



Northwood Board of Selectmen Minutes of October 24, 2017

Chairman Wolf called the meeting to order at 6:00 p.m.

Roll Call: Chairman Rick Wolf, Selectman Donald Hodgdon, and Town Administrator Joseph Gunter

Absent: Selectman Scott Bryer

Pledge of Allegiance: Chairman Wolf led the Pledge of Allegiance

Citizen's Forum

None.

Public Hearing

None.

Appointments

Babette Morrill – Duck Hunting:

Ms. Morrill: It says on the agenda "Duck Hunting;" it is really about hunting that I am talking about and the area is the boat launch on Northwood Lake. It just concerns that area, not Town-wide. I actually live (reviewed map of residence with Board) there and I see everything that is going on. The hunters hunt (again, she reviewed the area on the map where the hunting occurs) in this area though I am not quite sure this map is accurate. She noted that she can take a kayak and travel part of the route hunters use. In talking to Joe, I am unsure if the Town owns it or the State owns the land that hunters use because it is above the high-water mark. It is land of some sort. Mr. Gunter: We went through this about two and a half years ago. Ms. Morrill: So, they always enter from the boat ramp and then go on towards the land in question. If the squares on the map indicate conservation land, then it is Town land as well. I think it is clear on this map. So, they are hunting right in the jetty area; I called Fish and Game to come and see if legally they are within 300 ft. There is a lot of contention on this particular area because it is so crowded here. Now the boat launch, as well, is part of the scenic byway because of the State highway there. We do get more tourists than we used to so it is not just hunters or people in boats. There are actually quite a few people who stop there. The problem is they start at the boat launch and then go up into the high grass and weeds dressed in camos and you cannot see them until they stand up and fire. If they just stand up, you still cannot see them. That is the problem. There are boats and kayaks there and when the hunters are laying down, they wouldn't know what was coming up because you cannot see them when you are in the tall grass as you cannot see beyond this bend. It is hard to visualize, but when you stand at the boat launch you can only see half way up. That's where the danger lies because it is such a crowded area where people launch their boats. Even now we still have boats. It takes six weeks for the lake to drain so we still get



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a lot of boaters even now, then you get the mud flats and there is no water. The timeframe is October and November when this becomes an issue. I see a lot there that is not quite right with hunting. You are supposed to hunt over open water. To me that means that you are pointing your guns my way and there are a lot of properties in the back and there are really quite a few kids along this way. They play on the flats, especially when it starts to drain. One year I called the police because they walk down towards that area and they do not know that the hunters are there. I do not expect them to; when I was a kid I played on the flats, too. It is just fun. Really my concern is a safety concern. It is such a public place. I took pictures of it and I can show you. There is no specific time these hunters come so you cannot say they come when no one is there. There are potential dangers there. I have talked with two of the hunters so it is not like I have not approached this problem. They actually gave me a hard time because I told them they could not dig into the bottom, which they actually did. I have researched this so I do know what I am talking about. This is the third year they have been there and this is the worse year. I cannot babysit all the time. Police take ten minutes to get there and the hunters know that and run. I've taken this as far as I can with these people. It is a congested area but as long as they can hunt there, that is what they are going to do.

Chair Wolf: So basically you are asking us to consider.... Selectman Hodgdon: I do not think that is Town property. Ms. Morrill: This is what Joe and I were looking into and on this map, it probably is. It is not State of NH property. Selectman Hodgdon: I do not think it is Town property. Ms. Morrill: What do you think it is? Board reviewed the maps. Ms. Morrill: It is hard to tell and I was not aware of all these lot lines either. I understand the State of New Hampshire has turned it over to the Town, so that is actually Town property now. Selectman Hodgdon: I think if they were doing something illegal, when you called Fish & Game, they would have closed it to hunting. Ms. Morrill: No, that is not their venue. The hunters are technically not doing anything wrong; they are 300 ft. away from houses though not 300 ft. away from people. Selectman Hodgdon: You can actually hunt in State parks. Ms. Morrill: But, do you want them too? I know you can but that is not the point, the point is to make it safer. Selectman Hodgdon: I agree, but if you are a hunter, then that is why you have a hunting season with hunting safety. Ms. Morrill: They are supposed to be shooting over open water and they are not. Selectman Hodgdon: What has Fish & Game done when they have been called? Ms. Morrill: I cannot get them there in time; it takes them ten minutes to get down there. Fish & Game is up in Concord. Ms. Morrill: The police will come when I call; it seems kind of wasteful to keep calling but they have always come. There is no problem with that. They know who is doing this. I am not against hunting. I know they can hunt in parks but this is just because it is a really bad area.

