

1. Convene the meeting.

Vice-Chairman Lionel Ingram convened the Board at 7:00PM on the above date and introduced other members present: Robert Eastman, Paul Binette, Joseph Pace and Town Manager George Olson. Also, Barbara Blenk who is recording the minutes. Absent: Chairman William Campbell.

2. Minutes of Board of Selectmen's meeting of May 24, 2004.

Mr. Binette moved to accept the minutes as submitted; second by Mr. Pace. VOTE: Unanimous.

3. Bid opening – Sale of vehicle.

One bid was received for the Recreation Department's 1994 Chevrolet Caprice: East Coast Classic Sales bid \$200.00.

Mr. Pace moved to 1994 Caprice be awarded to East Coast Classic Sales for \$200; second by Mr. Eastman. VOTE: Unanimous.

4. Board Action on Recommendation from Conservation Commission re Purchase of Land and Conservation Easements using Open Space Bond Funds.

Donald Clement, Chairman of the Conservation Commission, noted the estimated figures for the acquisition transaction costs have been provided to the Board (copy attached). Peter Dow, a member of the Open Space Committee, proceeded to review the properties, following up on the last meeting's discussions. Other members of the Open Space Committee were also present in the audience: Chairman Gwen English, Tom Chamberlin, John Haslam, Jody Pellerin.

Mr. Dow noted the access issues on the Hanson property have been discussed and, at the present time, negotiations are being held off, so vote on that parcel will not take place this evening.

Connor Property: (19+ acres – purchase)

The breakdown of costs, along with the purchase price, amounts to \$50,325. Mr. Eastman expressed concern that the NNE side of the property abuts common space for Captain's Meadow, therefore making the Connor property landlocked on that side. And the area abutting the Oakland Road LLC property also has no public access, so is landlocked and, though he realizes this is a good buy, he feels the price is too high for property that could not be developed anyway.

Mr. Dow noted the Committee signed an option agreement prior to the Chinberg project (Oakland Road LLC) going through the Planning Board. Connor was approached by the Open Space Committee (OSC) to see if he was eligible. The appraiser knew the developer had approached Connor and 1-2 lots would be available on the Connor property if he went with that project. The price is based on the number of parcels that could be available. The OSC, at the time, did not know the possibilities of development but wished to expand the Town Forest via a wood road already in place. The option agreement was signed to hold the piece and is good till September, 2004. Mr. Dow noted there are procedures to follow for the purchase process, including obtaining the services of a certified

land appraiser, familiar with local properties, to come up with a value. They review comparable sales in the market.

Mr. Pace moved to authorize the withdrawal of \$50,325 to purchase the Connor property as proposed, to include the purchase price and acquisition transaction costs; second by Mr. Binette. VOTE: 3-1 with Vice Chairman Ingram participating in the vote.

Baglin: (23.78 acres – conservation easement)

Mr. Dow explained that test pits were done and portions of the land could be developed. They met with the Town Planner for a layout of a subdivision for one house, with all set backs met. The proposed easement has one pond close to their house. This parcel would act as a buffer to the 54 acre parcel currently owned by Fish & Game, and a Town-owned Conservation Easement across the road.

Mr. Binette asked who had appraised the parcel? Daigneault. Did he actually walk the 23.78 acres to arrive at the \$198,000 figure. Mr. Dow explained he was given the survey and test pit information and, having completed the appraisal for the Oakland's project, was very familiar with the area. He only needed to establish there was one buildable lot. With recent comps of sales in the area, the value of \$198,000 was based on over-sized house lots in Exeter and the area. Mr. Binette asked if the assessment cards had been reviewed. Yes, the card is part of the appraisal package. Mr. Binette noted this property is in current use and is appraised lower than the \$198,000 figure. Mr. Dow explained that current use figures are set at the State level and not by the Town Assessor. An assessment card cannot be viewed for fair market value if any of it is in current use and the appraiser took that into effect. Mr. Dow reminded Mr. Binette that appraisals are based on how many house lots could be on the property and not 'how much per acre' overall. Many lots in Exeter are being purchased at much more than they are assessed for.

Mr. Binette noted this is a lot of money to be paying for an easement. Mr. Dow noted the adjacent lot sold for \$254,000 last year. Mr. Pace reminded the Board the Town has the first option to purchase the property should it be offered outside the family. Mr. Dow noted the Baglin's will continue to own and live on the property but could sell the rest to the Town. The appraiser considered this and reduced the appraisal amount. The offer is for \$175,000 – well below the appraised figure.

