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Minutes

Albany NH Selectmen's Meeting

July 9, 2008

At 4:00 p.m., the Selectmen's meeting opened with Robert Mathieu and Jack Rose in attendance. The following business was conducted.

Appointments: Michael Johnson/Tiffany Rehm (nonpublic session
RSA 91-A:3(c) 4:30 p.m.
Judy Jarvis (nonpublic session RSA 91-A3:(c) 5:00 p.m.
Steve Knox 5:30 p.m.

Regular Business:

- Reviewed & approved June 25minutes
- Signed checks
- Reviewed letter from Peter Malia concerning paving Nickerson Rd.
- Reviewed e-mail from Peter Malia concerning legal work approval
- Reviewed e-mail from Thomas Haas concerning trailers
- Reviewed letter from Brian Taylor concerning trash burning
- Reviewed Election Law Training schedule
- Reviewed rate increase from Pike Industries, Inc.
- Reviewed WMNF schedule of proposed action
- Reviewed abatement reviews

Miscellaneous:

Bob reported that he and his crew had cleaned Les Horn's yard as agreed upon by the Board. He has called NHDES in to investigate as there was much more debris buried than he anticipated. Bob said he did not want to disturb the grounds, so he stopped where he was and place the call to DES. He submitted a bill to the town. Jack asked if Les could be billed for this amount. Bob replied that yes Les will be billed for that amount.

The AA told the Board that Kathy Carrier is helping Albany Citizens Coming Together for their first annual pot luck picnic. She is asking to borrow the folding tables in the Town Hall to set food on. Bob said that years ago after many chairs and tables were returned with damage, the Board decided that they would not lend out hall equipment anymore, so unfortunately she could not borrow them.

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The AA told the Board that the Special Town Meeting that was scheduled on September 9, 2008 also fell upon the same day as the New Hampshire Primary. Bob motioned to move the Special Town Meeting to September 16, 2008 and Jack seconded. All were in favor.

Tiffany Rehm/Michael Johnson- did not show up for their appointment

Judy Mogan:

Bob told Judy that the Board had received a complaint from the fire chief, Brian Taylor, that Judy had been burning trash late at night. Judy claims she obtained a fire permit and was not burning trash but pine needles and some old hay that she never used. Bob asked if the hay was wet. Judy replied that it was and it had been sitting outside for two years. She claimed to be sick and was not able to use it. Bob said that the burning of the wet hay could cause the bad smell.

At 5:10 p.m. Bob motioned to move into non-public session in accordance with RSA 91-A:3 II (c), Jack seconded and all were in favor.

At 5:40 p.m. it was determined that the minutes shall not be publicly disclosed. Bob Mathieu motioned to seal the minutes, to not publicly disclose the minutes because it is determined that divulgence of the information will likely affect adversely the reputation of any person other than a member of the Board. Jack Rose seconded the motion and all were in favor.

At 5:41 p.m., Bob motioned to move into public session, seconded by Jack and all were in favor.

Steve Knox:

Steve came before the Board to update them on the Land Acquisition. He reported having trouble connecting with the Conway Village Fire District. He said he tried to set up a meeting with the Commissioners two weeks ago. He was called and told the meeting was cancelled but rescheduled it for tomorrow, Thursday, July 10. Then he was called today and the meeting is cancelled again but was told to write them a letter. Steve feels that they aren't completely interested in this project. He is adamant about meeting them face to face so ideas can be instantly brought forth and discussed. This can't be done as quickly through the mail. Bob asked Steve if he thought it would help if the Board wrote a letter. Steve said yes but a face to face meeting would still be better, because all we have right now is a

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memorandum from the commissioners saying it's a great idea and as long as we are fronting the project, they would be interested. Bob asked Steve if he thought they were stalling. Steve replied that yes he did think they were stalling. Steve feels that a meeting should be set up with Conway Village Fire District Commissioners and David Houghton. He also said he came in contact with Irene Garvey, who has a background as a facilitator to communities purchasing land. Jack asked if he had discussed grants with Irene. Steve replied that he had not.

Steve said that the last time he talked to David Houghton that he inquired about a timber survey so we could look at the values. David told Steve he would get the information from Bayard Kennett. Steve said that grant foundations might shy away from giving finances until they find out how much the Town would be willing to pitch in. David told Steve that the best bet would be to have the special Town Meeting to see how much the Town is willing to pitch in and then go to the foundations.

Steve also reported he had a conversation with Dick Brunelle of Northway Bank. Dick told Steve that Northway would be willing to finance 100% of the purchase price. Bob said he didn't think that 100% financing would be the worst case scenario because there wouldn't be any contingencies and we didn't need Conway. Bob thought we should weigh the options because although we would pay more, there would be fewer restrictions. Jack said he thought it would be a tremendous asset if we can do something with it and possibly get an income from it from logging. Steve also said that if we receive grants for the purchase the understanding would be that it could be used by absolutely everyone including non-residents, but if it's ours alone, we could restrict its use to Albany residents only. Steve thought that we should inquire to the conservation fund and see what they would require of us if we purchase it ourselves.

Jack stated that he thinks that the asking price of \$850,000 was soft and that the Town should offer \$750,000. He added that the Town should ask to remove 20 acres from the conservation for Town use.

Steve said that a public hearing must be held between 15 and 60 days before the special Town Meeting. Bob motioned to have Albany enter this deal alone and ask the voters to raise and appropriate the full amount of \$850,000. Jack seconded the motion and amended it to obtain a purchase and sales agreement so the Board could move forward to a special Town Meeting. Bob agreed to the amendment and all were in favor.

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Bob said that he would approach TDBanknorth for a quote also because the Town uses them for their municipal banking.

Steve said he would put a letter together for the Conway Village Fire District to notify them that Albany will be moving forward on the project alone if the District was not interested. Steve went on to say he would contact David Houghton to place the offer of \$750,000 and ask about removing 20 acres for Town use.

Bob asked Steve about the e-mail the Board received from Peter Malia regarding a request from Steve on behalf of the Planning Board to do research on the Planning Board's ability to approve driveway permits. He added that he did not have an objection to it but wanted to know why. Steve replied that historically driveway permits rested with the Planning Board and sometimes it is given to the Road Agent or the Board of Selectmen. He added that it makes sense that this would be the responsibility of the Planning Board. Jack was concerned about the money that Peter might charge and asked if the research could be done within. Jack said David Maudsley, Planning Board Secretary could be asked tonight if this task had been transferred officially at some point in time. Steve agreed.

At 6:35 p.m., Jack motioned to adjourn, Bob seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant