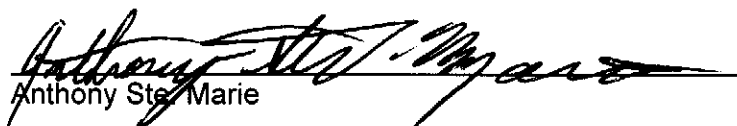
The meeting adjourned at 7:28 p.m.

Submitted by: Kelley Collins/Town Administrator

Approved by:


Brenda Bergeron/Chairperson


Douglas A. Reardon


Anthony Ste Marie