

Minutes

Albany NH Selectmen's Meeting

March 2, 2011

At 2:55 p.m., the Selectmen's meeting was called to order. In attendance were Jack Rose, Sara Young-Knox and Joe Ferris. Also present were Lee Grant and Steve Knox. Colleen Cormack and Megan Henderson joined the meeting at 3:15 p.m.

Before the regular business of the meeting was conducted, Jack recognized Administrative Assistant, Kathy Vizard for the excellent job of compiling this year's town report. A round of applause was given to Kathy and she thanked everyone.

Jack made a motion to have road agent, Curtis Coleman, review his monthly statement and associated invoices and approve them with his initials before submitting them to the town for payment. Joe seconded the motion and all were in favor.

Regular Business:

- Reviewed & approved February 23 minutes and sealed minutes-Sara made a motion to approve the minutes as submitted, Joe seconded the motion and all were in favor.
- Signed checks totaling \$5,733.94.
- Reviewed & approved three pistol permits.
- Reviewed & approved five abatement applications.
- Reviewed & denied one abatement application.
- Reviewed & approved vacation request-Sara made a motion to approve the vacation schedule request, Jack seconded the motion and all were in favor.
- Reviewed e-mail from road agent Curtis Coleman. Curtis could not be present for the Board's appointment with forester Megan Henderson but had serious reservations about logging trucks crossing over the bridges on Drake Hill Rd. He would like to Board to table this conversation until he can be present. **See below-Megan Henderson.**
- Reviewed & approved Primex Contribution Assurance Program. By signing on to this program at no cost, Albany's worker compensation insurance rates will be capped at an 8% maximum increase over the next three years. Currently it is at 9% for the next three years. Jack signed the agreement on behalf of the Board.

- Reviewed letter of review from Department of Revenue. During the typically quieter summer months, with the assistance from the Department of Revenue, the AA will review and update all current use parcels within Albany, ensuring they comply with the law.
- Reviewed North Country Council resolution-Joe made a motion to agree with the resolution set forth from North Country Council, Jack seconded the motion, and Sara abstained. Joe added that power should be purchased from within our country.
- Reviewed Mitchell Group letter to Strafford County Sheriff Dept.
- Reviewed information for defibrillator-Jack asked the AA to draft up a few notes regarding the defibrillator to bring to the residents of Albany at the annual town meeting next week to see if there is interest to keep the defibrillator in the town building. If there is no interest from the townspeople, it will be removed from the building.
- Reviewed letter from Time Warner.
- Reviewed tax information and request from a potential property purchaser. The potential buyer has asked the Selectmen to reduce or eliminate outstanding taxes on a mobile home so she may afford to fix it up as it is currently uninhabitable. Sara said she felt the new owner should have a clear deeded title before any decision is made in addition to a clear deeded title from the seller. Jack wanted to know who currently owns it. The AA said it had been abandoned a number of years ago and all the tax bills go to the last known owner by law. Sara again said she would like to see a clean title from the seller and then from the buyer before making any decisions. Jack and Joe agreed.
- Reviewed letter from Luis & Lola Rubio-the AA read the letter aloud which revealed the frustrations of the Rubios' as they have not received a response for their abatement application on a current use tax. They are awaiting the abatement to be applied to their property taxes on another parcel, which will be liened in a few months. The AA told the Board that she wrote the Rubios' a note clarifying their misunderstandings, and telling them the Board had until July 1, by law, to respond to their abatement application.

Megan Henderson (Forester for the Mudd family):

Megan told the Board that the Mudd family, who owns a large amount of land on Drake Hill Rd., is currently working on a conservation easement with the Nature Conservancy. They are looking to actively manage this forest of approximately 300 acres. Megan said the best access to and from the property is Drake Hill Rd. but the bridge is only posted for 12,000 pounds. The logging trucks to be used would carry 100,000 pounds. She wants to know if something could be worked out with the town so the trucks could pass

the bridges safely and with minimum impact. Joe replied there was no way a truck that heavy could pass over the bridge without impact and they are posted as such by state specifications. Megan asked about the placement of some sort of support under the bridge so it could withhold the weight. Jack recommended that Megan meet with Curtis to get his input on what would need to be done. Joe and Sara agreed, saying bridges could be tricky and an engineer may need to get involved to determine what needs to be done. Jack reiterated that Megan would have meet with Curtis to see what needed to be done and then come back before the Board for a decision.

Steve Knox (Planning Board, Chair):

Steve recommended to the Board they appoint himself and Sam Farrington to the Planning Board as a full voting members for a three year term, Josephine Howland as a full voting member for a two year term, and the resigning full voting member, John Newton to an alternate Planning Board member for a one year term. Sara made a motion to accept Steve's recommendations and appoint said members and terms accordingly, Jack seconded the motion and all were in favor.

Colleen Cormack:

Colleen told the Board that after reviewing the scope of work to be done on the town hall, she wanted to be sure what is listed to be done is the best to reduce energy usage and cost. Her concern was that not enough money was being appropriated as the cost to conserve energy requires a higher initial cost. Sara noted the warrant article could be amended on the floor of town meeting if needed. Colleen then discussed the differences in fiberglass insulation as compared to cellulose noting a higher R value as well as being plant based from an environmental standpoint. Jack asked about the possibility of using foam insulation. Colleen replied it usually is not used for this purpose. Jack asked if the cellulose insulation was more expensive. Colleen said it was but she didn't know exactly how much more expensive. Colleen went on to say she understood that all the energy audit recommendations wouldn't be implemented all at once but she had hoped to see the insulation of the exterior perimeter of the concrete slab on the list for this cycle. She also said super insulating the walls would have a great impact on energy savings. Colleen concluded by saying, there aren't many warrant articles to be voted on that will save money over its lifetime. The Board thanked Colleen for her input and involvement on this project.

Miscellaneous:

JR____
SYK____
JF____

The Board reviewed an e-mail from NHDOT asking to hold an informational meeting at the Albany Town hall regarding the installation of rumble strips on Route 16 from Ossipee to Conway. Numerous dates were offered in the e-mail. Sara made a motion to hold the meeting on Thursday, March 31 at 7 p.m., Jack seconded the motion and all were in favor.

Joe asked the AA to ask a member of the Sheriff's Department about any liability the town may have in regard to the defibrillator.

Sara will be at the town election from 10 a.m. until 1 p.m. acting on behalf of the Selectmen's position; Jack will be at the town election from 1 p.m. until the closing of the polls at 6 p.m. Joe will come in at 6 p.m. to assist with the counting of the ballots.

At 4:35 p.m., Sara made a motion to adjourn, Jack seconded the motion and all were in favor.

Respectfully Submitted,

Kathleen Vizard
Administrative Assistant