

**5:30 Osgood Pond Discussion –  
Councilor Dave Wheeler (verbal)**

MEMORANDUM

DATE: July 30, 2018

TO: Board of Selectmen

CC: Mark Bender

FROM: Marti Noel, Assessor

RE: **2017 Property Abatement Applications**  
Map 7/8, 7/8-1 – **Sanfred Realty LLC (Francis J. Coffey)**  
**Recommendation for Denial**

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The Board is reviewing this property abatement application beyond the July 1 deadline at the property owner's request. As discussed at a recent (June 25) meeting there is no penalty to either the owner or the town to continue discussions regarding abatement beyond the statutory date of July 1 for municipality response. In fact, continued discussions and/or mediation are encouraged by the Courts and the Board of Tax and Land Appeals throughout the Appeal process.

Mr. Coffey outlined several reasons for his request. **Reason #4 is a request for Hardship Abatement which touches on the property owner's financial status. I remind the Board that if this is delved into in detail, the Board should consider whether any deeper discussion should be held in a non-public session. NOTE:** The response discussed in this memo does not go into a level of detail requiring non-public session.

In response to the many reasons stated on the application, I recommend Denial of the abatement for the following reasons:

- 1. Incorrect Physical Data:** Mr. Coffey mistakenly interpreted the land code "3900- Dev Land" to mean developed land, when in fact it refers to developable land. This code means the land is able to be developed : ie: it is not landlocked, located on a paper road, or otherwise designated as unbuildable. As such it is given full value as a buildable parcel.

**The two lots should be treated as a single parcel:** In reviewing the property history, it is noted that the property received approval for the two lot subdivision in August 17, 2005. The property was a single parcel with subdivision approval when Sanfred Realty LLC purchased it on or around October 19, 2005. The subdivision was recorded on November 4, 2005 as Plan 34331, creating two developable lots in which Mr. Coffey/Sanfred Realty was an active participant. The choice beyond that subdivision date was to maintain two separate lots, where

the property owner could request to re- merge the lots at any time in those following years to reduce the tax burden.

Since the two lots remained separate parcels as of April 1, 2017, they were taxed as two individual parcels for 2017. The same would be true for the appeals filed this year for prior years 2016 and 2015. By statute, they must be assessed according to their status as separate lots. (RSA 75:9)

- 2. Level of Assessment is Incorrect:** Mr. Coffey has provided no evidence to support this statement. Page 26 of the appraisal report that was submitted as evidence indicates that the appraiser of that report did consider the property fairly assessed. The effective date of that appraisal is November 3, 2016. The evidence provided actually supports the town's assessment as "fairly assessed". (See excerpt of property appraisal provided)
- 3. Value of Land after merger:** The properties remained two separate parcels as of April 1, 2017 and are assessed for the year as they existed as of that date. The two lots were merged into a single lot on November 17, 2017, as recorded in the Hillsborough County Registry of Deeds Book 7567, Page 1455, but Mr. Coffey/Sanfred Realty did not receive approval through the Planning Board or Board of Selectmen to merge the parcels. The Planning Department has recently sent correspondence to Mr. Coffey rejecting that merger until it is requested through the proper process which will require the mortgage holder to agree to any merger. (RSA 674:39-a) If so agreed to by Planning Dept/BOS after proper application is submitted with appropriate supporting documents, the lots will be taxed accordingly as a single parcel as of April 1, 2018.

Mr. Coffey also requested abatement based on financial hardship, which is the reason we are in non-public session. To date, Mr. Coffee has not provided adequate financial data to support this claim.

#### **4. Inability to Pay based on**

**Lack of Equity:** A lack of equity in a property is not sufficient grounds for abatement based on "inability to pay taxes" due. For several years following the 2008 economic downturn, many property and business owners lacked equity in their properties.

In an August 2017 (public) meeting, the town did graciously waived over \$5,000 in fees and interest due for your 2014 taxes in order to assist the tax payer with his financial difficulties.

Mr. Coffey makes the statement that “the property cannot be sold”. Lenders negotiate short sales quite regularly. When a short sale occurs, all taxes due are paid.

“**Simple Income and Expense Statements**” were provided but are considered insufficient to make any determination on the property owner’s financial claim. There was no supporting documentation to support these statements. Signed rental agreements, detailed audited statements or federal income tax filings would be examples of appropriate documentation.

5. **Assessed Value:** As the Board members are aware, the assessment does not change from year to year between revaluations. The Historic Ratio Chart referred to is a simple measure of assessment to market value. A revaluation was completed in 2016 to bring properties in line with market values. Mr. Coffey’s appraisal supports the property is considered to be “fairly assessed”
6. **Overburdening Tax Payers:** The property assessment considers the construction materials, use, and location of the property. Again, the property owner submitted an appraisal report completed for the property owner’s lender where the appraiser stated that the property appears to be “fairly assessed”.
7. **Sound Business and Economic Reasons:** Business profitability is not the basis for property tax in NH. The town is not responsible to carry the burden of bad business decisions, nor eligible to share the benefits of good business decisions. Every property owner in town is required to pay their fair share tax burden based on market value of the property.

For the reasons explained above, I recommend that the Board of Selectman (BOS) **deny** the abatement request.

MEMORANDUM

DATE: July 30, 2018

TO: Board of Selectmen

CC: Mark Bender

FROM: Marti Noel, Assessor

RE: **Current Use Application – Map 51 Lot 17**

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The owner of the above referenced parcel is applying to have .5 acres of land area placed into Current Use Status.

The property owner had ample acreage to remain in Current use with 2 acres having been left out during the initial application.

In recent years, the property owner has subdivided parcels which remained in his name, allowing for the land to remain in CU. Recently, the owner sold a parcel which then ultimately reduced the land remaining in CU to slightly below the required 10 acres, a miscalculation on the owners part, believing he had more land in CU than he did. (He firmly believed he had only one acre out of CU, not the 2 that our records showed.)

The property owner does have enough land that had been left out of CU originally (.5 ac) which qualifies to be placed into Current Use in order to maintain the CU status for the remainder of this parcel, and that is the purpose of this application.

This application was submitted in a timely manner to be applied for the 2018 tax year, although it has taken a bit more time to finalize the application presented tonight.

Thank You

4. a) 1) Request for Approval for the Sacred Place Inc. to conduct a fundraising raffle for Homelessness, in accordance with RSA 287-A:7.

# **Guns Against Homelessness**

## **Handgun Raffle For Charity**

Made Possible By  
A Sacred Place Inc.  
&  
Milford Firearms, LLC

Good afternoon Ms. Philbrick,

The purpose of this raffle is to raise funds to help us continue our goal of helping the homeless. Funds raised from this fundraiser will be used to provide food, heat, clothing and to continue our on-going goal of being able to increase our capacity to provide shelter for our clients. Below is an overview of our organization and this fundraiser.

We are asking the Board of Selectman to approve a raffle permit for our organization.

