

**Town of Chesterfield
Board of Selectmen**

**MINUTES
January 25, 2012**

Call to Order

Chairman Jon McKeon called the meeting to order at 6:00 pm. Others in attendance were Board members Cliff Emery, Elaine Levlocke and Administrator Rick Carrier.

Appointments

➤ 7:00 Tom Duston & Rocci Aguirre of Monadnock Conservancy

Duston and Aguirre were present to discuss the Colony property. Duston advised there is a purchase and sales agreement in place for the Colony property; the last piece of the California Brook project which has been ongoing for 15 years. The Colony estate consists of 300 acres to be purchased by Forecastle Timber. The total costs associated with purchasing the conservation easement are \$310,000. Fund raising has involved a wide array of partners: Conservation Comm (\$100,000), NH DES Aquatic Resource Mitigation funds (\$83,000), LCHIP (\$85,000), Quabbin to Cardigan Partnership (\$22,000) and Monadnock Conservancy Greenways to Corridors Fund (\$20,000).

Duston gave a brief history of the beginnings of the California Brook Project starting in 1997. Aguirre provided a map of the area and a summary sheet for the project. He stated this will protect the open space and preserve the recreational use of the property. It is one of the top 3 projects in the state due to its significant natural features.

Aguirre advised that the land also has key cultural features in that it will be open for public access; passive recreational activities including hiking, hunting, skiing and others. It would remain a working landscape and provide the Town timber tax revenue in the future. It directly adjoins Conservancy lands including the Haley, Forecastle, Houghton and Hanna easements.

Emery asked for clarification. Colony is selling the property to Forecastle Timber for \$200,000 and the development rights are being purchased for \$310,000 as noted above. The property will be logged eventually and the Conservancy is the monitoring organization.

Aguirre stated the benefits would also include protecting the open space from development and there would be less necessity for a police presence with gating.

McKeon asked if there was a limit to recreational vehicles. Aguirre stated the easement would protect it as a recreational area; he would have to check the

easement language to see if there were any restrictions on motorized vehicles. Levlocke asked to get a copy of the deed to review prior to signing.

It was noted there would be a public hearing for expenditure of the Conservation Funds. After the public hearing the Selectboard would need to approve the expenditure.

Van Houten asked how was she to know when the public hearing would be held. Carrier advised it will be either a box ad or in the legal section of the newspapers. It will also be posted at the 3 Post Offices, Town Office and Town Hall as well as on the Town's website.

Duston, Borofsky and LaFontaine were sworn in to renew their terms as members of the Conservation Commission.

For Signature

- Manifest #4
- Selectmen minutes – Jan 18th
- Town Hall rental policy

For Discussion

- Town reports

The Board took the reports to review for submission to the Annual Town Report.

- January 11th Selectboard minutes

This item was passed over.

- Wheeler lot perc test

Bevis had expressed concern getting the backhoe into the property to do perc tests due to the rubber tires on the backhoe. Carrier contacted Forest and he estimates up to \$200 additional to hire someone with a mini excavator.

Emery moves to hire out the excavator and keep the perc test cost under \$500. Levlocke seconded the motion which carried.

- Florio BTLA abatement

Pasquale Florio appealed his denial of the property tax abatement to the Board of Tax and Land Appeals (BTLA). As part of the BTLA process the town assessor must make an effort to discuss the abatement. Hatfield met with Florio and discussed the reason his abatement was denied, which was his original abatement was based on a proposal that used foreclosed property sales as a basis for determining value. Florio supplied a new appraisal to Hatfield that represented a truer market value of Florio's

property. Hatfield now recommends that the BTLA case be settled for a new value of \$146,000 currently assessed at \$183,000.

Emery moves to accept Hatfield's recommended assessment. Levlocke seconded the motion, which carried.

➤ Transfer Station 10 year cost savings

The Board reviewed the spreadsheet of the projected savings with regard to full time vs part time employee at the Transfer Station.

➤ Selectmen project list

Review job descriptions – Levlocke advised she has spoken with Fairbanks and he has this item on his list.

Business development group – McKeon stated he is assembling a packet for the Board.

➤ Old Business

Committee membership – McKeon spoke with Sean Graves regarding becoming a member of the P&R Commission. Graves asked if he were to serve on the comm could he still work at the beach. Carrier advised that he could but couldn't vote on employee policy or salary issues.

Streeter Hill Rd water damage – McKeon has spoken with Warren Stevens of M&W to look at the engineering of the site.

Shoreland Protection Ad Hoc Comm – The first meeting will be held tomorrow evening at 6:30 pm at the Town Offices.

➤ Other business

1. Emery advised that the Chesterfield REP Plan done by John Keppler has passed review by the State OEM office and was recognized by the State as a great job done.
2. McKeon advised the Planning Board has submissions from Charles Donahue for a Boundary Line Adjustment, new proposed roadway as a future town road and a Cluster Development for a 52 acre parcel with 26 units (13 town houses) for his Route 9 properties.
3. Emery asked to review items for Saturday. It was noted that if there are questions on the Town Hall Annex WA McKeon would address them. Other items he anticipates questions on are the \$13,000 WA to remove the temporary Police Dept in Spofford Village and the Revaluation WA. A full reval would be done in 2013.
4. Emery advised Tim Reuhr had informed him that Chesterfield is the second lowest in regard to cost per student.
5. Emery advised that the Historical Society has changed their minds on purchasing the Stone House due to the ongoing costs and the parking limitations.

Information

- Wetlands Bureau application
- DRA correspondence – revaluation contract
- Misc. correspondence & newsletters

Adjournment

With no other business to conduct, Levlocke moved to adjourn, Emery seconded and the motion carried.

The meeting was adjourned at 7:50 pm.

Respectfully submitted,

Carol Ross
Secretary

Approved by:

Jon P McKeon, Chairperson

Date

Clifford D Emery

Date

Elaine H Levlocke

Date