

**TOWN OF DEERFIELD
BOARD OF SELECTMEN
May 7, 2007
MINUTES**

Call to Order:

5:00pm Chairman, Stephen R. Barry, called the Meeting to Order.

Pledge of Allegiance to the Flag:

Chairman Barry asked all to rise and pledge allegiance to the Flag.

Roll Call:

Present: Stephen R. Barry, Chairman; R. Andrew Robertson, Vice Chairman; Joseph E. Stone, John Reagan, and Walter Hooker, Selectmen

Also Present: Cynthia Heon, Town Administrator; Kristine Morgan, Recording Secretary.

Department of Revenue (DRA)/Current Use

Present: David Hynes and Lionel MacEachern

Mr. Hynes advised the DRA requested an appointment with the Board due to a recent article in the Union Leader pertaining to a proposal submitted in which the Board was asked to waive current use penalties. He advised the article raised a red flag with the DRA.

Mr. Hynes referred to RSA 79A:7,I and stated all property lots shall be subject to LUCT (Land Use Change Tax) which is 10% of the fair market value. He advised no one shall be exempt from LUCT. Mr. Hynes advised in the case of a subdivision, individual lots will come out of current use when the lots are altered or there is a change in the owner of record.

Mr. Hynes indicated the purpose of current use was to preserve open space. When the property comes out of current use, the penalty is to pay back taxes the owner benefited not paying to keep the property in a natural state.

Vice Chairman Robertson questioned if they can abate the penalty. Mr. Hynes advised if the town charges LUCT the owner can request an abatement for "good cause shown". The owner could be the developer if the property remains in their name or an individual owner who purchased land. Mr. Hynes advised the DRA did not see the proposal indicated in the article as "good cause" stating the town would be handing off the tax burden to taxpayers while giving the benefits to the developer. Mr. Hynes advised they could be subject to the taxpayers taking it to the Board of Tax and Land Appeals. Selectman Stone questioned if Mr. Hynes was aware of the DRA's involvement in any appeals to which he indicated he was not aware of any.

Selectman Hooker commented the town's lots are based on three (3) acre lots. If the lots drop below the ten (10) acre minimum for current use, then it would automatically come out of current use. Mr. Hynes advised it wouldn't until the land had been changed. For example, a developer subdivides a tract of land. The land would stay in current use until the road is cut in, and then the road would come out. All lots would remain in current use; as lots were cleared and developed, they would come out. As long as the lots stay unchanged and don't change ownership, they will stay in current use because it is still considered one contiguous tract of land. Even though they are individual lots on paper, they stay in current use until they are changed or sold.

Selectman Reagan questioned if a developer builds sixty (60) houses resulting in an amount of unchanged land under ten (10) acres. Mr. Hynes advised the remaining land would come out of current use because it doesn't meet the minimum requirement.

Vice Chairman Robertson questioned if Mr. Hynes was saying not to waive current use fees and an abatement is an option likely only through appeals. Mr. Hynes advised he was correct and added the State even pays LUCT.

Mr. Hynes advised he was there to advise the Board (1) they cannot waive the fees and (2) when the lots change, an

abatement could be filed. If the Board of Selectmen denied the abatement, it would go to the Board of Tax and Land Appeals and involve the Department of Revenue Administration (DRA).

Selectman Stone questioned if the denial process was the same process it is now. Mr. Hynes advised it was but under a different timeline. Selectman Hooker commented the normal process for taxes is March 1st. Mr. Hynes referred to RSA 79A:5 IV stating prior to July 1st, adding if the town was in receipt of an Intent to Cut Timber or an Intent to Excavate Gravel, they should be going out and checking the property to ensure it still meets the criteria for current use. Selectman Stone added or within 15 days. Mr. Hynes agreed and restated prior to July 1st or within fifteen (15) days of receipt of application. Mr. Hynes commented the town did not have to bill by those dates; the town has up to one (1) year to bill after discovery.