Mr. Eastman expressed concern over no public access and, with taxpayer's money being spent, there should be access. He also noted the land is in current use as "unproductive land" but is now being presented as "forest land". Mr. Dow stated the forest product is minimal and is largely wetland. One site could produce a house; firewood can be obtained. The property is the 'low end' of the forest land. There is public access allow around town, with more than 1500 acres of walkable property. With this property not all wetlands, the owner could place sheds, store RV's, have a home occupation, etc., but they are trying to maintain the scenic look particularly with Beech Hill Brook running through the property. This is one of the best nature areas in Town, noting moose, bear and other wildlife have been spotted. It's possible Federal dollars may be obtained for this acquisition, due to its 'special place' in Rockingham County – not because they like us.

Mr. Ingram noted the huge issue here is of privacy and balancing this vs. protecting the land. With this easement, we must also give something to the people who still wish to live there. Mr. Eastman agrees with conserving the land is what the voters want, but the majority also want access to a piece of property if we are spending the funds to obtain it.

Mr. Dow stated a recent UNH survey of residents in towns who have approved the bond issues to purchase land asked why they were in favor of the bond issues. Most attributed it to keeping the rural character of the community. They wished to save part of the Town to remain in a rural setting, even though they may not hunt, fish, or walk the land. They don't want development to replace the trees as they drive by.

Mr. Pace thanked Mr. Dow for providing the transaction costs. He expressed concern over outright purchase at a later date. He believes the interest of the Town is eternal but questions if the option lapses if the owners sell the property to their children (or they inherit it). Mr. Dow noted when a sale is to be offered outside the family – for eternity – the Town gets the first notice of sale. He also noted the owners have the flexibility of posting no hunting signs but can allow hunting to those who request it. He did say that if posted “with the owner’s permission”, legally they must list their names and phone numbers. If posted, the owners can call the police – if not posted, the owners must request the parties to leave.

Mr. Binette noted the \$3 million vote went through with no one knowing what was to be purchased, particularly if there is no access on some parcels. This open discussion allows this information to be shared.

Mr. Pace moved to authorize withdrawal of \$181,282 for the easements rights to the Baglin property, with \$175,000 for the property and \$6,282 as acquisition transaction costs; second by Mr. Ingram. VOTE: 2-2. Motion failed.

Discussion followed on waiting till a five-member board could be present. The Conservation Commission asked to withdraw the request on the Callahan property till a later date.

5. Appointments to the Town Manager Search Committee.

Mr. Eastman moved to appoint Barbara Blenk (Admin. Asst/H. R. Director) to the Committee; second by Mr. Binette. VOTE: Unanimous.

6. Appointment to Zoning Board of Adjustment

Mr. Eastman moved to appoint Stephen Cole as an alternate to the Zoning Board of Adjustment with a term to end 4-30-06; second by Mr. Binette. VOTE: Unanimous.

7. Work in the Town Right-of-Way – Watson Road – Forest Ridge

Mr. Olson explained the Board received a packet describing the work to be done on Watson Road at the very sharp corner. He notes DPW has recommended that, given the amount of work being done in the right-of-way, the plans come before the Board for comment. The plans have been reviewed and approved by the Town Engineer and Planning Board.

Jonathan Ring, Jones & Beach Engineers, explained the developers of Forest Ridge (250 acre subdivision off Watson Road) propose to ‘soften’ the curve at the PSNH easement. There is 450 linear feet of road. They will provide additional right-of-way and gravel parking lot for access to the conservation easement. The property in question below to the developer.

Mr. Binette asked if the parcel was currently fenced off for horses? No, it is across the street and further up the street. That parcel is not affected.

Mr. Ring noted 'Chevron' signs will be added to the corner to better indicate a sharp corner.

Mr. Pace moved to permit alterations to the curve on Watson Road as proposed; second by Mr. Eastman. VOTE: Unanimous.

8. Purchase of Parks & Recreation Department Replacement Bus

Greg Bisson, Assistant Director, was present to answer questions on the present bus and proposed bus purchase (see also attached 'timeline'). There is currently \$40,000 in the Bus Capital Fund and, with the Lions Club donating \$6,000 and \$3,500 given as a trade-in on the current bus, the 1993 bus could be purchased.

