

**TOWN OF DEERFIELD  
BOARD OF SELECTMEN  
February 26, 2024  
MINUTES**

**Call to Order**

5:30 – Chairman McGarry called the meeting to order

**Present:** Chairman Fred McGarry, Vice Chairman Richard Pitman, Selectwoman Cynthia McHugh, Selectman Will Huebner, and Selectman Steve Barry.

**Pledge of Allegiance to the Flag.**

**Don Watts:** Mr. Watts speaks about the town the budget and why he is discouraged and may not vote for it.

Selectwoman McHugh asks Mr. Harrington about a portion of what Mr. Watts had said in his statement about the facility supervisor and Mr. Harrington clarifies it. And it is determined it was a hypothetical situation.

Mr. Watts then continues with his opinion on how the town is run and should be run.

**Transfer Station Hauling Bid:** Mr. Harrington states that a bid was put out and one bid was received. Selectwoman McHugh asks where the bids were put out and Mr. Harrington explains where they were put posted and the extra work Mr. Lemieux personally did to let major companies know the bid was out.

1. Casella (3-year contract):

Municipal Solid Waste (Trailer) - \$775.00 per haul – Monthly rental rate \$1,500.00

Municipal Solid Waste (Roll Off) - \$445.00 per haul

Construction and demolition debris - \$285.00 per haul

Recycle (OCC/Paper) - \$335.00 per haul – Monthly rental rate \$130.00

Tin - \$285.00 per haul

Plastic - \$445.00 per haul – Monthly rental rate \$130.00

Glass - \$415.00 per haul

Spare Compactor box – Monthly rental rate \$130.00

Chairman McGarry asks how this compares to the current rates and Kevin Lemieux emphasizes that the last contract was for ten years and then explains the changes in rentals and rate changes and why.

Selectman Huebner asks if they can try to go out to bid again and they discuss if it is worth it. The Board also discuss' Selectman Huebner's research about an upgrade or to go with trash collecting, Mr.

Lemieux's start on his own research, and Selectman Barry's research. They go over lots of possibilities and then agree to have Mr. Lemieux speak to Casella about a possible 1-year contract with the possibility for renewal and come back to the next meeting with the results. He will also come back to the Board in 4 months or more time frame with his research complete and a possible solid plan of how to move forward.

**Regular Business**

**Review of Outstanding Minutes 2/12/2024:**

**Motion:** Vice Chairman Pitman makes a motion approve the 2/12/2024 minutes as written.

**Second:** Selectman Huebner

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

Selectwoman states received a comment about the minutes being vague and hard to follow and Selectman Huebner states they are very summarized. Mr. Harrington explains the 3 stages they have gone through with the minutes and answers Selectwoman McHugh's question of what need to be in

minutes legally. Selectman Barry explains how the minutes are currently and directs people to watch the tape of meeting.

**Payroll Manifest/Accounts Payable Manifest:**

- Accounts Payable – 2/26/2024 - \$32,621.67

**Motion:** Vice Chairman Pitman makes a motion to approve the accounts payable manifest in the amount of \$32,621.67.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- Accounts Payable Manifest – 2/20/2024 - \$95,192.37 -Previously approved and signed by the Board.
- Payroll Manifest – 2/14/2024 - \$95,535.91 gross, \$63,832.10 net. – Previously approved and signed by the Board.

**Signatures/Correspondence:**

- Signatures
  - Recommendation from Avatar. 2 Land Use Change Tax Properties.

“The following sales were reviewed and relied upon in my determination of fair market value for the parcel noted below.