Chair Wolf: In the past, I have discussed with Mike Matson, Game Warden about this what with people complaining. He related to me that this was a fine line because it is a tight area and he related that he would keep an eye on it. Ms. Morrill: How much can you keep an eye on this? What do other towns do; they would not be able to see if a hunter was out there either. What I



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am asking you to do is cordon off the area like other towns do. Selectman Hodgdon: If we cordon off this section, there is another area where we are going to run into the same exact occurrence where there are houses and other buildings where there is a tight area. Ms. Morrill: I do not think that would be the case because this is a tourist area with the boat launch and is the only boat launch on the lake. This is where people come. There are a lot of things that make this area good and people stop. I do not think it would occur anywhere else on the lake. No place else has this situation. Chair Wolf: We will check into it and see what we can do.

Linda Smith – Deed Correction.

Ms. Smith: A citizen came in asking for help with an issue they were having. If you remember we used to lease lots called Lee School Lots. There were a number of lots on Lucas Pond where the land was leased and the people owned the structures on the lots. The Town looked into leasing and selling the properties. We did for a majority of them. In doing that with one of them, there was an error that was made on the deed. Essentially, what happened is that deed was conveyed from the parents to an adult child. Prior to that, there was a voluntary merger. There were two small original lots, Lots 60 & 61. The two were voluntarily merged, they have the documents for that and when the Town conveyed the leased lots, and it has already been changed on our tax maps, they conveyed it as one lot. The problem came when the deed was conveyed, it referenced the plan but it only included one of the two lots even though the property was merged. It was just that whoever did the deed did not include both lots, though the plan indicated two lots. I discussed with Joe, contacted Laura who reviewed the information, and she did a Quit Claim Deed. The problem these folks are having is that they are trying to get a mortgage but until the Town gives them a corrected deed with the information in the new deed, they are just in limbo. I have the deed the attorney provided and I am just asking that you sign said deed. I have looked at it and everything has been sent to her and that deed was actually created by the attorney. On the paperwork I have circled the lots shown as 60 & 61 and how it is actually one lot and no longer two lots. This is adding lot 61 which was left off the original deed.

Selectman Hodgdon motion to approve and sign Quit Claim Deed with no Convenience for Tax Map 244, Lot 55. Chair Wolf second motion.

Ms. Smith: It has taken a couple of weeks to research all this. I have all the information should you like to look at it. Chair Wolf: Where does the right-of-way come into this? Ms. Smith: It is exactly the same language word-for-word that goes back several deeds – nothing has changed. The only thing that has changed is adding that lot that was dropped from the original deed. Typically, on a Quit Claim Deed it will often include any rights-of-way and if it does not specify, it is basically saying that if there are rights-of-way that they are included. That was part of the original conveyance that was done for these lots when they were conveyed to people that were purchasing them. Chair Wolf: When this was given to them, they were supposed to form an association and everything and they never did a thing after the Town gave them the right-of