Selectman Hooker questioned if the taxes had to be paid before the taxpayer could file an appeal. Mr. Hynes advised the taxes did not have to be paid prior to filing an abatement.

Chairman Barry commented Mr. Hynes is stating not to waive the penalties. Mr. Hynes advised they could be subject to litigation if they do. Vice Chairman Robertson advised he has always looked at current use as deferred taxes and has always done his best to hold on to them. Mr. Hynes stated current use was deferred taxes.

Chairman Barry thanked Mr. Hynes for his informative presentation; it was some of the guidance they were looking for. Mr. Hynes advised Chairman Barry to contact him or Deerfield's local assessment representative, Lionel MacEachern, if there were any additional questions or concerns.

Chairman Barry stated Mr. Hynes' information really answered any questions he had regarding the White's proposal. Vice Chairman Robertson stated it addresses current use but they could still reach an agreement on impact fees if they wanted to. Selectman Hooker questioned if the White's proposal was really a matter for the Planning Board. Vice Chairman Robertson indicated it was not because it was a question regarding impact fees.

Selectman Stone suggested they hold off on any decision making until at least next week. This will give them time to consider the information tonight as well as time to notify the White's when they will be making a decision so they can be present if they choose to.

Review of Outstanding Minutes

April 19, 2007

MOTION: Selectman Reagan made the motion to approve the minutes of April 19, 2007 as written. Vice Chairman Robertson seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor; 3/2. Selectman Stone and Selectman Hooker abstained from the vote because they were not present for the April 19, 2007 meeting.

Vouchers

1. Payroll Voucher – net amount of \$32,617.88

MOTION: Vice Chairman Robertson made the motion to approve the Payroll Voucher in the amount of \$32,617.88. Selectman Reagan seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

2. Accounts Payable Manifest – total amount of \$386,583.10

MOTION: Vice Chairman Robertson made the motion to approve the Accounts Payable Manifest in the amount of \$386,583.10. Selectman Reagan seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Parks and Recreation

Chairman Barry indicated Joe Manzi, Parks and Recreation Director, had requested if the Town vehicles could be put on display for kids to look at, touch, and climb on.

MOTION: Selectman Stone made the motion to approve putting the town vehicles on display. Vice Chairman Robertson seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Signatures Requiring a Vote

1. Notice of Abatement Denial

Rollins Family Trust, Keith and Vera Rollins
Map 419 Lot 37.1

Reason: Assessor's opinion is the total assessed value is correct; an abatement is not necessary.

MOTION: Vice Chairman Robertson made the motion to deny the Request for Abatement. Selectman Reagan seconded the motion.

Vice Chairman Robertson indicated the Rollins' appraisal was based on the Smith's property which was originally listed as vacant but now determined to be a pit.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Signatures Not Requiring a Vote

1. Notice of Intent to Cut

Bruce Herrmann – Map 208 Lot 128

2. Timber Tax Levy

Sally J and James Cannon – Map 420 Lot 12

3. Gravel Tax Levy

Nellie Rollins – Map 209 Lot 35

Correspondence

1. Letter/Dr. Elliot More

Chairman Barry advised Dr. More was writing to voice his dismay at the closing the Transfer Station on Sundays indicating Sunday was the only day he could go to the dump. Dr. More's letter also commented closing on Sunday was a disservice to the community.

Chairman Barry questioned the Board what they would like to do with Dr. More's letter. Selectman Stone commented he voted for closing on Sunday but now wishes he had voted against it. Vice Chairman Robertson indicated he has received phone calls from residents complaining they had not received notice. Selectman Stone indicated they should acknowledge Dr. More's letter.

2. Letter/Officer in Charge, Lt. Greeley

Lt. Greeley indicated he would be on vacation from May 11, 2007 to May 15, 2007. In his absence, Corporal Hardy will be in charge.

