

Nottingham Select Board Meeting

5-4-20

Official Minutes as of 5-18-20

1 Call to Order

2 Members Present: Chair Ben Bartlett, Vice Chair John Morin, Tiler Eaton, Tony Dumas, Donna
3 Danis

4 Absent:

5 Others: Charlene Andersen, Leanne Gast

6 Chair opened the meeting at 6:30pm.

7 Approve Manifests

8 **Mr. Morin made a motion to approve the accounts payable manifest of 5-4-20 and payroll**
9 **manifest of 5-5-20. Mr. Dumas seconded. A roll call vote was taken. Unanimously**
10 **approved by a vote of 5-0.**

11 Approve Minutes

12 **Mr. Eaton made a motion to approve the public and non-public minutes from 4/20/20 as**
13 **amended. Ms. Danis seconded. A roll call vote was taken. Unanimously approved by a vote**
14 **of 5-0.**

15 BOS Reports from Assigned Boards/Committees

16 *Budget Committee*

17 Not in season

18 *Planning Board*

19 They have not met yet.

20 *CIP*

21 No meeting.

22 *300th Celebration*

23 Mr. Soreff asked if the town was going to have the summer concert series. Mr. Sterndale said
24 they are still waiting to hear what they can do for group sizes.

25 *Marston Property*

26 There is nothing new to report. Mr. Bartlett asked if people were allowed to walk on the
27 property. Ms. Danis said people should stay off the fields specifically.

28 Town Administrator Report

29 The employees are healthy. They may be able to open the community center building to the
30 public in the beginning of June. It may be by appointment only. Summer camps and day camps
31 will be discussed by the governor over the next week as well as the beach. People were turned

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away at Round Pond Road over the weekend due to no parking. There were no rescues made. The governor was discussing CARES Act. Nottingham could receive as much as \$120k from this program. The money cannot be used for revenue offsets or used for the same things that the money from FEMA would be used for. Ms. Danis asked if the rescues costs could be offset with the \$120K. Mr. Sterndale said yes but that wouldn't use a lot of that money. There are \$300 a week for stipends that are given to first responders from the state. Motor vehicle registration revenue is down \$25k from last year. The moderator is still waiting to hear from the state about the election. There may be a high reliance on absentee ballots in September and November elections. The town meeting is still set for end of June.

Action Items from Last Meetings

Pawtuckaway maps and trail markers, Mr. Dumas will develop a cheat sheet for Zoom meetings

Assessing

There was an abatement request from Evans. It will be tabled till next meeting.

General Business

Intent to Cut documents

Mr. Dumas made a motion to approve the intent to cut requests for Stevens Hill Rd and Gile Road. Ms. Danis seconded. A roll call vote was taken. Unanimously approved by a vote of 5-0.

Route 4 Property disposition

The NH Supreme Court recently struck down a provision of NH tax law that allows a city or town to keep any profit it makes when it seizes and sells a property for unpaid taxes. The effect of that ruling impacts options for the Town on handling the Route 4 property.

Mr. Bartlett asked Mr. Sterndale what this court case does for the other property that the town owns. Mr. Sterndale said he had not given this thought yet; the properties still owe the town back taxes, etc. Ms. Danis asked for confirmation from Mr. Sterndale if the town sells it, there is no control on what happens to the property however zoning laws now in effect should offer protection against buyers such as USA Springs. Ms. Andersen asked: given in 2008 vote by the townspeople to lease the land for a solar use, could that benefit us as it happened before this case. Mr. Sterndale said we have to follow the town meeting guidance but won't give us cover in court; there is no contract. Ms. Andersen asked if the town could put a conservation easement on the property before selling it. Mr. Sterndale said the prior owner could claim that the town reduced the value of the land by putting into a conservation easement. Mr. Sterndale said 1/3 of what is owed on the Route 4 property is principal for taxes owed for the property and the rest is for penalties and interest. Mr. Bartlett said they should explore all options for this property. Mr. Dumas said he would like to use the land for solar farm. Ms. Danis asked what happens if they town receives more in revenue than the value of the property. Mr. Bartlett asked if the BOS agreed if it would be better to sell it as an entire property as one lot instead of three. Mr.

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69 Sterndale said the town takes on the risk if they sections it. Ms. Danis said she would lean
70 towards putting it on the market and hoping the zoning laws would allow for a good business to
71 purchase it.

72 Ms. Andersen said she would be cautious to think that the zoning laws would protect us from
73 large water extractions. A variance can be asked for that and she doesn't know if our language is
74 strong enough in the zoning laws. She asked if the onus is on the former owner to prove the
75 property is devalued. Mr. Sterndale said yes. She said the property has a significant amount of
76 wetlands so it is not all buildable. The buildings have been vacant for 16+ years so they have
77 decreased in value as well. It may be worth getting an appraisal on the property. The property is
78 valued at what the value of the property is not what the property's intent is. Ms. Andersen
79 doesn't believe there is a lot of risk that the prior owner is going to come back to say the town
80 devalued the property. Ms. Danis agreed conducting an appraisal. Mr. Eaton said the people who
81 buy the property may want to do something with the water as there is no amenities like water and
82 sewer like there would be in other towns. Mr. Bartlett and Mr. Dumas were in agreement of
83 getting an appraisal. Mr. Sterndale will send the BOS more info. Mr. Morin said he thinks the
84 town should sell the property and let the purchaser do what they would like to do with it with no
85 town restrictions. Mr. Dumas thinks they should have a couple of plans for the property if the
86 first plan doesn't work. Mr. Morin asked what the time frame was on what the BOS was going to
87 do regarding this property.

88 Ms. Gast asked: does the property have to be sold as one piece or can it be subdivided? She is
89 wondering if SELT would be interested in some of it as it connects to their property in
90 Barrington.

91 The BOS gave Mr. Sterndale direction on what to do. He will get an updated appraisal, updated
92 zoning information, impact of trying to lease the land, merging of the lots.

93 Ms. Andersen asked before selling/auctioning the land, are you required to hold a public hearing.
94 Mr. Sterndale said if they were to sell by private sell, there would be a public hearing.
95 Auctioning would not require a public hearing.

96 Ms. Andersen asked if the funds from the governor can be used to purchase drones for finding
97 lost hikers. This would keep our first responders safer. Mr. Sterndale said he thinks it could.

98 Mr. Morin asked if his mother could paint and fix the community center. The BOS agreed.

99 **Review Action Items for Next Meeting**

100 Evans abatement request. All Board members to review and send questions to Mr. Sterndale by
101 EOD Monday, May 11. Mr. Sterndale will get updated appraisal, updated zoning information,
102 impact of trying to lease the land, merging of the lots. Drone purchase to find lost hikers.

103 Mr. Bartlett thanked the police and fire depts during the pandemic. He also thanked the town
104 department including the recycling dept.

105 **Adjourn**

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106 **Mr. Dumas made a motion to adjourn at 7:56m. Mr. Morin seconded. A roll call vote was**
107 **taken. Unanimously approved by a vote of 5-0.**

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