### **Action Plan**

Milford Firearms, LLC, 286 C Elm St, Milford, New Hampshire, has kindly offered to donate a handgun, to be raffled off for the purposes of raising money to further the cause of combating homelessness in New Hampshire. The following outlines the proposed plan for capitalizing on this generous offer.

- 1] Provide Milford Firearms, LLC with all pertinent details regarding A Sacred Place, Inc.
- 2] Procure the necessary permits for holding a charity raffle in the town of Milford NH
- 3] Procure all pertinent details regarding the type of firearm or firearms being donated by Milford Firearms, LLC
- 4] Provide a synopsis of proposed raffle structure, outline promotional strategies and points of sale for raffle tickets
- 5] Generate all necessary promotional materials for the Guns Against Homelessness, Handgun Raffle for Charity and begin distribution of said materials in accordance to the aforementioned promotional strategies and ticket points of sale.,

### **Raffle Synopsis**

The Guns Against Homelessness, Handgun Raffle For Charity, will begin as soon as all needed permits and documents have been procured and made official. The raffle will culminate on 3, September, 2018, at Milford Firearms, LLC, in Milford New Hampshire, where the winning ticket, as well as one {1} alternate ticket, will drawn by the owner or an appropriate staff member of Milford Firearms, LLC.

The winner will be contacted by phone or email and does not have to be present, but must pick up their prize within thirty {30} days or forfeit their prize. If the winner does not pick up their prize, or fails to meet all the standard requirements for the purchase of a handgun in the State of New Hampshire, then the holder of the alternate ticket will be contacted. If the holder of the alternate ticket fails to pick

up their prize in thirty {30} days or fails to meet all the standard requirements for the purchase of a handgun in the State of New Hampshire, then the prize will revert to the ownership of A Sacred Place Inc. for the express purpose of being used in a future fundraising raffle or auction.

In order to be eligible to win the Guns Against Homelessness, Handgun Raffle For Charity, any person attempting to redeem a ticket MUST be 21 years of age, a legal U.S. citizen and a legal citizen of the state of New Hampshire. They must also be able to pass the standard background check and all other necessary procedures for purchasing a handgun in the State of New Hampshire. They also MUST appear in person with all necessary ID at Milford Firearms, LLC, within thirty {30} days of having their ticket drawn or make all necessary arrangements to have their prize transferred to another, properly license, FFL holder within the State of New Hampshire. Any prize winner will accept all fees incumbent to the transfer or procuring of their prize, other than the actual cost of the prize itself. Additionally, the prize winner assumes all legal liability and fiscal liability for any action, it's results or consequences, as well as full responsibility for obtaining proper training and storage for their prize and by purchasing a raffle ticket acknowledges that they are aware of these responsibilities and frees A Sacred Place Inc. and Milford Firearms, LLC, from any and all responsibility or liability.

Raffle tickets will be available through select retail locations, including Milford Firearms, LLC, through any member of the Board of Directors of A Sacred Place or any of their authorized representatives or alternates. Tickets will be sold for ten dollars {\$10} each or three {3} for twenty-five dollars {\$25}. Tickets are transferable within the guidelines outlined above.

### **Promotional Strategies**

This fundraiser will be promoted solely within the state of New Hampshire. A multi-pronged approach to advertising will be employed to support this fundraiser, including, word of mouth, social media, signage that is prominently displayed in any participating retail location and through in person selling at various, selected locations.

### **Word of Mouth Campaign**

Any member, or alternate, of the board of directors of A Sacred Place, Inc. or staff member of Milford Firearms, LLC, is encouraged to promote the fundraiser whenever possible or appropriate, as are employees of any other retail location where tickets are available.

### **Social Media Campaign**

- 1] Shared postings on the ASP and Milford Firearms, LLC, FaceBook pages, web sites and, any affiliated pages
- 2] FaceBook events promoting any in person ticket sales by appointed individuals
- 3] Promoted advertisements on FaceBook, assuming that the advertisement is acceptable under the FaceBook terms of use guidelines
- 4] Any cross platform promotions deem applicable by participants on other social media platforms, such as Twitter, Youtube, Steem, etc.

### **Signage**

Signage will be made available to any and all retail locations where tickets are available. Retail locations are encouraged to place printed signs in the window of their location, if doing so does not

violate any town or city ordinance. A second piece of signage will be made available along with a counter display stand; included with this will be a printed copy of the contest rules which will remain with the promotional material.

## **In Person Selling**

1] Specifically chosen individuals will be present at selected locations with raffle tickets, promotional material for A Sacred Place, signage and pertinent specifications of the prize.

2] They will be present to answer any questions about A Sacred Place and the outreach

3] Programs that A Sacred Place runs, specifically dealing with the homeless, as well as to sell raffle tickets

4] These locations will be promoted via FaceBook events in advance. Participants in this fundraiser are encouraged to also promote these in person selling events and locations via social media and word of mouth.

5] Finally, they will have donation jars on hand for any individuals that are either disqualified from purchasing raffle tickets or are disinclined to do so.

## **Raffle Rules**

1] You MUST be 21 years of age to participate in this raffle

2] You MUST be legally eligible to own a handgun or firearm in the State of New Hampshire in order to win this raffle

3] By purchasing a raffle ticket and participating in this raffle you acknowledge that you are solely responsible for any and all actions that you take with any prize you may win, including any and all legal or fiscal responsibility or consequence resulting from those actions. You also willing accept responsibility for receiving proper training and procuring proper storage equipment for any prize you may win and release Milford Firearms, LLC and A Sacred Place, Inc. any of their employees, volunteers or associates from any and all liability.

4] A winning ticket and an alternate ticket will be drawn on September 3th, 2018 at Milford Firearms LLC. IF your ticket is chosen, you will present yourself at Milford Firearms LLC within thirty {30} days of being contacted by phone or email to redeem your prize, with all necessary, legal, identification or forfeit your prize.

5] In the event that the winner fails to redeem their prize within thirty (30) days or is disqualified for any reason, the holder of the alternate ticket will be contacted by phone or email. They will then have thirty (30) days to present themselves at Milford Firearms LLC to redeem your prize, with all necessary, legal, identification or forfeit your prize.

6] In the event that neither the winner nor alternate redeem their prize, then the prize will revert to the ownership of A Sacred Place Inc. for the express purpose of being used in a future charitable raffle or auction.

7] By participating in this raffle you agree to accept responsibility for any additional fees or taxes related to your prize, excluding the actual retail cost of the prize.



8] Raffle tickets are transferable within the guidelines laid out in the above rules.