3. Letter/Jeff and Gina White

Chairman Barry indicated Mr. and Mrs. White has forwarded a lengthy letter. The Board agreed to take additional time to review the letter and plan to discuss it at the next meeting.

4. Letter Regarding questions to Avitar

a. John and Susan Fifield

Chairman Barry advised Mr. and Mrs. Fifield's letter was in regard to questions pertaining to current use and their property assessment.

Chairman Barry advised Avitar's response indicates Lot 17.1, Lot 17.2, Lot 17.3 were in current use so a land use change tax must be issued, however, they do agree the lot built upon, currently assessed at \$120,000, was assessed at \$110,000 at the time the tax should have been assessed so they have recommended an abatement to their original value; LUCT reduced from \$12,000 to \$11,000.

MOTION: Vice Chairman Robertson made the motion to go with Avitar's recommendation for abatement. Selectman Stone seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

b. Modular Home (Name not Stated)

Chairman Barry advised Avitar forwarded a response to a question regarding the assessment value of a modular home. He indicated the letter from Avitar advised there was no evidence of over assessment and indicated a modular home was of similar and sometimes better quality than onsite construction; an abatement is not needed.

MOTION: Selectman Stone made the motion to deny an abatement on the modular home. Vice Chairman Robertson seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Highway Department

Present: Alex Cote, Road Agent

Bid Process

Chairman Barry advised Town Counsel indicated they should redo the bidding process for Reconstruction Materials, Winter Sand, and Paving.

MOTION: Vice Chairman Robertson made the motion to redo the bid process of Reconstruction Materials, Winter Sand, and Paving with bids due by 5:30pm on May 21, 2007. Selectman Reagan seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Chairman Barry requested Mr. Cote to contact all contractors who submitted a bid to advise the process is being redone and bids were due in two weeks.

Road Update

Chairman Barry questioned Mr. Cote if there was anything he needed from the Board. Mr. Cote indicated the Board had requested an estimate on all the damage resulting from the recent storm. Mr. Cote advised an estimate is proving difficult because there are constant issues and additional problems coming up. For example, the Middle Road Bridge was finally in a position to be assessed today and was found to be severely undermined. The bridge appears to have \$150,000 to \$175,000 worth of damage.

Mr. Cote advised he would like to rearrange the repair schedule taking into consideration new information on already known damage as well as new damage found. Mr. Cote indicated he would prefer to do the Middle Road Bridge before doing the Candia Rd Bridge stating he feels the Middle Road Bridge is, in his opinion, a higher priority bridge since Middle Road is an important road for getting in and out of town. Vice Chairman Robertson indicated he was fine with Mr. Cote's suggestion but requested better barricades for the Candia Road Bridge so they are more visible, particularly at night.

Mr. Cote advised his intentions were to repair the Middle Rd Bridge first then Candia Rd with the James City Rd bridge being the least priority. He stated he wished he could give more concrete numbers but couldn't until he was able to sit down with FEMA. Mr. Cote advised FEMA could be very selective on what damage they paid for and had a minimum damage payment amount of \$1,000. He stated Keach & Nordstrom could value damage at a higher amount than what FEMA allows. They won't know this until the FEMA inspector comes out.

Chairman Barry questioned where Mr. Cote stood on the repairs to the Nottingham Rd Bridge. Mr. Cote advised the culvert was expected to be delivered tomorrow (Tuesday) with the intentions of having the road passable by the end of the week. He stated there will still be a lot of cleanup to do which will still cause some delays but the road will be passable. Mr. Cote advised he sent an email to Bonni McPherson, IT Department, to post information regarding the Nottingham Rd Bridge. He added they were very fortunate in getting the replacement culvert for Nottingham Rd advising the Town of Sullivan gave up their culvert for him.

Mr. Cote commented it has been difficult because he is getting a lot of questions from residents wondering when "their" bridge would be replaced, stating the misunderstanding is that he can't just call up and get a bridge.