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ways. That was part of the agreement made with the Town back then. Ms. Smith: I am not familiar with that. Chair Wolf: I am just saying by signing this, this is ended. Ms. Smith: All this is doing is including rights that they already have. If there was subsequent follow-up that was required of them in another document, but that is not included in this document. These folks simply bought it from the parents. Again, it is word-for-word that the attorneys have given to every single one of those lots out there, if they need to form an association, that is something that should be looked into. These folks are being held back from being able to have a clear title to the property. Chair Wolf: I am questioning the way it is written. Ms. Smith: I am sure we could look into that and research the information. It is not going to change this deed in any way. Selectman Hodgdon: I get what he is trying to say. I am okay with changing it; this property was there. Chair Wolf: I know the property was there but the right-of-way is what the problem is. They are supposed to have an association but the guys that wanted to set up the association no longer want to be bothered with it because they do not want to be liable for it; the guy has washed his hands of the whole thing. He does not want to be sued for what is going on down there. You and I spoke about this a year ago. Ms. Smith: I do not have any doubt as to what you are saying; it is probably the case, but right-of-way on the deed is a right conveyed on deeds but has no bearing on whether they set-up an association or not. It doesn't impact it in any way. All you are doing is simply conveying this; they have a deed that already has that but does not have that lot number on it. These folks are trying to get a mortgage and the title company is saying you need the Town of Northwood to clear up that error. It is our error. I am sure it was an accident that it was left off. If there is another document requiring them to do something, I did not see anything here. Chair Wolf: We need to go back to the Town Report when this was done, it is in there. Ms. Smith: We can look at that, but these folks just came in in good faith. I do not think that they are in any way trying to do anything but get the title so that they can go ahead and get a mortgage on the property. Again, the attorney has looked at the all these documents. Selectman Hodgdon: They are not trying to build anything; they are just trying to get a clear title. Chair Wolf: I understand that, but the way that it is written and once you sign this... Selectman Hodgdon: I get it; she is saying that this is the way it has been written all along. Our attorney has looked this over, too. Ms. Smith: This is really to correct the error that was made in 2002. That deed was signed by all three selectmen. This was an oversight. It references Map 244, Lot 55 that lot with both of them in there. Chair Wolf: I understand that; that is not the part that I am questioning. The part that I am questioning is the way that this is worded saying that it is private, a right-of-way and it is not. Ms. Smith: Are you looking at statement one on the bottom of the first page? Chair Wolf: Where it says "Woodman Park to the center section of Lucas Pond Road and forever deemed to be private rights-of-ways." Ms. Smith: Right, that is simply saying those are private rights-of-way and the Town has no liability. The reason it was put in there was so that the Town would not be held liable to maintain them once they sold the lots. Chair Wolf: I understand that, but they have done nothing that they were supposed to do when they took this over. They are washing their hands of it down there because they do not want to be sued because someone repairs the roads, grades it and now is going to wash their hands of it because they do not want to be liable because there is no insurance on the



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property or the beaches and that was part of the original agreement. I mean I'll sign this but there is a problem. Ms. Smith: I do not question that, but basically the Town is protected by the language saying that.... Chair Wolf: By signing this we are saying the same thing that we supposedly said before knowing what is going on down there and knowing that they did not do what they were supposed to do. Now we are signing another one stating that we know that. Selectman Hodgdon: I'm not sure we can change the language in the deed. Chair Wolf: I am not either. I'll sign it though I know it is not a good deal.

Motion carried 2/0.

Zoning Board Alternate: Ms. Smith: The Zoning Board has one vacancy for an alternate member. Joe followed up on a gentleman who inquired about this position. As of last night, we had a resignation which means that we have another alternate position. Term expiration would be March 2018. We have three alternates and we can stagger the appointments.

Selectman Hodgdon motion to appoint Justin Miller as Alternate to Zoning Board of Adjustment with term expiring March, 2018 and term commencing October 24, 2017. Chair Wolf second motion. Motion carried 2/0.

Salary Line: Ms. Smith indicated that her salary line is beyond the zero mark. The reason I am telling you is because my position is an executive office. There are funds in the Planning Board line that will offset any from now until the end of December. Most of my overages have been based early in the season by the fact that we did not have a planner for three months and I was doing other work. So, it is offset but I wanted you to be aware of it because it is going over at this point. Selectman Hodgdon: Is that something that we might want to address come budget season? Ms. Smith: It would be a good idea to look at it. I have gone over the last three or four years. Selectman Hodgdon: We have a lot of things coming up that might take some time; so, this might take some time. We know we have some bigger things that are coming in front of us. Ms. Smith: We are extremely busy. It isn't just that, but we are going into annual report time which requires a lot of preparation.