9] All Prizes are non-transferable without completion of all necessary legal paperwork for transfer of a firearm through a fully licensed FFL dealership

10] All proceeds from the sale of raffle tickets will be donated to charity

11] Raffle tickets will be sold at ten dollars (\$10) for one (1) ticket or three {3} tickets for twenty-five dollars (\$25)

### **Executive Summary**

A Sacred Place Inc. {ASP} is a non-denominational, multi-faith, spiritual sanctuary based out of Canaan New Hampshire, with full 501c3 status. ASP focuses extensively on working to combat homelessness in the State of New Hampshire, with a special emphasis on assisting those who are homeless in rural areas or where services are lacking on a local level. We provide a permanent address to clients to assist with finding employment, contacts with local medical facilities and doctors, transportation to and from interviews, doctors' appointments, therapy sessions and assistance in applying for other vital services. Our unique, Tiny House Program is pioneering rehabilitation and reintegration into normative society by providing an opportunity to adjust to living in more standard housing, while also providing a level of privacy, dignity and shelter that is unheard of in other, similar programs. We simultaneously offer a level of support and supervision to those in need. Our clients are further given the opportunity to enhance work skills and to positively impact their own lives through educational and hands on learning opportunities on the agricultural portion of our farm. It is our continuing goal to expand both our Tiny House Program as well as our battery of Services and Programs with each year.

Thank you for your consideration.

Reverend Shannon Cothran

# TITLE XXIV GAMES, AMUSEMENTS, AND ATHLETIC EXHIBITIONS

## CHAPTER 287-A RAFFLES

### General Provisions

Please see  
page 2  
Section 287-A:7

#### Section 287-A:1

**287-A:1 Definitions.** – As used in this chapter:

I. "Raffle" means a lottery in which each participant buys a ticket for an article or articles put up as a prize with the winner being determined by a random drawing.

II. "Charitable organization" means the following:

(a) Any person or entity that is determined by the Internal Revenue Service to be a tax exempt organization pursuant to section 501(c)(3) of the Internal Revenue Code, as that section now exists or may hereafter be amended; or

(b) Any other person or entity that is or holds itself out to be established, in whole or in part, for any benevolent, philanthropic, patriotic, educational, humane, scientific, public health, environmental conservation, civic, social, sporting, recreational, or other charitable purpose which has been in existence for at least 2 years, or political committee or political party which has been in existence for at least 2 years, or any person who in any manner employs a charitable appeal as the basis of any solicitation or an appeal that suggests that there is a charitable purpose to any solicitation. "Charitable organization" is not limited to those organizations to which contributions are tax deductible under section 170 of the Internal Revenue Code.

III. "50/50 raffle" means a raffle conducted by a charitable organization whereby moneys collected by sale of raffle tickets are split evenly between the prize winner or winners and the charitable organization after the raffle drawing.

**Source.** 1971, 43:1. 1973, 270:1. 1999, 306:1. 2000, 115:1, eff. July 7, 2000.

#### Section 287-A:2

**287-A:2 Raffle Authorized.** – A charitable organization may conduct a raffle to promote the purpose for which it was organized, in the manner hereinafter provided, and not otherwise.

**Source.** 1971, 43:1, eff. April 5, 1971.

#### Section 287-A:3

**287-A:3 Printed Tickets.** – All raffle tickets shall be printed with the name of the charitable organization thereon, the date and place of the drawing, and the prize or prizes to be awarded and the amount of the donation.

**Source.** 1971, 43:1, eff. April 5, 1971.

#### **Section 287-A:4**

**287-A:4 Distribution of Tickets.** – Raffle tickets shall be sold only to persons 16 years of age or over and no raffle tickets shall be sold by persons other than the members of the charitable organization or such person or persons, as may be designated by the organization, and who shall receive no financial remuneration.

**Source.** 1971, 43:1, eff. April 5, 1971.

#### **Section 287-A:5**

**287-A:5 Agency Not Permitted.** – No charitable organization shall act as an agent for conducting a raffle, where it is unlawful for the charitable organization's principal to conduct such a raffle.

**Source.** 1971, 43:1, eff. April 5, 1971.

#### **Section 287-A:6**

**287-A:6 Effect on Other Laws.** – RSA 647 shall not apply to the sale of raffle tickets in the manner provided for in this chapter.

**Source.** 1971, 43:1. 1973, 40:4, eff. Nov. 1, 1973.

#### **Section 287-A:7**

✓ **287-A:7 Permit Required.** – Any charitable organization desiring to conduct a raffle under the provisions of this chapter shall first obtain a permit therefor from the **selectmen or** designee of the town, or the mayor and aldermen or designee of the city where the drawing for prizes is to be held. Except as otherwise provided in this section, the permit shall expire at the time of the drawing and shall not be transferable. **At the request of the charitable organization to conduct more than one raffle, the governing body may extend the permit to one year from the date of issuance.**

**Source.** 1971, 43:1. 2011, 94:1, eff. July 1, 2011.

## **Raffles Held in Conjunction With Bingo Games**

#### **Section 287-A:8**

**287-A:8 Tickets; Distribution.** –

- I. All raffle tickets sold in conjunction with bingo games shall be numbered sequentially.
- II. No ticket or multiple tickets shall be sold for more than \$1.
- III. Notwithstanding RSA 287-A:4, raffle tickets sold in conjunction with bingo games shall be

sold only by members of a charitable organization licensed by the lottery commission to conduct bingo and only at bingo games being operated by the charitable organization.

**Source.** 1985, 374:1. 2004, 97:8; 257:9. 2008, 25:1. 2015, 276:127, eff. July 1, 2015.

### **Section 287-A:9**

**287-A:9 Players.** – [Repealed 2009, 228:3, III, eff. July 16, 2009.]

### **Section 287-A:10**

**287-A:10 Prizes.** – Prizes awarded at any raffle held in conjunction with a bingo game shall not exceed \$500 wholesale cost.

**Source.** 1985, 374:1. 1991, 276:3, eff. June 10, 1991.

### **Section 287-A:11**

**287-A:11 Permit Not Required.** – The provisions of RSA 287-A:7 shall not apply to raffles held in conjunction with bingo games.

**Source.** 1985, 374:1, eff. June 18, 1985.

#### 4. a) 2) Approval to NOT use the PA-28 Inventory Form for 2019

MEMORANDUM

DATE: July 30, 2018

TO: Board of Selectmen

CC: Guy Scaife

FROM: Marti Noel, Assessor

RE: **PA-28/Inventory of Taxable Property Form for 2019**

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**RSA 74:4-a Choice to Eliminate Inventory Blanks. –**

I. Any municipality, by vote of its board of selectmen, city council or board of aldermen may elect not to utilize the inventory form or procedure. Such a vote shall automatically exempt all property owners and others within that municipality from all requirements and provisions of law relating to the inventory form.

II. Every municipality so electing shall notify the department of revenue administration in writing, no later than October 1 each year of its decision affecting the following prescribed filing period.

**Source.** 1982, 17:1, eff. March 3, 1982. 2011, 206:2, eff. July 24, 2011.

For several years now the town of Milford has elected not to utilize this form. The assessing department annually reviews properties with open building permit or where a transfer has occurred. This practice, along with the cyclical review program and property review during the Revaluation year assures that properties are reviewed at least once in every five year cycle, as required by statute.

