

APPROVED MINUTES

BOARD OF SELECTMEN MEETING

MINUTES

March 31, 2008

1. Call Meeting to Order

Chairman Joe Pace convened the Board at 6:45 PM to interview Carlos Guindon for the Conservation Commission and Jim Fellows for the Cable TV Committee and then reconvened at 7:05 in the Nowak Room of the Town Office. Chairman Pace introduced other members of the Board: Mr. Bob Eastman, Mr. William Campbell, Ms. Julie Gilman, and Mr. Matt Quandt and Town Manager Russ Dean.

2. Public Comment – None.

3. Minutes

Mr. Campbell offered the following amendments to the minutes of March 24th. The minutes of March 24th, 2008 should have read: Mr. Eastman offered the following amendments to the minutes of March 17th.

Mr. Quandt moved to the approve the minutes of March 24th as amended, Mr. Eastman seconded. VOTE: Unanimous.

4. Appointments

a. Historic District Commission

Ron Schutz - term to expire 4/30/11.

b. Conservation Commission

John Henson - move regular position to alternate position, term to expire 4/30/10.

Ms. Gilman moved to approve the appointments, Mr. Eastman seconded. VOTE: Unanimous

5. Discussion / Action Items

a. Request to Approve Vision Appraisal Contract 2008/09

Russ Dean reviewed the proposed contract between the Town and Vision Appraisal services for data collection for the April 1, 2008 to March 31, 2009 tax year. The approximate value of the contract is \$57,000 for this coming year. Each year there is 1/3 property recertification which includes measuring, listing and a series of data collection. This is a sole source contract and what is used for assessing in the Town of Exeter. Mr. DeVittori, the Town Assessor was present to answer any questions and to give an overview of the process. In 2003, 2004 and 2005 there was the first 3 year cyclical interior and exterior inspections of properties. It is now time to start the next 3 years for the values of the November tax bill. Around the middle of March there will be a team of individuals inspecting properties by map and lot numbers and streets which will be pre identified for them. Those streets, map and lots will be put on the website and announced by Mr. Dean at the Board of Selectmen meeting so all property owners will know when the inspections will happen. Mr. DeVitorri stated that the best data is to get the best assessment. He encourages people of the town to let the inspectors do the interior and exterior measuring and a quick walk through to verify that all

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the data on the assessment record is correct. Each assessment is reviewed individually and corrections are made as needed. For the November tax bill there will be a reassessment update according to the market. Mr. Campbell questioned what kind of reports would the board expect and wanted to know what would happen if the assessment is not in by the August 15th deadline. Mr. DeVittori replied that it would be a simple one page report on what has been accomplished by that point. If the deadline was not met, they would make an appointment with the property owner for an assessment or the property record is noted that there was either an interior inspection refusal and that the property will be judged on exterior only. Mr. Pace stated that it would be useful to have information on the website that would help people understand what is happening with the property values within the market. Mr. DeVittori agreed with Mr. Pace on the subject.

Mr. Campbell moved to approve the contract of \$57,000 between the Town and Vision Appraisal Site Inspection. Mr. Eastman seconded. VOTE: Unanimous.

b. Tax Agreement Squamscott Block Project

In order to assess the Squamscott Block project units appropriately, documentation needs to be provided to confirm the affordability of the units. Mr. Dean explained that the Squamscott Block Limited Partnership will provide the town with data and allow analysis to ensure that the components of the project are in fact work force housing. It will allow the property to be assessed appropriately. Mr. Campbell questioned how the taxing of the Squamscott unit differed from the taxing of the Forest Ridge unit. Mr. DeVittori explained that with the Forest Ridge condominiums, there are ten work force housing units and four units that are market value and that people had to meet certain income levels in order to purchase them. As they sold they created their own market value. The Squamscott Block project is different because it has one property owner, there are retail units, market value apartments, work force housing apartments and a parking garage. Mr. Pace mentioned that this is because there was an artificially set sale price.