Unfinished Business Additional

Engineering Contract for Bow Lake Bridge – Selectman Hodgdon: I see you have this on the agenda tonight. I know that Scott wanted a decision on the contractor. Is this something that we can get from their staff at the next meeting in answer to his questions. I do not know if he looked at the proposals or not. Mr. Gunter: He said he was going to read the proposals. If the Board wants, we can ask to bring them back in. Selectman Hodgdon: It is really up to him because he has the questions. I just want to make sure that he gets his questions answered before we make a final decision. If he wants to do that at the next meeting that's fine; he is the one who had the questions. I just do not want to hold up the process. I know that we do not have



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to make a decision tonight. I know we have several meetings right in a row; so, we should be able to take care of this next week.

Lunch Policy Amendment

Mr. Gunter: There is one small change in the policy and that is that staff can sit at their desk and have lunch rather than get up and leave. Chair Wolf: The only question I have is and I know I said I did not have a problem with this, but when someone walks up to that window and they are sitting at their desk and do not get up and wait on them, what kind of problem does this cause? If the person that is supposed to be answering the window and is sitting there eating their lunch, when someone comes to get waited on. Like we said, we do not expect that person to get up and wait on them if it is their lunchtime, how are we going to work this out? I can see where could be some friction on this under those circumstances. Is everybody eating lunch at the same time? Selectman Hodgdon: I think other towns have addressed this with a sign "Out to Lunch." I know small businesses will do that. Mr. Gunter: What we do is "I just man the window." My office is right there and if I have questions, I'll just ask. For the most part, I just take care of it. Usually lunchtime is slow. It is not a concern at all.

Selectman Hodgdon motion to approve lunch policy amendment stating employees are allowed to take their lunchtime sitting at their desk. Chair Wolf second motion. Motion carried 2/0.

Wage Study

Selectman Hodgdon: As far as the wage study goes, I agree with most of it.

New Business

Acceptance of Minutes

Selectman Hodgdon motion to approve October 10, 2017 Minutes as written. Chair Wolf second motion. Motion carried 2/0.

Intent to Cut – Northwood Meadows

Selectman Hodgdon motion to approve and accept Intent to Cut Northwood Meadows. Chair Wolf seconds motion. After discussion: Motion carried 2/0.

Selectman Hodgdon: Do we get anything out of this when we do this? Mr. Gunter: This is the State's. Chair Wolf: How is this going to happen? Are they going to do it in the fall or what, that is what concerns me? Mr. Gunter: Is this is approved tonight, he will start tomorrow. Selectman Hodgdon: Where are they cutting? Mr. Gunter: Through the whole park. Selectman Hodgdon: A lot of those side trails, you can't get in with a skidder. Chair Wolf: There is nothing that we can say about this. I am just concerned about the safety factor. Mr. Gunter: This gentleman has done quite a few



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with the state. He has put up a bond. We have talked with the State on this. Chair Wolf: I do not have a problem with it, I am just concerned that someone is going to get hurt. Selectman Hodgdon: Can you put up some signs "Construction in Progress" or whatever the State suggests. Chair Wolf: Just for safety and to make people aware of this. Selectman Hodgdon: I think he will have some safety precautions in place anyway but maybe as you are going in.

Cemetery Deed and Perpetual Care:

Selectman Hodgdon motion to approve Cemetery Deed for Earl & Audrey Strout and Perpetual Care. Chair Wolf second motion. Motion carried 2/0.

Report of Timber Cut:

Selectman Hodgdon motion to report timber cut Tax Map 212, Lot 65, taxes have been paid. Chair Wolf second motion. Motion carries 2/0.

Approval of Manifests

Selectman Hodgdon motion to approve payroll manifest No. 22 in the amount of \$76,972.52. Chair Wolf second motion. Motion carries 2/0.