In the past, this form carried some implication in that if utilized, an inventory form is mailed to each taxpayer, and the form was required to be returned within 30 days. At one time, if the form was not returned by the property owner, there was no recourse for abatement or appeal. However, this penalty has been eliminated, and non-compliance on the property owners' part carries minimal penalty. Basically, it is considered an unnecessary cost (over \$5000 in postage alone) with little enforcement power, and lacks the thoroughness, objectivity and consistency that can be applied through physically visiting the property. Additionally, using this form does not eliminate or replace the statutory requirement of physically viewing properties.

I recommend the Board remain consistent with past years and elect to NOT use the PA-28 Inventory form for 2019.

Thank You

## 4. a) 3) Request for Acceptance and Appropriation of Unanticipated Revenues Under \$10,000

**Board of Selectmen**  
**Agenda Date: 7/30/18**

### **Acceptance and Appropriation of Unanticipated Revenues Under \$10,000 (31:95(b))**

<b>Source</b>	<b>Amount</b>	<b>Purpose</b>
EZ Mart Foods of NH Inc.	\$ 100.00	Donation to support the Labor Day Parade.
Haywards Trading Post & Country Store, Inc.	\$ 100.00	Donation to support the Labor Day Parade.
I Do, Again LLC	\$ 50.00	Donation to support the Labor Day Parade.
L.D.N. Auto Repair, Inc.	\$ 100.00	Donation to support the Labor Day Parade.

### **Acceptance of Gifts of Property Under \$5,000 (31:95(e))**

None at this time.

4. a) 4) Request for Approval for New Hampshire American Physical Therapy Association to do a day of Service at Keyes Field.



07/25/2018

Dear Board of Selectmen,

Our organization, New Hampshire American Physical Therapy Association (NHAPTA), this year will be participating in the Physical Therapy Day of Service (PTDayofService.org).

Across the state, physical therapists are planning park clean ups, participation collecting food for food banks and donating blood. As part of our service in Milford, NH we would like to participate in a park clean up.

The PT Day of Service is: October 13<sup>th</sup>, 2018

Park clean up time: 8-11 AM

Place (if approved): Keyes Field

I will be contacting all physical therapy practices in town and looking for volunteers. If there is a large number of volunteers available then we may consider other town parks as well.

Physical Therapists will get an announcement that reads:

*PT Day of Service is a relatively new initiative that has exponentially grown since its inception only a few years ago to make a GLOBAL connection with GLOBAL impact.*

*This year we are hoping to garner support all over the great state of New Hampshire from students to experienced clinicians, APTA members and non-members, to make an impact in the places we live.*

**PT Day of Service is October 13<sup>th</sup>**, and we are planning multiple area park clean ups and local food pantry collections for that day; or you can also be involved by choosing a local blood drive to participate in. Please plan the first 2 options within your clinic/community **before Oct 13<sup>th</sup>** as October is PT Month and we want to get it posted to the site.

Thank-you in advance for your consideration of our request.

  
Sheila Blase PT, DPT

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4. a) 5) Notification of Intent to Cut for MA 57 Lots 10 & 11 signed July 25, TOWN OF MILFORD 2018 to meet new statute requirements per RSA 79:10(1)(b).

FORM PA-7

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION  
NOTICE OF INTENT TO CUT WOOD OR TIMBER

JUL 10 2018

(Assigned by Municipality)

YR TOWN OP#

For Tax Year April 1, 18 to March 31, 19 RECEIVED

18 - 303 - 01 - T

PLEASE TYPE OR PRINT (If filling in form on-line; use TAB Key to move through fields)

1. Town/City of: MILFORD

2. Tax Map/Block/Lot or USFS Safe Name & Unit No.  
H7 LOT 57- 10 & 11

3. Intent Type: Original  Supplemental   
(Original Intent Number)

4. Name of Access Road: PONEMAH HILL RD

5a. Acreage of Lot: 74.16 Acreage of Cut: 25

5b. Anticipated Start Date: 7/15/2018

6. Type of ownership (check only one):
- a. Owner of Land and Stumpage (Joint Tenants)
  - b. Owner of Land and Slumpage (Tenants in Common)
  - c. Previous owner retaining deeded limber rights
  - d. Owner/Purchaser of stumpage & timber rights on public lands (Fed., State, municipal, etc.) or Utility Easements

REPORT OF CUT / CERTIFICATE TO BE SENT TO:

OWNER  OR LOGGER / FORESTER

BY MAIL  OR E-MAIL

7. I/We hereby accept responsibility for reporting all timber cut within 60 days after the completion of the operation or by May 15, whichever comes first. I/We also assume responsibility for any yield tax which may be assessed. (If a corporation, an officer must sign.)

Timber Tax Information is Available at [www.revenue.nh.gov](http://www.revenue.nh.gov)  
Questions?? Call (603) 230-5950

*Matt Ciardelli* 7/12/18  
SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

Matt Ciardelli  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

SIGNATURE (in ink) OF OWNER(S) OR CORPORATE OFFICER(S) DATE SIGNED

ANDREW & MATTHEW CIARDELLI TRUST  
PRINT CLEARLY OR TYPE NAME OF OWNER(S) OR CORPORATE OFFICER(S)

467 NASHUA ST  
MAILING ADDRESS

MILFORD NH 03055  
CITY OR TOWN STATE ZIPCODE

mciardelli@cfuel.com  
E-MAIL ADDRESS

603-673-1336   
HOME PHONE (Enter number without dashes) CELL PHONE (Enter number without dashes)

FOR MUNICIPAL ASSESSING OFFICIALS ONLY

- The Selectmen/Municipal Assessing Officials hereby certify that:
- All owners of record have signed the Intent;
  - The land is not under the Current Use Unproductive category;
  - The form is complete and accurate; and

- Any timber tax bond required has been received.  
\$ \_\_\_\_\_ Date: \_\_\_\_\_
- The tax collector will be notified within 30 days of receipt pursuant to RSA 79:10.
- This form to be forwarded to DRA within 30 days.

*Paul Dargio* 7/11/18 *Louann...* 7-25-18  
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

*Paul Dargio* 7/12/18  
SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE SIGNATURE OF MUNICIPAL ASSESSING OFFICIAL DATE

8. Description of Wood or Timber To Be Cut

Species	Estimated Amount To Be Cut	
White Pine	30	MBF
Hemlock		MBF
Red Pine		MBF
Spruce & Fir		MBF
Hard Maple		MBF
White Birch	5	MBF
Yellow Birch	5	MBF
Oak	35	MBF
Ash	5	MBF
Beech & Soft Maple	30	MBF
Pallet or Tie Logs	40	MBF
Other (Specify)		MBF
	<b>Pulpwood</b>	<b>Tons</b> <b>Cords</b>
Spruce & Fir		
Hardwood & Aspen	125	
Pine		
Hemlock		
Whole Tree Chips	800	
	<b>Miscellaneous</b>	<b>Tons</b>
High Grade Spruce/Fir		
Cordwood & Fuelwood	125	Cords

9. Species and Amount of Wood or Timber For Personal Use or Exempt. See exemptions on back of form.

Species	Amount

10. By signing below, the Logger/Forester or person responsible for cutting hereby accepts responsibility for verifying the volumes of wood and timber to be reported by the owner. I have become familiar with RSA 227-J, the timber harvest laws.