Mr. Pace noted the Bus Capital Reserve Fund is to purchase a bus and we are currently at that point. ***Mr. Pace moved to authorize the release of \$40,000 from the Bus Capital Reserve Fund for the purchase of a bus as outlined in the proposal; second by Mr. Eastman.*** Mr. Binette provided a few statements and suggested that prior to purchase, the Department have the Cat dealer in Hopkinton review the 'new' bus for their recommendations. ***Mr. Pace amended his motion to include Mr. Binette's recommendation; second by Mr. Eastman. VOTE: Unanimous.***

9. Amendment to Town Personnel Plan – Part-time Employees.

Mr. Olson reviewed this amendment is necessitated by the Statutory requirement that employees working 35 hours a week and receiving at least one benefit (sick or vacation) must be made part of the State's retirement program. This is an unfortunate unintended consequence of the Town being a part of the State Retirement program and providing our year-round part time employees with sick leave. There is no intention to provide retirement benefits to part-time employees so the only solution is to change the definition of a part-time employee to reflect 34 rather than 35 hours. Two part-time employees will be impacted. The amendment is to Section 3.21 of the Personnel Plan and has been reviewed and recommended by the Benefits Review Committee on a 4-3 vote. One reading is sufficient to amend the language (attached).

Mr. Eastman moved to amend Section 3.21 of the Personnel Plan as proposed; second by Mr. Pace. VOTE: Unanimous.

10. Installation of monitoring wells on Town property – Bow & Court Streets

Due to DES requirements, GEO Insight (representing Getty Properties Corp.) provided information regarding proposed monitoring well installation activities in the public right-of-way for the Getty Station on Bow Street. One would be placed in the southwestern corner of Town House Common and the other on the western side of Court Street opposite the park. The wells will be sampled in the months of August and November, 2004; additional sampling may be requested at a later date.

Mr. Pace moved to allow installation as stipulated in the June 2, 2004 GEO Insight letter regarding Project 3545-000; second by Mr. Eastman. VOTE: Unanimous.

11. Permits:

- Congressman Jeb Bradley requested use of the Wheelwright Room on June 23rd from 9:30-10:30AM to meet with constituents.
- Festival of Trees Committee requested use of the Town Hall from November 23 through December 3, 2004 for the Festival (with actual event on December 2nd from 2-8PM). The extra dates are for set-up and clean-up.
- Exeter Players requested the Town Hall from 8-11PM on December 6 through 12 and December 17, 18 and 19, 2004 for their production of *Butterflies Are Free*.

Mr. Pace moved to approve the three permits as presented; second by Mr. Eastman. VOTE: Unanimous.

12. Town Manager's Items:

- Board's next meeting I June 28th.
- Flag Day ceremonies will be 7PM at Swasey Parkway on June 14th to retire old and battered American Flags. The ceremony is sponsored by Boy, Girl and Cub Scouts of Exeter. Drop off of flags can be made at the Town Office and Christ Episcopal Church on Pine Street.

13. Selectmen's Committee Reports

Mr. Eastman: Planning Board meets Thursday to review four sections of the Master Plan.

Mr. Binette: None.

Mr. Pace: Thanked all who participated in the Memorial Day Parade and Ceremonies. He also congratulated EHS grads for their graduation this Friday.

Mr. Ingram: None.

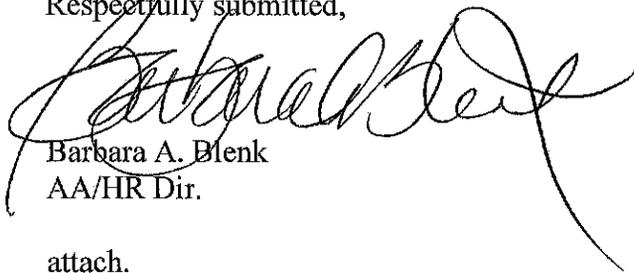
14. Public Comments:

Arthur Baillargeon asked, again, when an open house will be scheduled to view the new Public Works Complex. This is the third time he has requested information. Mr. Olson will have information at the next meeting.

Scott Taylor, representing Troop 322, announced the Flag Retiring Ceremony on Monday, June 14th at Swasey Parkway beginning at 7PM. All scouts in Exeter will be participating.

Mr. Eastman moved to adjourn; second by Mr. Pace. VOTE: Unanimous. Time: 9:12PM.

Respectfully submitted,



Barbara A. Blenk
AA/HR Dir.

attach.