Mr. Cote advised they had a culvert pipe start to collapse on South Road over the weekend. There is also a section in the Birch Rd and Middle Rd intersection that is starting to collapse. Mr. Cote explained these were issues that have just come up within the last few days.

Chairman Barry questioned if Mr. Cote will be able to get the paperwork for FEMA in on time. Mr. Cote advised the paperwork was already completed. Selectman Stone questioned if Mr. Cote will have enough time to complete the repairs needed. Mr. Cote advised he had various time schedules to adhere to with up to 30 months for extended projects.

Selectman Stone commented they won't know the exact amount of damage for years. Mr. Cote advised FEMA will put an amount on each section of damage and they will have to attempt to repair those areas within the amount they give. For example, if Keach & Nordstrom says the James City Rd Bridge is worth \$250,000 but FEMA says it is only worth \$200,000 then they try to fix it for \$200,000. Chairman Barry commented they could go back to FEMA if the repairs end up costing more. Mr. Cote indicated they could go back to FEMA. Selectman Stone added that would be where good recordkeeping came into consideration. He stated towns with solid information in the past have typically been given more.

Chairman Barry advised he also wanted to push Hazard Mitigation because there is additional money available for the intentions of ensuring some of the issues and damage didn't happen again. Mr. Cote advised he already had intentions of going over the Hazard Mitigation items with FEMA.

Selectman Hooker questioned if Mr. Cote put the bridges out for bid such as the one on Middle Road. Mr. Cote advised he did not because he preferred to use contractors he was familiar and comfortable with. He also preferred to keep the repairs to local contractors. Selectman Stone added they try to give a share to those who help during weather events; rewarding our own contractors. He advised he would be against putting the projects out to bid. Chairman Barry stated it wasn't unreasonable, however, to get estimates. Mr. Cote advised he does get estimates but he does not put the projects out to bid. Vice Chairman Robertson added Mr. Cote is working under a tight timeframe and residents could get upset waiting for a bid process to go through before they see repairs.

James City Road

Present: Dick Stevens

Mr. Stevens advised he was a resident of James City Road and indicated he has heard a lot of talk the town wasn't intending to put the James City Road bridge back in. He advised he was in support of replacing the bridge and added he didn't want to live on a dead end road. Mr. Stevens commented it was his belief James City Road was made a one way

Road because of its narrow width especially during the winter months when there are snow banks, particularly by Mr. Cote's home. He stated they are dealing with two way traffic now and it is difficult.

Mr. Stevens advised the bridge means a lot to him personally as well. He reminded of the Memorial Day services where people come down and celebrate and indicated he also served in the service so these celebrations were important and meant a lot to him.

Mr. Stevens stated, if FEMA allows money, he would hope the bridge would be replaced. Chairman Barry advised if FEMA gave funds for the bridge, they would have to use them for the bridge. He added the bridge, at this time, isn't the highest priority because residents can still come and go. Mr. Stevens stated he understood and reiterated he did not want to live on a dead end road. He advised he has lived in town his entire life with a significant amount of time on James City Rd. Mr. Stevens stated he works hard to keep his house nice but feels the road is too narrow for two way traffic. He reiterated his strong desire to have the bridge replaced, even if it needed to be narrower, adding he would rather see the current bridge repaired but understands it will likely need to be replaced. Selectman Stone commented Mr. Stevens' thoughts and preferences were now on record.

Selectman Hooker questioned if Mr. Stevens was recommending a narrower bridge so the road would stay one way or was he looking to make the road two way. Mr. Stevens advised he was indicating a narrower bridge. He advised he was present when Mr. Cote was out examining the bridge and when it was discussed the bridge was acting like a dam right now. He indicated he was saying he just wanted the bridge replaced because he feels trapped now. Selectman Stone added there are also a lot of people likely turning around in his driveway.

