

**BOARD OF SELECTMEN
SUMMER INFORMATION SESSION
AUGUST 18, 2021
MINUTES**

The Meeting was in person in the Jon McKeon meeting room at the Town Offices and also via Zoom by calling 646-876-9923 or going to <https://us02web.zoom.us/j/81479867623>. The Public and members of the board all had the ability to view and participate in the meeting.

The meeting was called to order at 7:00 PM. Present were Gary Winn, Fran Shippee, Kelli Hanzalik and Alissa Thompson. Gary Winn introduced the board, Alissa Thompson, Tricia Lachenal, Mike Bomba (via Zoom)

Winn noted that the Board decided to utilize in person and Zoom for this meeting to assist with people attending and due to some concern for large groups in person.

Winn noted that the offices are open, but the CDC has recommended masks indoors for vaccinated and unvaccinated persons.

Winn noted that the board will start with the agenda and then people will be encouraged to ask questions. Winn noted that the board is trying to keep it to an hour-long meeting and asked that questions remain brief.

Marsh House update:

Winn noted that several years ago, the Town gave the Board of Selectmen the charge of selling the house for \$1.00 in the hopes of it getting fixed up and maintained as a center of attention for Chesterfield.

Winn stated that at this point, the Board has closed with New England Heritage, LLC. Winn noted that the proposal as it stands is a small café, two short term rentals, storage for the Farmers Market and a small community space. Winn noted that they are preparing to paint the exterior and are finalizing building permit applications. Winn noted that the contract with the Town requires them to maintain the historical exterior of the building. Winn stated they have 12 months to get the building weather ready and heated.

American Rescue Plan Act Funds:

Shippee noted that the Town has received \$189,854.00 for the first portion of the American Rescue Plan Act Funds.

Shippee stated that the amount will be the same amount next year.

Shippee stated that the Town will also be receiving \$75,981.00 from the County.

Shippee stated that the total amounts have to be spent or have a plan in place by December 2024. Shippee noted there are guidelines the Town will have to follow, but the Board of Selectmen are open to suggestions from residents. Shippee noted that some of the expenditures allowed include Supporting public health expenditures, address negative economic impacts caused by the public health emergency, reduce lost public sector revenue, provide premium pay for essential workers, and invest in water, sewer and broadband infrastructure.

Lake Level:

Hanzalik noted that last year the lake level was low and this year the Board of Selectmen took a different approach. Hanzalik noted that the Director of Public Works (Chris Lord) checks the level on Mondays and Thursdays each week and more when the weather conditions merit. Lord makes recommendations about putting in or taking boards out of the lake each time he checks it. Hanzalik noted that there is an existing agreement for 14 inches below the abutment and that is what the Board started with, but with the significant amount of rain received, the lake is much higher than anticipated. Hanzalik noted that all boards were pulled for 2 weeks, and it is being watched daily. Hanzalik noted that

Lord reports his measurements directly to her and the Town Administrator. It was noted that the Town Administrator notifies the other Selectmen and the Spofford Lake Association, and they put it on their website.

Statistical Update:

Winn noted that the appraisal firm is done, and all property owners should have received a letter with information on how to contact them with any discrepancies. Winn noted the last time a full appraisal was done was in 2018. Winn stated that it is typically done every 5 years. Winn stated that there are several state guidelines that the Town is required to maintain and that is what triggered this update. Winn noted that it is important to keep values within the required parameters. Winn explained that a number of things are decided by the valuation such as money coming from state and our share of the SAU cost.

Winn explained that the middle of the road value of our property has to stay between 90-110% and we had fallen to 83%. Winn noted that they also look at the coefficient of dispersion and that need to stay at 20% or less. The price related differential must stay at 98% to 103%.

Winn stated that on average the valuations went up 16%. Winn stated that the change in valuation will have little change to the tax bills. Winn noted that the primary driver of the tax bill is the Town budget. Winn stated that as of the meetings in March, the school was looking at 2.4% required taxable increase, the town was at 5.7% and then the County and Fire Precincts will have an effect as well.