Drain Report – Bow Lake Road:

Mr. Gunter: The Highway Committee wanted to make sure that we are okay with this project. They want to shoot elevations for the road to make sure that the water flows correctly and does not wash out driveways, to make sure if they do encounter ledge when they dig that we are not over budget, make sure the phone pole is not disturbed and make sure that the table is cut on an angle. If they hit ledge, they are not to blast that ledge but rather come to Board and notify us and give us the power to decide what to do. There is a purchase order as well as a contract that needs to be signed.

Selectman Hodgdon motion to approve contract for GMI Asphalt for the underdrain for Bow Lake Road in the amount of \$16,260 as long as they follow the recommendation of the Highway Committee. Chair Wolf second motion. Motion carries 2/0.

Chair Wolf: When is the start and finish date? Mr. Gunter: By November 17th, no later than that. He is waiting for his crew to finish up. He is going to do this project and the center seam down Bow Lake Road that they had problems with before.

Selectman Hodgdon amendment to the motion that all work will be completed by GMI Asphalt by November 17, 2017. Chair Wolf second motion. Motion carries 2/0.



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Storm Windows – Town Hall

Selectman Hodgdon motion to approve Mark Lambert to replace storm windows in Town Hall in the amount of \$3,375. Chair Wolf second motion. After brief discussion: **Motion carries 2/0.**

Mr. Gunter: This was budgeted in the Facilities Committee - \$10,000 was for the single panes and this is for the storm windows on the outside.

Reimbursement – Gary Garnett

Selectman Hodgdon motion to reimburse Gary Garnett \$81.97 for recording supplies. Chair Wolf second motion. Motion carried 2/0.

Mary Waldron Beach:

Mr. Gunter: DES reviewed our permit for Mary Waldron Beach and have requested more information. There was a request for half of the fee encumbered and this is a request for the other half. This way we do not hold up construction as we go. This does not mean that we are paying anybody, it just means that they submit bills.

Chair Wolf: We want to make sure that we do not make any final payments until we are 100% satisfied. I just want to make sure that before any final payments are made, that we are completely happy with what has been done. When the final payment is here, I would appreciate it if you would call us to make sure that everyone is satisfied.

Selectman Hodgdon motion to approve K. Parker & Daughter which is the second half of the warrant article for repair of Mary Waldron Beach in the amount of \$23,000. Chair Wolf second motion. Town Administrator will advise Board of completion prior to final payment. Chair Wolf second motion. Motion carried 2/0.

Roadside Mowing – Mr. Soule

Selectman Hodgdon motion to approve payment of \$285.60 for Mr. Soule for roadside mowing for an additional 2.3 hours. Chair Wolf second motion. After discussion: **Motion carried 2/0.**

Selectman Hodgdon: My only concern was that we had mentioned tracking these hours, was that accomplished. Mr. Gunter: Yes, we tracked him when he came in and when he left. I discussed this with the father of Mr. Soule because he was a little upset because he felt we did not trust him. I explained that we were just making sure that the Town got what they paid for.



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Miscellaneous Signatures/Approvals

Mr. Gunter: The Chair of the Board of Selectman needs to sign documents for actual acceptance of the grant.

Selectman Hodgdon motion to authorize Chair Wolf to sign document for receipt of grant for acceptance of the windows and document for acceptance of the license plate grant from VHI. Chair Wolf second motion. Motion carried 2/0.

Board chose a plow contractor at the last meeting; he has backed out because of excessive costs. We still have Mr. Calmeyer who's truck does not have a wing which Charlie requested we do need, Desmaris said he can do it though he still has to buy a truck – he was the first in line. There is also Mr. Steven Trombley who plows for the State, has a truck and is ready to go.

Selectman Hodgdon: If we grant Desmaris this contract and he does not get financing for a truck, then what happens? Chair Wolf: We are back where we just were. Selectman Hodgdon: We should go with Trombley as he already has a truck and is ready to go. They are all the same rate. I'm okay going with the guy who is already set up.