Mr. Campbell moved to approve the agreement with Szanton Co, LLC for the purpose of determining the proper assessments for Map 72, Lot 224-3-4, Mr. Quandt seconded. VOTE: Unanimous

c. Request to use Capital Reserve Fund : Forestry Truck Replacement

The Fire Department recommended the purchase of a new Forestry vehicle. A withdrawal \$33,465.00 is requested from the Capital Reserve Fund to pay for this item. The old Forestry truck has an interested buyer in Maine and if it is sold they would receive some of the cost back from the sale. Chief Brian Comeau was present to explain the sale of the old Forestry truck and the purchase of the new one. The old truck was appraised at \$10,000.00 and is to be sold out right. To finish the new truck and to bring the project under budget the Fire Department would like the buyer to send the check directly to the company who would provide the needed parts to complete the new truck as Forestry truck. Mr. Eastman questioned the legality of selling the vehicle and taking that money and spending it someplace else. Mr. Pace agreed that the money may need to go into the general fund and then paid out the appropriate party. He also stated that he appreciated Chief Comeau's creative thinking about how the needed parts could be paid for. Chief Comeau stated that it is always their goal to come in under budget. There was an allotment of \$50,000.00 for the new truck and they have estimated coming in about \$9,000.00 below that amount.

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Mr. Campbell moved to approve that no more than \$46,000 be withdrawn from the Capital Reserve Fund for the Forestry Truck, Mr. Quandt seconded. VOTE: Unanimous

d. Review Board Calendar and Action Items

Mr. Pace plotted the next 3 months meetings for attendance and assigned the action items to meeting days with a full board.

Town office Space discussion 4/7

Nonpublic Meeting 4/14

Sportsman Club Lease tentative draft review 4/28

Infrastructure Priority 5/5

Downtown project 5/12

Personnel Evaluation System and Value Statement 5/19

Town Building Committee presents final report for town office space 6/2

Water source update 6/9

6. Public Hearings – None.

7. Permits & Approvals –

a. Abatements and Exemptions

Ms. Gilman moved to approve abatements and exemptions as presented, seconded by Matt Quandt. VOTE: Unanimous

b. Permits – None.

8. Reports

a) Town Manager's Report-

Mr. Dean reported that bulky pick up week is April 7th through April 11th and a reminder to get a sticker between 8:00 am and 4:30 pm at the Town Office. Also a reminder to residents that there is a drop off spot at the transfer station for DVDs, books and videos which will be donated to those in need. Mr. Dean spoke to the Rotary Club and thanked them for a good lunch meeting. He enjoyed the question and answer session and appreciated the invitation.

b) Selectmen's Committee Reports

Bob Eastman: Mr. Eastman had his first meeting with the Council of Aging last Thursday. They had a discussion on the taxi service and Meals on Wheels. There were some issues that needed to be brought to the board about the budget for transportation. He also suggested that the attachments that are with minutes on the website are not available and need to become posted as part of the minutes online so that they can be read.

Bill Campbell: The Planning Board met last Thursday discussing the Boulders project. The remaining question is road access.

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Julie Gilman: The Zoning Ordinance Review Committee met and had someone speak about stackable wind turbine towers for small wind energy systems. They are planning on doing some research to see if there can be sustainable winds in Exeter. The HDC site walk was canceled due to snow and has not been rescheduled as of yet. The Town Building Advisory committee met Wednesday to review the comments that were made at the Board meeting last week and came up with some further ideas that will be presented on Monday. Representatives need to remind their clerks to give Carole their minutes and agendas for distribution to the website and Town clerk's office since many are missing.

Matt Quandt: On Tuesday the train committee met and they spoke about parking issues and accessibility. The Cable Committee met Wednesday and they worked on the surveys sent out to local area groups to get an idea what they would like see for programming on our local stations.

Joe Pace: Mr. Pace had the opportunity to speak to the Civics classes at Exeter High School. He commended them on staying alert the entire hour. There were some great questions asked and he mentioned that he was proud of them all.

9. **Public Comment – None.**

10. **Non Public Session - None.**

11. **Adjournment-**

At 8:10 pm Mr. Eastman moved to adjourn; second by Mr. Quandt. VOTE: Unanimous.

Respectfully submitted,

Aimee Caruso

Aimee Caruso
Recording Secretary

List for Selectmen's meeting March 31, 2008

Property Abatements

Map/Lot/Unit	Account	Amount
55/71	E2643R	4,114.35

Elderly Exemptions

Map/Lot/Unit	Account	Style	Allowable Exemption Amt	Actual Exempted Amt	% Exempted Value	Assessed Value
95/64/199	b7165R	Mobile Home	152,251	76,200	100%	76,200
104/79/137	i4520R	Mobile Home	152,251	22,200	100%	22,200

Veteran's Credit

Map/Lot/Unit	Account	Style	Credit Amount	Assessed Value
63/94	M2840R	Bungalow	500	205,200
104/79/10	i2288R	Mobile Home	500	105,800