Winn stated that as of right now, the Board of Selectmen cannot say what the change will be as there are still unknowns. Winn noted that the June tax bills did not include the precinct portion of taxes and that will cause the second billing to appear higher. Winn noted that the transition to new software caused this to happen.

Website:

Shippee noted that the Town has contracted with Civic Plus and they are working on a new website. Shippee noted that it will be up and running in another 6 weeks. Shippee noted that the new site will be more user friendly. Shippee noted that Civic Plus specializes in municipal website.

Watershed Committee:

Hanzalik noted that the Board of Selectmen will be appointing a committee to look at the watershed needs in Town. Hanzalik noted that the Steep Slopes proposed ordinance was voted down, the Planning Board held a listening session and there were a lot of opinions shared. Hanzalik noted that the Planning Board decided they would like a longer view and that it was not just a Planning Board issue. Hanzalik noted that the Board of Selectmen have decided to form a committee. Hanzalik noted that the Board of Selectmen are asking for letters of interest from persons without a strong previous opinion that are willing to do research. Hanzalik noted that Board of Selectmen are looking for persons with a perspective or credentials on watershed management. Hanzalik noted that they are requesting these letters prior to September 1, 2021, and the Board of Selectmen will choose the people to make recommendations to the Board. Hanzalik noted that the committee will not be making ordinances but recommending ideas to the Board of Selectmen. Hanzalik noted that anyone with expertise and interest should email their letter of interest and credentials to Office@nhchesterfield.com.

Public Questions and Comments: (7:25)

John Sexton (in person) noted that he received the letter from the appraisal company yesterday and asked how he would pursue questions at this point. Winn noted there is a phone number on the letter and Sexton could still call them.

Katherine Cox (via Zoom) noted she has had a real hard time finding people to inspect and document her septic system and was wondering if the deadline will be extended. Winn noted that has not been a topic of discussion and will not be until the deadline gets closer. Winn stated that there is still a year and a quarter before the deadline. Cox noted that not

everyone is here all year and that does not leave a lot of time for them. Winn stated that it will probably be looked at on a case-by-case basis when the time arises. Winn noted that James Corliss has offered to assist people that are having a hard time finding the information needed. Winn noted that it is possible that the information is in the Town offices and people can call the health office to find out. The number is the same one as the Code enforcement. Winn noted that the state website is not very user friendly, and the Board of Selectmen will work with people as much as possible.

Katherine Cox asked if the Board of Selectmen committee will be looking at only steep slopes or other issues. Hanzalik noted that the goal is not to just look at one thing. Hanzalik noted the Board would like the committee to look at everything that could be impacting the health of the lake. Cox asked if there was a way that non-residents could be part of the committee. Winn noted that the Board of Selectmen want to keep the committee small, which will allow it to be more productive. Winn noted that the members of the committee will be people in Town and therefore people will have the chance to speak with them. Winn noted that he envisions the committee doing a lot of research and homework and then making recommendations to the Board of Selectmen in a public setting that would allow for public comment. Winn noted that the Board of Selectmen will be looking to hear from the residents once the recommendations are made and before any decisions are made.

Robert Maibusch (via Zoom) asked if the Board of Selectmen has given any thought to a budget for water and soil engineers with regards to the watershed questions. Hanzalik noted that the Board of Selectmen are looking to the committee as to the need for engineers/professionals and what kind. Hanzalik noted that any expenditures will have to be built into the budget. Cox asked if the recovery money could be used for this purpose. Shippee noted that they will have Thompson investigate that.


Winn thanked everyone for their attendance and thoughts. Winn stated if there are any questions, the Town website does have the Selectmen emails.

The meeting was adjourned at 7:39 PM.

Respectfully submitted,

Tricia Lachenal

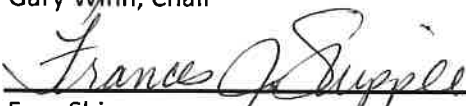
Approved:



Gary Winn, Chair

8/29/2021

Date



Fran Shippee

9/8/2021

Date

Kelli Hanzalik

Date