Selectman Hodgdon motion to accept the bid from Steven Trombley with six-wheeler, single axle dump truck with plow, sander and wing at the rate of \$90 per hour. Chair Wolf second motion. Motion carried 2/0.

Selectman Hodgdon recommended that this be all tied up before the necessity for it is here.

Coe Brown – Raffle Permit

Selectman Hodgdon motion to approve raffle permit for Coe Brown, FCCLA Junior Class. Chair Wolf second motion. Motion carried 2/0.

Recycle Committee:

Mr. Gunter. The Recycle Committee has disbanded as of October 11th. They advised they will wait for the Board of Selectman to give them something to do and then would come back. Selectman Hodgdon: I am a little bit discouraged and I think they are, too, because we did not like their last idea. When you are on these committees, you have to expect that not every idea presented is going to be met with enthusiasm and approval. We asked about magnets, which were talked about a year ago, and they never even followed through with it. For them to say we didn't give them a task, is not true, we did. We gave them money to get the design and I have yet to see a design. So, my point being is do not say we did not give them any direction, we did.



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Chair Wolf: I would just like to say that maybe in the future, they can get their thoughts together and come back. Selectman Hodgdon: They need to be realistic with the things that we want down there. There is not a lot of money to be made in recycling. At the transfer station where they wanted to hold onto things for long periods of time, it sounded as if that is where they wanted to go. I think Joe mentioned this a while ago and I would like to get some more information on it was our concerns regarding refrigerators sitting outside and nowhere to put them inside. I do not think we got all the information. Not that the price is a big deal, but what about the permit and how often do they need to be renewed? This would be another direction they could go and get the information for us. Do they want to do that? You do have to remember that there is not a whole lot of money to be made in recycling. There are other programs that we can focus on. We've given them chances to take another direction and they just didn't take the initiative.

Tax Rate Buy Down

Mr. Gunter: I have provided a chart for different options for buy down. Board can choose anywhere between that.

Selectman Hodgdon: What was it last year before the buy down? Mr. Gunter: About \$530 something so it came down about a dollar. Selectman Hodgdon: So the tax rate was \$23.98. My question is what is the increase? My question is why the \$26.32 tax rate, why is that different than the one from we brought down last year? Mr. Gunter: The school went up \$1.78 and the Town went up \$1.30 or so. I can't speak for the school, but most of the Town's increase came from warrant articles – boat ramps, boat building, milfoil control, and this all adds up. These pennies here and there actually turn into dollars. Selectman Hodgdon: I guess I misunderstood the way the tax rate works. I thought that what this was saying was based on this year's expenses. So, this tax rate is based on last year's warrant articles. Mr. Gunter: What we voted for in March is what this tax rate is applied to. Selectman Hodgdon: I say most of the increase is due to the beach, and some for milfoil control. Mr. Gunter: Every \$100K is 22 cents.

Chair Wolf: So what was the total increase this year? Selectman Hodgdon: It really only went up \$1.32 and then whatever the buy down. We bought it down to about \$23. Mr. Gunter: So it is sitting at \$23.98 right now which was bought down from about \$25. Selectman Hodgdon: I do not think we can do the max. Chair Wolf: You pay for what you buy. Mr. Gunter: Last year we used \$538K. Selectman Hodgdon: What do we have in there? Mr. Gunter: \$1.6 million but you can only use about \$800K. Selectman Hodgdon: I would suggest the lowest one or the mid-range one. Obviously the max one is out. What do you think. Rick? Chair Wolf: This is something that you need to pay for. When you vote, your taxes are going to go up. Mr. Gunter: If you give me a dollar amount that you want to bring it down..... Selectman Hodgdon: My opinion is that I would like to stay on the same course as



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last year. I get what Rick is saying. Think of it this way, you gain \$.40 on the dollar but you only lose 1% if you do the 1.5% buy down. If you do the mid-range buy down, there is only 1% less remaining but you gain almost \$.50 on the dollar for the taxpayer. It is like if you had \$10 and you can have \$9 or \$10 of that left but you would save \$.40 in the end. Mr. Gunter: You are getting more “bang for your buck” with every dollar. Selectman Hodgdon: You are saving the taxpayer roughly \$.40 on the dollar. You are not saving the taxpayer a huge amount of money either way.