Selectman Stone stated there were no decision, to his knowledge, on James City Road adding they were waiting to see what FEMA had to say.

Mr. Cote requested to expound on what Mr. Stevens was saying with regards to the bridge acting as a dam. He advised there were drainage calculations being done on bridges to ensure repairs and/or replacements can handle the next 100 year event. They determined the James City Rd Bridge would need to be wider and higher in order for it to properly accept the water. As of now, the water needs to narrow up to get through so when there is an influx of water, the bridge can't handle it. Keach & Nordstrom made the same determination with the Candia Rd, Blakes Hill, Baker Ave, and Nottingham Rd bridges adding FEMA would allow them to go up one size.

Selectman Reagan questioned if the road was posted "not a through street". Mr. Cote advised he has several signs prepared and waiting to be picked up in Concord at the State Prison, unfortunately, he hasn't been able to get there. Chairman Barry advised he was in Concord often so he would pick the signs up. Mr. Cote indicated appreciation and requested Chairman Barry to pick up eight (8) green ten (10) foot poles as well. Mr. Cote also stated he had put a "dead end street/local traffic only" sign but it keeps blowing over. Mr. Stevens advised he didn't like the "keep out" sign stating people coming to visit him have turned around because they thought they were not to go down the road. Selectman Stone added he did not like the "keep out" signs either.

Mr. Stevens stated he knew the recent event was flash flooding and questioned if there were people taking care of pulling the boards out of the dam. Mr. Cote advised all boards had been removed before the flood began. Mr. Stevens questioned if there was something that could be done to prevent the plug up from debris that occurred at the dam by Butch Brown. He added perhaps there is a type of fencing that can be put further out to collect debris to prevent it from plugging everything up. Selectman Stone advised they were doing a critique and commented in regards to a row boat going through the culvert and popping up on the other side, adding it was the State's responsibility for that area.

Point of Order

Chairman Barry questioned if the Board was willing to entertain hearing from Ms. Kandi Davitt regarding Old Center Rd and the spelling of "Center".

Ms. Davitt advised the letter she sent to the Board regarding the spelling of "Center" probably didn't clearly explain her reason for wanting the spelling changed to "Centre". She stated there were many residents who gave her a "tongue lashing" after leaving the meeting regarding Church St and Old Center Rd, N indicating they preferred the "tre" spelling of center.

Ms. Davitt stated she called the town to request the change but then the floods came and her phone call was not returned which was understandable.

Ms. Davitt commented they should have stood up and said something when Vice Chairman Robertson made the motion to keep the spelling "Center" but they didn't. She wrote the letter, took pictures of mailboxes and signs to show how many "hardcore" New Englanders like the "Centre" spelling. Ms. Davitt added the Board voted to keep the spelling to "Center" because the signs had been ordered. Chairman Barry advised they didn't vote, they just kept the spelling "Center" because the signs were ordered.

Ms. Davitt advised there were three or four other residents that were supposed to come to the meeting this evening but for one reason or another, were unable to make it. She stated she was requesting the Board to reconsider spelling "Center" as "Centre".

Chairman Barry questioned Mr. Cote the cost of the signs. Mr. Cote advised the cost was approximately \$35 each and there were two signs ordered.

Selectman Stone stated changing the name of Old Center Rd, South to Church Street was partly based on historical reasons so he didn't see a problem with reordering the signs to have the spelling "Centre" adding he thought it would be good "PR".

Vice Chairman Robertson commented no one stood up to indicated what spelling preference they had, adding it was his belief, the spelling choice was split down the middle between the residents. Ms. Davitt stated no one is against the spelling "Centre" but there are several who are not in favor of the "Center" spelling. Ms. Maureen Mann added she had spoken with Joyce Pelletier who was "furious" about the spelling, stating Ms. Pelletier said she would pay for the signs if that's what it took to have the "Centre" spelling.