*Jeffrey Smith* 6/29/18  
SIGNATURE (in ink) OF PERSON RESPONSIBLE FOR CUT DATE

JEFFREY SMITH - BUTTERNUT HOLLOW FORESTRY  
PRINT CLEARLY OR TYPE NAME OF PERSON RESPONSIBLE FOR CUT

1153 TUCKER HILL ROAD  
MAILING ADDRESS

THETFORD CENTER VT 05075  
CITY OR TOWN STATE ZIPCODE

802-785-2615 bhollowforestry@gmail.com  
PHONE NUMBER E-MAIL ADDRESS



**PROCEDURE AGREED TO BY MILFORD BOARD OF SELECTMEN  
IN RESPONSE TO RSA 79:10(1)(b)**

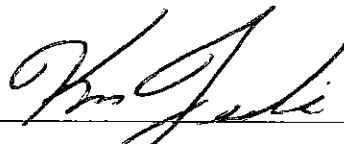
RSA 79:10(1)(b) will become effective on September 1, 2018, requiring that an "Intent-To-Cut" Timber be signed by the assessing officials (if all conditions for approval have been met) within 15 days.


By our signature below, we agree that in order to meet the 15 day criteria The Board of Selectmen give authority to the Milford Assessor to sign an "Intent-To-Cut" if:

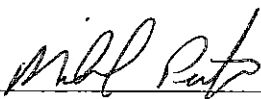
- a.) the Board does not have a regularly scheduled meeting within that 15 day time period, and
- b.) a majority of Board Members will not be available to come in independently and sign the "Intent" outside of a regularly scheduled Board meeting, as allowed within the statute.

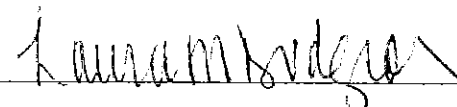
As required, a public notice must still be posted in the two places where the municipality regularly posts notices of its governing body meetings.

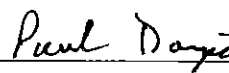
Any such action necessitated outside a regular meeting will also be noticed at the next regularly scheduled meeting.

 7/9/18  
Kevin Federico, Chairman Date

 7/9/18  
Gary Daniels, Vice Chairman Date

 7/9/18  
Mike Putnam, Member Date

 7.9.18  
Laura Dudziak, Member Date

 7/9/18  
Paul Dargie, Member Date

## **Town Status Report – July 30, 2018**

**Purple Heart Flag Display** – At the March 26, 2018 board meeting the selectmen approved the request of Kevin Willette that Milford become a Purple Heart Community, designate August 7 as Purple Heart Day and fly the Purple Heart flag on the Oval flagpole that day. Kevin is organizing a Purple Heart Bike Run on August 5 that will include other communities and end at the VFW in Milford (flyer included in packet). He has provided and is asking that we fly 10 Purple Heart flags around the Oval from Friday, August 3 through Tuesday, August 7. How would you like to handle this request?

**Osgood Pond Phase II** – As you know the initial dredging and most of the other work is complete. We need to review the ADA accessibility and purchase a picnic table or two. We are assembling paperwork to submit to the state for reimbursement from the LWCF grant. Funding is available for Phase II, but will require matching funds. The board declined to include a warrant article this past election to appropriate general funds. We need to update the state on our plans for Phase II. If we want to move forward, the funding will likely become an extension of the Phase I project. If we are not moving forward, the project will be closed and we would have to reapply for Phase II funds in the future. Do you want to pursue Phase II funding of \$175,000 and a warrant article for matching funds next year?

**Hampshire Dome** – As noted in the email included in your packets, the Hampshire Dome is in the process of applying for a liquor license to serve beer and wine. They have requested a letter of support from the town. Are there any objections to the request?

**MRI Draft Report** – The Municipal Resources, Inc. draft report on Public Safety Telecommunications - Sustainability Analysis & Feasibility Study was received this past week. Staff is reviewing the material prior to finalizing the report.



# PURPLE HEART

SUNDAY



# BIKE RUN

AUGUST 5, 2018



25\$/BIKE, 20\$/PURPLEHEART VETS

PURPLE HEART VETERANS GET 1 ARMS LENGTH OF 50/50 RAFFLE TICKETS FOR FREE!

REGISTRATION STARTS AND ENDS FROM 9AM-11:20AM

SAFETY BRIEF 11:20-11:30AM

KICK STANDS UP @ 11:30AM

BIKE RUN 11:30AM-12:00PM

PIG ROAST/ LIVE MUSIC/ RAFFLES & GUN RAFFLE WINNER ANNOUNCEMENT 12:00PM- 4:00PM

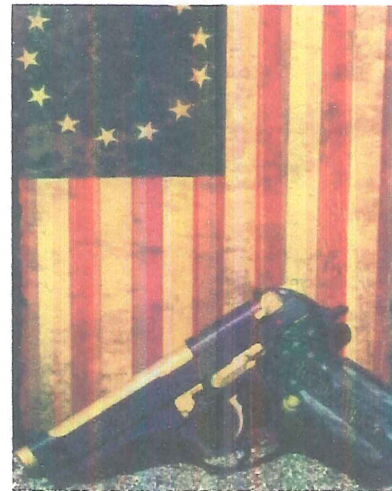
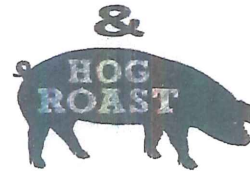
REGISTRATION AND STAGING TAKES PLACE AT:

800 TURNPIKE ROAD NEW IPSWICH, NH 03071

WITH A FINAL DESINATION TO:

1 VFW WAY MILFORD, NH 03055

RAFFLE TICKETS AT OLD GLORY GUNS AND AMMO 443 FITCHBURG ROAD MASON, NH \$20/EACH NO LIMIT AND DRAWING WILL BE AT THE VFW ON AUGUST 5.



ALL PROCEEDS WILL BE DONATED TO:



FOR GUN RAFFLE TICKETS, DONOR AND SPONSORSHIP OPPERTUNITIES CALL: KEVIN WILLETTE (978)503-8973 OR EMAIL KEVIN.WILLETTE.MIL@GMAIL.COM

FEATURING LOCAL MUSIC ARTISTS:

- PAUL DRISCOL
- TAYLOR PARADIS
- SKOTTY BACKWOODS AND COMPANY

GET YOUR CUSTOM PURPLE HEART THEMED SERRA COATED M-9 BERETTA RAFFLE TICKETS NOW!