Mr. Gunter: Scott sent me an e-mail to let me know he is willing to reduce the tax rate by a dollar. Chair Wolf: That is what I was thinking. Selectman Hodgdon: Yes, that would be the mid-range. Mr. Gunter: The tax rate would be \$25.32

Selectman Hodgdon motion to buy down the tax rate from \$26.32 to \$25.32 for the amount of \$468,352. Chair Wolf second motion. After discussion: **Motion carries 2/0.**

Selectman Hodgdon: This would leave us roughly with 8% remaining in our kitty. I think it is great to buy down the taxes. I agree with what Rick is saying. I am not sure that everyone in Town knows how that process works and I am unsure as to how this could be explained to the citizens. Maybe if we could, it would make our job a little bit less stressful. I just feel they are concerned that taxes went up and they do not understand why. Chair Wolf: The thing is if they vote yes, then you have to pay for it somewhere. Selectman Hodgdon: Because we are buying down the tax rate, in all honesty it does not look like they are paying for what they said yes to. I like doing that and I think the people deserve that. Chair Wolf: When the time comes that we do not have the money to buy it down, then it will become a problem. This is something that we cannot control.

Tickler File

None.

Reports

Town Administrator's Report

Mr. Gunter: I had a gentleman come in today who was concerned about the old Spike Bryan property (170 Sherburne Road). The gentleman noted that he wishes the Town would sell it though he made a point that he does not want to buy it, but it is falling apart and he would like to see it cleaned up. Chair Wolf: I have known that for quite a while, we've talked about it. You have said in the past that he owned the property; some research was done and the bank has a lien on it for \$115K that has not been released; so, someone needs to follow-up on that before we start spending money on it. We need to find out if the bank is going to release that or what the problem is.

Selectman Hodgdon: My other concern was whether we want to clean it up before we



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sell it or try to make that part of the agreement. Chair Wolf: Either way. Selectman Hodgdon: I am sure cleaning up that property is going to be quite expensive and maybe that is something we need to look at, maybe get a quote on what it would cost. Chair Wolf: Either that or put it out to bid as is and make it up to the buyer to clean it up. Selectman Hodgdon: If it is going to cost us an excessive amount to clean it up – is it worth it for us to clean it up? Chair Wolf: I can see spending \$20K really quick. Selectman Hodgdon: If we spend that kind of money to clean it up, are we going to be able to recoup that money when we sell it? Just how much is the property worth cleaned up; that is something else to consider. Chair Wolf: We do need to check on the deed first before we decide about cleaning it up or not. Mr. Gunter noted he would check on that.

Mr. Gunter: I wanted to let you know that Trunk'or'Treat is on October 28th. We were lucky that Eversource helped us out because of some concern about how dark it was. They put one light up in the parking lot area which is attached and is permanent. There was some concern about leaving it up there while no one was up there. We can turn that light off half way through the year like in winter when we are not using that area. Chair Wolf: So where did they put the light? Mr. Gunter: Where the power box is.

Individual Selectman's Reports

Selectman Hodgdon: I have a couple of things I would like to touch on. Do you have an update on the fire truck? Mr. Gunter: I talked to Nik, it was supposed to be right around Thanksgiving, and we should get it before that. I had asked Nik for an update and he said it was coming pretty quickly. Selectman Hodgdon: Also, I have noticed that they have put a few more lights at the transfer station. I do not know if it was addressed or not. It used to be really dark just after the containers. All the others are big lights and are great. Mr. Gunter agreed that he would check it out.