Sale	Map & Lot	Acreage	Sale Date	Sale Price	
1	409-57	4.300	03/06/23	\$140,000	(Perry Road)
2	416-48	4.400	03/24/23	\$130,000	(Nottingham Road)
3	418-62	3.298	04/06/23	\$155,000	(Reservation Road)
4	413-7-13	4.01	05/30/23	\$170,000	(McCarron Road)
5	419-69-2	3.140	12/01/23	\$135,000	(Middle Road, Dirt)
6	419-69-4	3.810	01/03/24	\$135,000	(Middle Road, Dirt)

Map 419 Lot 69 Sub 2

The above-referenced parcel consists of 3.170 acres in current use. This property was recently sold on December 20, 2023, pursuant to Book 6524 Page 520 and due to the ownership change, no longer meets the 10 acres (or more) of contiguous identical ownership to qualify for current use. As such, they are now subject to the land use change tax (LUCT). The sales noted above were used to aid in my opinion of market value. Considering all the above and factoring adjustments for differences in size, location, access, topography, etc., it is my opinion the subject's sale price of \$135,000 is indicative of its market value, revealing a \$13,500 LUCT (\$135,000 x 10%). The date of change should be noted as December 20, 2023, the date the ownership change was recorded at the registry.

Once this recommendation is received, a land use change tax form (A-5) and the tax warrant need to be completed, signed by the Board, and provided to the Tax Collector for processing. After processing and once the bill has been paid, the A-5 form needs to be recorded at the registry.”

**Motion:** Vice Chairman Pitman makes a motion to collect the \$13,500.00 land use change tax on parcel 419-69-2.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

It is clarified that the property owners are Daniel and Emily Todd.

"Map 419 Lot 69 Sub 4

The above-referenced parcel consists of 3.810 acres in current use. This property was recently sold on January 3, 2024, pursuant to Book 6526 Page 287 and due to the ownership change, no longer meets the 10 acres (or more) of contiguous identical ownership to qualify for current use. As such, they are now subject to the land use change tax (LUCT). The sales noted above were used to aid in my opinion of market value. Considering all the above and factoring adjustments for differences in size, location, access, topography, etc., it is my opinion the subject's sale price of \$135,000 is indicative of its market value, revealing a \$13,500 LUCT (\$135,000 x 10%). The date of change should be noted as January 3, 2024, the date the ownership change was recorded at the registry."

**Motion:** Vice Chairman Pitman makes a motion to collect the \$13,500.00 land use change tax on parcel 419-69-4.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- Veteran's tax credit of \$750.00. Michelle Lizotte.

**Motion:** Selectwoman McHugh makes a motion to approve a Veteran's tax credit of \$750.00 for Michelle Lizotte.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- Plodzick and Sanderson. Questionnaire to the BOS about the Town Audit. Vote needed for the Chair to sign on behalf of the Board. It is clarified that the questionnaire has already been prepared and sent to the BOS previously for their review and now it just needs to be signed.

**Motion:** Vice Chairman Pitman makes a motion for the Chairman to sign the Town Audit questionnaire from Plodzick and Sanderson.

**Second:** Selectwoman McHugh

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- Letter from the BOS to the Historical Society.

"As you will recall, the Board of Selectmen had sent you a letter dated November 20 regarding the use of the Town Hall kitchen by members of the Historical Society on October 26. In that letter, the Board commented that our building Facility Supervisor, Ray Ellis, had told members of the Society that they could not use the kitchen on that date because it was clean and was scheduled to be used by a private party who had reserved the Town Hall for the following day. Following receipt of the letter, the Society requested a with the Board to explain the Society's position on this matter. At that meeting, you had advised the Board that work was being done on the Society's museum on North Road and that the Society members who had come over to the Town Hall had brought food to be heated in the oven at the Town Hall. There was no food

preparation that was necessary and the use of the oven was only to heat the food. Following heating of the food, the pans were brought back to the Society's museum and no cleanup was required at the Town Hall.

Based on the Society's description of the circumstances and that the kitchen was only used to heat the food, it was unfortunate that communications between Mr. Ellis and the Society members did not make it clear that the use did not involve anything more than simply heating the food. Members of the Board agreed with the Society that, although the Society had not cleared use of the Town Hall with Mr. Ellis, the use, in this instance where food was only being heated, could have been permitted.