HOSTED BY VFW POST 4368



Fly Fri 8/3 - Tue 8/7

## Mark Bender

---

**From:** Tom Sapienza <tsapienza@hampshirehills.com>  
**Sent:** Thursday, July 12, 2018 3:54 PM  
**To:** Mark Bender  
**Subject:** Hampshire Dome Beer and Wine License

Hi Mark:

Hope you are having a great summer.

We are in the process of applying for a liquor license (Beer and wine) for the Hampshire Dome. One of the requested items with the application package is that we get a letter from the Town stating that you have no objection to the Hampshire Dome at 34 Emerson Road having a liquor license. Is that something you could help me with?

Thank you.

Best,

Tom Sapienza  
Director of Operations | Hampshire Hills Athletic Club  
General Manager | the Hampshire Dome  
[tsapienza@hampshirehills.com](mailto:tsapienza@hampshirehills.com)  
603-673-7123 x238

The contents of this message are confidential. Any unauthorized disclosure, reproduction, use or dissemination (either whole or in part) is prohibited. If you are not the intended recipient of this message, please notify the sender immediately and delete the message and any attachments from your system.

## 6. 1) Traffic Safety Concern - Prospect Street

July 5, 2018

Board of Selectmen

Town of Milford

One Union Square

Milford, New Hampshire 03055

RE: Prospect Street, Milford, NH

Dear Board of Selectmen:

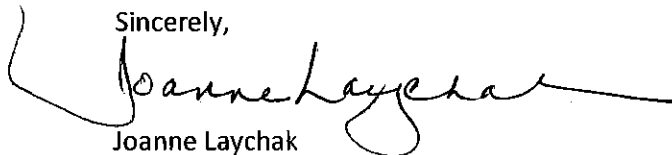
Again, I am requesting a reduction in the speed limit on Prospect Street to 25 Miles an Hour. At the present time, the speed limit is 30. This request is being made because of the number of children on the street, and also many drivers going well above the 30 mph. I have witnessed residents of the street exceeding the speed limit, in addition to people traveling to Ledgewood, but when those going to Ledgewood arrive there, their speed limit is 25 mph.

I am also requesting that the police department patrol the Phillips Way inlet. In a two week period, I saw two vehicles illegally entering Phillips Way to Prospect Street. One of the cars was from CT and the other one was from MA. There is enough traffic on this street without adding those illegally entering Prospect Street. I use to call the Milford Police Department when I witnessed this, but I'm not sure they ever did anything with my calls.

My main concern is for the children in the neighborhood, those people walking their dogs, and the many walkers and joggers who travel along the street. If you travel Prospect Street, you will also note it is badly in need of repairs—another reason to lower the speed limit.

Your help in this matter will greatly be appreciated.

Sincerely,



Joanne Laychak

Copy: Milford Police Department, Milford Traffic Committee

RECEIVED JUL 06 2018

## **6. 2) Hartshorne Bridge Discussion**

## 8. Approval of Final Minutes - July 9, 2018

DRAFT

### MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING

July 9, 2018

**PRESENT:** Kevin Federico, Chairman  
Gary Daniels, Vice Chairman  
Mike Putnam, Member  
Laura Dudziak, Member  
Paul Dargie, Member

Mark Bender, Town Administrator  
Tina Philbrick, Recording Secretary  
Hazen Soucy, Videographer

#### 1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING

**INSTRUCTIONS:** Chairman Federico called the public meeting to order at 5:34 p.m., introduced Board members and then led the audience in the Pledge of Allegiance. Chairman Federico informed the public that prior to this meeting, the Board was in a non-public meeting for (RSA 91-A:3, II(c)) – Reputation and no decisions were made. Chairman Federico indicated that those people in the audience who want to speak or add to the discussion should please use a microphone in order to be heard on the PEG Access live broadcast.

#### 2. APPOINTMENTS: (Approximate times)

##### 5:00 p.m. – RSA 91-A:3, II(c)) Reputation

##### 5:30 p.m. – Veterans Tax Credit for Approval Spouse/Standard – Assessing Director Marti Noel

##### Veterans Tax Credit RSA 72:28 2018

Ms. Noel recommended that (1) Standard Veterans Tax Credit application be approved. The application is for a spouse to continue receiving the Veterans Tax Credit after the death of the Veteran who was receiving the tax credit. Selectman Putnam made a motion to approve the Veterans Tax Credit as recommended. Selectman Daniels seconded. All were in favor. The motion passed 5/0.

**Veteran's Tax Credit:** Ms. Noel presented (1) Veteran's Tax Credit. The property owner has lived in another town in NH while owning property in Milford. The property owner misunderstood the filing deadline to transfer the Veteran's Credit here. Selectman Putnam moved to approve the Veteran's Tax Credit. Selectman Daniels seconded. All were in favor. The motion passed 5/0.

Ms. Noel informed the Board there 460 Standard Veterans Tax Credits, 26 All Veterans Tax Credits and 19 Full Disability Veterans Tax Credits. This information was in response to a question asked at the last Board meeting.

##### 5:35 p.m. – Interview of Recreation Commission Alternate Candidate: Zach Williamson

Chairman Federico thanked Zach for volunteering. Chairman Federico asked Zach why he wanted to be on the Recreation Commission. Zach said he brings a varied background in outdoor landscaping, machine operating and group leadership. He feels that his background will help. He's been assisting the Recreation Commission at various events throughout the year and would like to be more involved with the town. Selectman Daniels moved to appoint Zach Williamson as an alternate on the Recreation Commission. Selectman Dudziak seconded. All were in favor. The motion passed 5/0.

##### 5:40 p.m. – Interview of Recreation Commission Alternate Candidate: John Murphy

Chairman Federico thanked John for volunteering. Chairman Federico asked Zach why he wanted to be on the Recreation Commission. John said he has been a resident of Milford for the past 14 years. During that time his family has had the opportunity to participate in many of the programs run by Milford Recreation Department. His job now allows him to work from home two days a week and he believes he will have the time to volunteer to support many of the programs that our family has enjoyed over the years. Selectman Daniels moved to appoint John Murphy as an alternate on the Recreation Commission. Selectman Dudziak seconded. All were in favor. The motion passed 5/0.

##### 5:45 p.m. – Milford Jr. Spartans Football Program – William Lane – CANCELLED UNTIL DECEMBER 10<sup>TH</sup>.

Selectman Federico used this time to ask Kevin Stetson, Water Utilities Director to give a Presentation on Water Conservation. Kevin discussed water conservation measures for both the public water supply and private water sources. We are in our warm and dry season and he would like to encourage proactive water conservation awareness. Our Odd/Even day lawn watering conservation program is currently in effect:

- May 1<sup>st</sup> 2018 to October 1<sup>st</sup> 2018
- People should limit lawn watering from 5 am to 9 am and 5 pm to 9 pm
- Even numbered addresses water lawns on even days of the month

- Odd numbered addresses water lawns on odd days of the month
- Addition information is provided on the Town’s website under Water Utilities and copies are available in the lobby at the Town Hall.