Chair Wolf: How is the pavilion up there coming? Mr. Gunter: Good, he said he would have it cleaned up by the time Trunk'or'Treat takes place. Selectman Hodgdon: I have been looking at the spot we chose; I know that was a little of a sore spot. Chair Wolf: I haven't had a chance to look at it yet. Mr. Gunter: From what I saw, I thought it looked pretty good. I am anxious to see how it will look once they get done. Chair Wolf: Some people are concerned about it.

Selectman Hodgdon: Somebody asked me about the parking on Bow Lake soccer field about the "No Parking" signs on the woods side. They were just wondering why we chose that side. Chair Wolf: You are not supposed to go out into the park and to stop people from going all the way over by the hay field. Chair Wolf: I did bring it up a couple of weeks ago about the signs up there as to why we put them on the left-hand side of the road going up and people are parking on the side by the picnic tables. I do not know what we can do to fix that. Mr. Gunter: I think the consideration was about



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the kids running across the road. Chair Wolf: But it is still the same problem. That is what people brought to my attention. It is not working out either way. They are parking on both sides and it is really tight getting up there. I do not know how we can fix it.

Selectman Hodgdon: What about the plow drivers? What happens if we do not get one? Mr. Gunter: I had an application submitted today as well. I did put an ad in The Suncook which comes out tomorrow. Selectman Hodgdon: Hopefully we will get a couple more. I know we sent it out a while ago. I know we were missing the on-call driver and I was worried about that. Mr. Gunter: Charlie can work with what he has if he is down one truck, it will not be a problem. It is a lot easier if he has that extra guy. Selectman Hodgdon: The on-call driver has to supply his own truck? Mr. Gunter: No. Selectman Hodgdon: What do they have to have in order to drive that. Mr. Gunter: A CDL. Selectman Hodgdon: My other question is "Do we require them to have their own insurance or do we insure the vehicle and the driver?" Mr. Gunter: It is our vehicle and the insurance is incurred on that. Selectman Hodgdon: I am just concerned that when we hire somebody you never know what kind of driver you get. Mr. Gunter: This particular position would be a Town employee. Selectman Hodgdon: If someone does have an accident or they subject to a drug test, etc. Mr. Gunter: Yes.

Chair Wolf: I saw some tree work being done, are those trees down. Mr. Gunter: On Sherburne? Chair Wolf: No, in the parking lot. I saw there were some taken down at the Library, some at the beach. Mr. Gunter: Those should be coming down. He told me he was about four weeks out and it is coming up on that time. Arbor Care gave me a cheaper price for those and Baron LaValley for some of the others. Chair Wolf: So Arbor Care took care of Lucas Pond and the Library. Mr. Gunter: They did some work down at the cemetery as well, which the cemetery trustees paid for.

Citizen's Forum

None.

Non-Public Session

**Selectman Hodgdon motion to go into Non-Public Session per RSA 91-A-:3, II (c).
Chair Wolf second motion. Motion carried 2/0.**

Roll Call

Chair Wolf: Yes

Selectman Hodgdon: Yes

Board went into Non-Public Session at 7:32 P.M.



**Northwood Board of Selectmen
Minutes of October 24, 2017**

Selectman Hodgdon motion to return to Public Session. Chair Wolf second motion. Motion carried 2/0.

**Roll Call
Chair Wolf: Yes
Selectman Hodgdon: Yes**

Board returned to Public Session at 8:25 P.M.

Selectman Hodgdon motion to seal the Non-Public Session minutes of October 24, 2017. Chair Wolf second motion. Motion carried 2/0.

**Roll Call
Chair Wolf: Yes
Selectman Hodgdon: Yes**

Deed Waivers

Selectman Hodgdon motion to waive Deed for Tax Map 123, Lot 48, Tax Map 222, Lot 33, subplot 22, Tax Map 207, Lot 21, Tax Map 231, Lot 56, Tax Map 230, Lot 82, subplot 53. Chair Wolf second motion. Motion carried 2/0.

Adjournment

Selectman Hodgdon motion to adjourn. Chair Wolf second motion. Motion carried 2/0.

Meeting adjourned at 8:30 P.M.

Respectfully submitted,

Delores Fritz
Municipal Secretary