Selectman Hooker questioned if 911 or anyone else had been notified of the change yet. He was advised there has not been any notification sent out to anyone.

MOTION: Selectman Stone made the motion to reorder the Old Center Rd signs and change the spelling of "Center" to "Centre". Selectman Hooker seconded the motion.

VOTE: Chairman Barry called for the Vote. It was a Vote in Favor.

Ms. Davitt thanked the Board and added Mr. Cote has been doing a wonderful job.

Town Administrator's Report

1. Bid Process

Chairman Barry indicated they already discussed the bid process.

2. FEMA

Chairman Barry stated the FEMA application has been submitted

3. Recognition of Employees/Volunteers

Chairman Barry commented he thought the best way would be to make it the theme of Old Home Day; they can make some sort of presentation at the Gazebo.

4. Printer Replacement

Chairman Barry stated the Town Administrator's printer suffered water damage and needs to be replaced.

5. Town Website

Chairman Barry advised Bonni McPherson of the IT Department and Ms. Heon would meet with the Board at the May 21st Meeting.

6. Lock Box

The lock box has been installed on the Town Administrator's door and advised the Board to see Ms. Heon for the combination to the lock.

7. Request for Town Administrator's own email address

Chairman Barry indicated a request was made for the Town Administrator to have her own email address. He added he didn't think it would be useful. Ms. Heon advised there is a lot of information that filters through for the Board of Selectmen with very little specifically to her. She stated it would be an additional task having to check two places as well as additional filing; having only one email address made things a lot cleaner to handle.

Vice Chairman Robertson stated it was a good idea to have only one address since it streamlines public record information and keeps everything in one place.

Selectman Hooker commented he was looking at the Town website with everyone having their own email address based on their title adding Ms. Heon should have the same thing. He stated it is possible to create an "alias" in the email program so both addresses go to the same place. Chairman Barry stated he agreed with having only one email address to keep things simple and public information together. Selectman Hooker commented simple is good.

8. Damage Report

There was a request for a damage report to be published for the public. Chairman Barry indicated it would be best to wait to publish anything until they have more information.

Selectman Reagan suggested making the damage report part of the Old Home Day package. Recognition of people and record of damage for historical purposes.

Selectman Hooker stated they should put something out to the public. Selectman Stone recommended asking Mark Tibbetts, Alex Cote, and Lt. Greeley put together a report on what has happened so far. Vice Chairman Robertson added putting information in as to when bridges are going to be repaired. Selectman Stone commented they didn't need to be as specific as how they directed traffic but people should be informed as to the amount of damage and undermining that has occurred and given an approximate timeframe of the repairs.

Ms. Heon questioned if it was acceptable to use photos in the report. The Board indicated using photos was a good idea.

9. After Action Report

Chairman Barry stated they need to complete an "After Action Report" with a meeting scheduled for Thursday, May 10, 2007 at 10am, in the Board of Selectmen conference room. He advised there were only ten (10) questions they needed to answer so the meeting shouldn't take too long.

10. Avitar Associates

Chairman Barry stated Avitar was informed of the resident concerned with one of their representatives "peeking" in windows. Avitar acknowledged the information and apologized.

11. Deerfield Conservation Commission Appointments

Chairman Barry indicated Vice Chairman Robertson was correct; the DCC appointment list was incorrect.

12. Transfer Station Complaints

Chairman Barry advised they had already discussed Mr. Elliott More's complaint and informed the Board Mr. David Buzzell called to express unhappiness with the lack of signs indicating the dump would be closed on Sundays.

FEMA

Chairman Barry stated Ms. Heon has done research and got information from the Department of Revenue Administration (DRA) outlining options, for Deerfield, if additional money is needed. The Board does not need to decide on an option immediately as the DRA didn't see Deerfield in danger of over-expenditure of the budget at this time.

Selectman Hooker questioned if they needed to look at limiting expenses in case FEMA doesn't cover everything. Chairman Barry indicated it as a good question; there is the possibility they won't get all the money they need from FEMA.