Other Conservation Measures include:

- Limit water use of your home sink faucets
- Replace faucet aerators and shower heads with lower water use options
- Use full loads when washing clothes
- Have dripping faucets or running toilets repaired.

If you have additional questions he can be contacted at 603-249-0661. The Board thanked Kevin for this information.

**3. PUBLIC COMMENTS. (Items not on the agenda).**

Chris Labonte, Milford resident asked if the Town had the profit/expense information for the Gravel Operation. Chairman Federico read the information to the audience. The revenue through 6/28/18 is \$55,985. Expenses were \$20,272 – Legal fees, \$3,200 – wooden mats, and \$19,000 – equipment rental services for a total of \$42,472 for a positive difference of \$13,513. The \$19,000 in rental services was for the pile of materials at the grandfathered pit that had to be moved. We moved the material, screened it and now we can sell it. Chris asked if any number has been added in on the street sweeping and rebuilding of the class 6 section of Perry Road. Chairman Federico said no. Administrator Bender said they don’t account for street sweeping by street. Chris said the town was sweeping it on average of 3 times a week. He asked if the town could maintain a class 6 road. Chairman Federico said no. He feels that there may be confusion of the line that delineates the class 6 from the class 5 portion of the road. It’s been in question for many years and they can have a conversation at another time.

In regards to the gravel operation, Chris asked to have in writing, the town’s definition of “maintaining the road to the town satisfaction. Chairman Federico said that “safe and passable” would be what they are looking for. Chris asked if NorthEast is being held to “safe and passable”. Chairman Federico said he can’t speak to the contract, but sitting here, he would say yes from everything he’s heard.

**4. DECISIONS.**

- a) **CONSENT CALENDAR.** Chairman Federico asked if there were any items to be removed from the Consent Calendar for discussion. Selectman Daniels asked that item 4.a) 2 be removed from the Consent Calendar for discussion. Selectman Putnam moved to approve the consent calendar with the exception of item 4.a) 2. Selectman Daniels seconded. All were in favor. The motion passed 5/0.

Selectman Daniels asked if there was a limit on the size of the cut. Chairman Federico said he didn’t think there was a limitation on it. Selectman Daniels asked if large cuts were handled differently than small cuts. Chairman Federico said it’s the same form so he would venture to say no. Selectman Dargie asked if a timber cut has ever been turned down. Selectman Putnam said not that he remembers. Selectman Putnam moved to approve 4.a) 2. Selectman Daniels seconded. All were in favor. The motion passed 5/0.

- 1) Acceptance and Appropriation of Unanticipated Revenues Under \$10,000 (31:95(b))
  - Donation from HealthTrust to the Milford Town Administrator for Exceeding Employee Health Assessment Goal - \$100
- 2) Procedure to Authorize the Assessing Director to sign intent to cut forms in the event of time constraints.
- 3) Request for approval of Release of Securities – Walnut Street Extension

- b) **OTHER DECISIONS.**

- 1) N/A

**5. TOWN STATUS REPORT – Town Administrator Mark Bender**

a) **Dog Park Land Options?** - As requested by the selectmen, staff met to discuss location options for a dog park. The discussion was fruitful and about 10 public and private property options were initially reviewed. After additional discussions and conversations with some land owners we reduced the list to the final top 3 for Board consideration. The locations include undeveloped property behind Brookside Manor, town owned land between Souhegan Street and the river and the Perry Road lot previously discussed. Your packets include a comparative site evaluation table and specifics about each location. Lincoln Daley, Arene Berry, Kierstyn and Zach Williamson are here to provide a brief



## DRAFT MINUTES OF BOARD OF SELECTMEN MEETING – 07/09/2018

115 overview of each location and take questions. Lincoln said that the Town Staff identified ten (10) total alternative  
116 sites. The alternative sites were evaluated based on a number of criteria including, but not limited to:

- 117 – Information presented by the Milford Dog Park Association.
- 118 – Preferably Town owned.
- 119 – Location/proximity to abutting businesses & residential neighborhoods, Town facilities & resources,  
120 and downtown area.
- 121 – Physical and environmental characteristics of the property/site.
- 122 – Parking and access.

123 After further evaluation, the number was reduced to seven (7) and finally to three (3) possible locations.

124 **Brookstone:** is a total parcel 12.05 acres. Of interest is the rear 6 acres / 261,360 sf. abutting the Souhegan River.  
125 along the northern property border and it is subject to Shoreline protection. It may contain pockets of delineated wet-  
126 lands resource areas. It's primarily an undeveloped/wooded lot and contains unpaved access road associated with the  
127 sewer easement. The property is within walking distance to the Milford Oval, located near shopping centers and  
128 minutes from Routes 101 and 101-A. Town of Milford water and waste water is available on site. A sewer utility  
129 easement is located in rear of property. It would require a conservation easement from the property owner to the  
130 Town to allow the dog park and recreation uses. We are currently working with owner regarding creation of a conser-  
131 vation easement. The property directly abuts 127 Elm Street/Keyes Memorial Park. This identified site provides possi-  
132 ble pedestrian/trail connectivity to the existing trail system, Keyes Memorial Park, MCAA fields, and Mont Vernon  
133 Road as identified in the 2014 Connectivity Plan. Administrator Bender said it's really centrally located. Selectman  
134 Dudziak asked how you would get to the dog park? Lincoln said primarily through 127 Elm Street or through Keyes  
135 Park. Access may require construction of a small pedestrian ramp across a swale.  
136

137 **Souhegan Street:** is a total parcel of 8.5 acres. This is Town owned property that directly abuts single and multifami-  
138 ly residences. Access would be through Souhegan Street. It's highly walkable and accessible to the downtown and  
139 abutting businesses/residential neighborhoods. There is currently no water on site. Water and waste water is available  
140 along Souhegan Street and would need to be extended to the property. It's a scenic area with access view of Souhegan  
141 River and abuts the Swing Bridge. This identified site provides possible pedestrian/trail connectivity to the future plan  
142 trail system as identified in the 2014 Connectivity Plan. It would require the construction of additional parking. The  
143 property is very centrally located and accessible.  
144

145 **Perry Road:** Town owned property about 18.18 acres. The property is bisected by Tucker Brook rendering less than  
146 half as developable. This property contains wetland resource areas in the eastern portion of property. The property is  
147 entirely car dependent. There is no water and waste water available on site. It would require construction of addition-  
148 al parking.  
149

150 Selectman asked about water availability on Brookstone. Lincoln said water is available through 127 Elm Street and  
151 could be extended through Brookstone manor. Selectman Putnam asked if he was able to meet all setbacks in the ar-  
152 ea? Lincoln said every site is within the 100 ft. buffer area. Each would require permitting and site plan approval  
153 from the Town. Selectman Dudziak asked which site was the favorite. Kierstyn said Brookstone is the favorite for its  
154 location and it's still away from the kids sports fields. Administrator Bender said the staff ranked them in the order  
155 presented. Chairman Federico asked how much acreage was the dog park was looking for. Kierstyn said approxi-  
156 mately  $\frac{3}{4}$  acre. Lincoln said the dog park can be developed based on the property itself, it doesn't have to be a square  
157 or rectangle. Additional analysis will need to be done and based on the analysis the dog park will be laid out and de-  
158 signed to fit the property. Selectman Daniels asked if the areas within the 6 acres of Brookstone have been identified.  
159 Lincoln said they were looking for guidance from the Board and they will go forward from there.  
160