The Board is aware of all the improvements the Society has made to the Town Hall over the years and thank you and the Society for your good work. The Board requests that in the future, please coordinate with Mr. Ellis should the Society need to use other portions of the Town Hall beyond the Society's two rooms on the second floor. We apologize for our misunderstanding of the situation.

Thank you in advance for assisting the Board in continuing to make the Town Hall available to all residents of the Town."

**Motion:** Vice Chairman Pitman makes a motion to approve the letter from the BOS to the Historical Society and for the Board sign the letter.

**Second:** Selectman Huebner

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- Correspondence – No Correspondence

#### **Town Administrator's Report:**

Mr. Harrington states he has one announcement. Mr. Harrington reads the public notice that will be posted the following day.

"Article #11 of the 2024 Town Warrant relates to the rescission of SB2 and requires, pursuant to RSA 40:14, IV, a Public Hearing no later than 15 days prior to the March 12 vote. However, due to an administrative oversight, there is insufficient time to notice this required Public Hearing. As a result, Warrant Article # 11 will be considered as advisory."

Selectman Huebner asks for clarification and Mr. Harrington explains the Public Hearing process and rules for when the rescission of SB2 is on a warrant article.

The public notice will be posted tomorrow and at the Town Hall on Voting Day.

Chairman McGarry verifies that all the Board members received a copy of the Highway Agents letter with updates on all the work they have been doing. It will be posted to the Town Website.

#### **Unfinished Business/New Business/Other Business:**

- Unfinished Business
  - Wage and Salary Survey -Chairman McGarry asks for update from Selectwoman McHugh and Selectman Huebner on their research on a wage salary survey. They provide the information they have been able to collect. The Board goes on to discuss the research and the results of the research.

**Motion:** Selectwoman makes a motion to spend \$8,000.00 to hire MRI to do the wage salary survey.

**Second:** Selectman Barry

**Discussion:**

The Board discusses the spending of the money is necessary or not and if an outside resource is a better option for the survey.

Chairman McGarry asks Mr. Harrington if the cost with MRI will still be the same that was quoted in July 2023 and Mr. Harrington states he would have to reach out to MRI.

**Motion:** Chairman McGarry makes a motion to table the vote until the next meeting when they have the new quote from MRI.

**Second:** Selectman Huebner

**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

- New Business – no new business
- Other Business – no other business

**Non-Public Session**

**Motion:** Vice Chairman Pitman makes a motion to go into a non-public under RSA 91-A:3, II (b) The hiring of any person as a public employee.

**Second:** Selectman Huebner

**Discussion:**

**Roll Call Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

Chairman McGarry states that there was action taken in the non-public session and asks for a motion to seal the minutes.

**Motion:** Selectwoman McHugh makes a motion to the seal the minutes from the non-public session.

**Second:** Selectman Huebner

**Discussion:**

**Roll Call Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

**Citizen's Comments**

- Vicki Bedard. Cole Road. She has come before the Board to speak out the ditching along Cole Road and the culvert put in at the end of her driveway.
- Susan Sykes. Cole Road. Ms. Sykes voices her opinion on the idea of house-to-house trash pickup and the ditching on Cole Road.
- Erroll Rhodes. Church Street. Mr. Rhodes expresses his opinion on the letter to the Historical Society and the wage and salary survey.
- Harriet Cady. Ms. Cady gives her on opinion on how the wage and salary survey and how it should be done.
- Robert Prieto. South Road. Mr. Prieto provides his opinion on how he feels the transfer station research could be improved with a committee.

**Adjournment**

**Motion:** Vice Chairman Pitman makes a motion to adjourn.

**Second:** Selectwoman McHugh  
**Discussion:**

**Vote: Yea 5, Nay 0, Abstained 0 - Motion Carries**

**Next Meeting: March 11, 2024 at 5:30 pm**

*The Minutes were transcribed and respectfully submitted by Randi Long, Recording Secretary  
Pending approval by the Board of Selectmen*