Chairman Barry stated they may need to try to find additional funds to complete repairs adding they could potentially go to the budget committee and request to overspend or they may need to have a special town meeting.

Ms. Heon advised a FEMA Representative was by today letting the Town know they are meeting with private individuals.

Spreadsheet

Ms. Heon referred to page one of her report stating she received a request to create a spreadsheet indicating the amount of gravel used last year. Ms. Heon questioned the Board if the spreadsheet was something they were interested in and if so, how did they want it set up and what information did they want included.

Selectman Hooker commented Vice Chairman Robertson, during last weeks meeting, was averaging three rates. If the prices come in at three different rates, they need to consider the costs for each size gravel. Chairman Barry advised the amount of gravel used changes from year to year so it would be hard to gauge.

Vice Chairman Robertson stated he wasn't interested in a spreadsheet, adding he didn't know how much time would be involved to generate one. Ms. Heon advised the time was anticipated to be approximately 1½ to 2 hours of uninterrupted time. Vice Chairman Robertson stated he would prefer to rely on the Road Agent's information.

Citizen's Comments

White Proposal

Ms. Frances Menard advised she has spoken with Mr. White and indicated that she disagreed with some of the figures he gave with respect to what was affordable housing adding \$280,000 was his target figure. Ms. Menard advised Mr. and Mrs. White did attend an annual workshop on the topic which gave good, solid information. She advised she would be happy to give the information to the Board if they desired. Ms. Menard added she was under the assumption Mr. and Mrs. White would be coming forward with additional information.

Vice Chairman Robertson stated Ms. Menard gave him the different figures she has but the numbers were still startling to him. Ms. Menard advised she also took school and Town salary figures from the 2006 Town Report and developed a median. Vice Chairman Robertson advised he looked at the NNE website which had approximately eleven (11) houses that fell in close to affordable with most stating in need of serious work.

Mr. Erick Berglund questioned if the Board was expecting a detailed proposal from the Whites adding the Board commented they would be making a decision next week; if so, where is the proposal. Chairman Barry advised they did not have a detailed proposal. Selectman Stone advised they were not making a decision next week.

Mr. Berglund stated he would support the need for affordable housing but stated the White's proposal was for "high end" affordable housing. He stated he would strongly recommend engaging the Planning Board; this is a very important topic and not necessarily a need for the town. Mr. Berglund added the decision to support the proposal will have ramifications by those who don't desire it but a decision not to support it will also have ramifications.

This portion of the minutes were Recorded, Transcribed and Respectfully Submitted by Kristine Morgan, Recording Secretary
Pending Approval by the Board of Selectmen.

Nonpublic Session

6:30pm

Selectman Joseph Stone made the motion to enter a Nonpublic Session under RSA 91-A:3,II(a)(c) .
Selectman Stone read the sections of the statute that applied to this Nonpublic Session.
Seconded by Vice Chairman R. Andrew Robertson.

Roll Call Vote: Hooker-Yes; Reagan-Yes; Stone-Yes; Robertson-Yes; Barry-Yes.

6:53pm The Nonpublic Session ended.

Minutes Sealed:

Selectman Joseph Stone made a motion to seal the Minutes of this Nonpublic Session as divulgence of information contained within the minutes might likely adversely affect a person or persons not a member of this Board. Seconded by Selectman John Reagan.

Roll Call Vote: Hooker-Yes; Reagan-Yes; Stone-Yes; Robertson-Yes; Barry-Yes

No Action/No Decisions:

There was no action taken or decisions made within this Nonpublic Session.

Adjournment:

6:55pm On the motion of Selectman Joseph Stone to Adjourn, seconded by Selectman John Reagan, Chairman Barry called for the Vote. It was a Vote in Favor. The Selectmen's Meeting of May 7, 2007 stands adjourned.