161 Chairman Federico thanked the staff and dog park people for all the hard work looking into this. He asked where  
162 they go from here without committing. Selectman Putnam said he was ok with the Brookstone location. Administra-  
163 tor Bender said the properties are similar in scope of what would be required from a Public Works standpoint, to clear  
164 and prepare the property so the fence could be put in. There is an extra requirement of building a foot bridge which  
165 would have to be priced out. Brookstone would generate a small tax break by setting aside the land for a conserva-  
166 tion easement. It's a good incentive to the owners. All of the Selectman were in favor of the Brookstone property.  
167 Selectman Putnam has concerns of the influx of dogs going through Keyes Park. Arene Berry, Recreation Director  
168 said that there are many dogs walked at Keyes throughout the day. We are providing the parking at 127 Elm Street so  
169 they don't have to walk through the park.

170 Selectman Daniels asked what our liability would be if a conservation easement was granted on the Brookstone prop-  
171 erty, He is concerned with people suing the town or Brookstone if a dog bites them. Lincoln said they would work  
172 with the property owner on all types of issues and liability. Chairman Federico feels that Brookstone would be a good  
173 fit. He thanked the group for coming in and asked them to take the next step in finding out additional information for  
174 the Brookstone option.

175  
176 **b) DPW Roof Replacement** - The DPW garage roof dates to 1991 – 27 years old and is in need of repair. There are  
177 many leaks especially around the edges where there is significant rot. The insulation gets wet during rain storms and  
178 snow melt, reducing its effectiveness and possibly leading to mold in the future. We had three companies inspect and  
179 quote pricing for recommend solutions. Best approach is to install filler along perimeter to eliminate the rot, wood  
180 blocking to level roof, and polyiso insulation over the existing roof and then install a Carlisle rubber roof membrane  
181 with an aluminum drip edge. Finished product would have a 20 year warranty. The best price is just under \$76,000  
182 and which was included in the Purchased Services – Contractual Buildings Budget of \$125,600 budget. We are re-  
183 questing Board authorization to move forward with the repair. Selectman Putnam moved to authorize the DPW gar-  
184 age roof repair. Selectman Daniels seconded. All were in favor. The motion passed 5/0.

185  
186 **6. DISCUSSIONS**

187 **a) 127 Elm Street Discussion** – Chairman Federico said the Board needs a direction to proceed with the decision.  
188 The report said that parts of the building are viable, but parts are not the right shape or size for its intended purpose  
189 and it's larger than necessary. Selectman Dudziak asked if it was more cost efficient to keep the building instead of  
190 demolishing it. Selectman Putnam said it depends on who you talk to. He feels the structure is fine and it need some  
191 care. It's would cost too much to tear it down and build new. Selectman Dudziak said the right side looks ok. Se-  
192 lectman Putnam said the structure for the whole building is ok, it needs doors, windows and a new roof. It would be  
193 perfect for a senior center. We need to drop our expectations of what it can be used for.

194  
195 Chairman Federico read the numbers that were quoted for the building. To renovate the existing building, it will cost  
196 \$2,856,306. To demo the existing building and build a new one with an unfinished second floor it will cost  
197 \$3,797,502. These numbers are at least two years old. There was information in the report about the structure not  
198 fitting the need. The recommendation in phase II, is to build a smaller new building for a community center with  
199 space for expansion. There are positive and negatives in the report. Selectman Putnam said it's a lot of money and we  
200 need to do something that's viable to the tax payers. Recreation is nice and what we have now is adequate although  
201 we could always use a little more.

202  
203 Selectman Dargie said he supports the Expansion Committees suggestion of tearing down the building and building a  
204 smaller one. They don't need a 30,000 square foot building, they would build something about 12,000 square feet.  
205 They would build near the pool and the additional space would allow for more sports fields. He doesn't support reno-  
206 vating the existing building, it doesn't meet the needs. Selectman Dudziak said she would have to see what the cost  
207 would be before deciding. Selectman Putnam said we need to look at our finances. We shelled out a lot with the new  
208 Fire Station, we are still paying for the Police Station and Ambulance Building and we may need about \$2,000,000  
209 for the Dispatch Center, how much money can we spend on Recreation.

210  
211 Chairman Federico said the question was asked for direction on 127 Elm Street, not putting a warrant on next year's  
212 ballot. We have been sitting on this report for two years and whatever we do may be pushed out a few years, but we  
213 need to give some direction on what to do with it. We owe it to the Recreation Commission and Expansion Commit-  
214 tee to give them some support direction. There is a process that they will need to follow whether it is now or long  
215 term. Selectman Putnam said he is thinking long term and he doesn't support the report at all.

216  
217 Selectman Daniels said there are two approaches: what programs would we like to have and what building would be  
218 necessary to accommodate those programs and we have a building, what programs can we put in that building the  
219 way it is. If you don't use the building, it will start to deteriorate. If we use the existing building we could start put-  
220 ting programs in there and start bringing it to life. We could work on it a little at a time. It may be bigger than what  
221 we need now, but he doesn't want to build a 12,000 square foot building and find out 20 years down the that it  
222 should have been bigger. We need to think about what we could use the building for now.

223  
224 Selectman Dargie said it would be very expensive to get the building to a somewhat usable state. Instead of the  
225 \$2,800,000 for a full renovation it would be a sub set of that to get it to a semi usable state. Regardless, it will still be

226 a lot. There are major things that need to be done that involve electrical, mechanical and the roof. He doesn't support  
227 spending money on something that in the long term is not what we want to get to.  
228

229 Chairman Federico said when the committee originally started they were tasked to assess it for what it is, see what's  
230 there, and see what potential that it has. That conversation has to join the conversation of what our Recreation Com-  
231 mittee is looking to do over the next 5 to 10 years. What is the highest priority of the Recreation Commission and the  
232 Town over the next 5 to 10 years and what are they going to actually utilize the building for. It's nothing that needs  
233 to be decided right now, we have lots of information in the report. We need more feedback of what the tax payers  
234 want. As long as it isn't costing a lot to keep it upright and not a hazard to the community is something that we need  
235 to keep in mind. I'm getting a split consensus from the Board. We need to ask the Recreation Commission what they  
236 want to utilize the building for, what portions of the buildings do they see utilized and what programs they want to  
237 see active in the next 5 to 10 years. We need to put the views together.  
238

239 Selectman Putnam said they were focusing on the building but in the report they were also talking about trails for the  
240 elderly, workout equipment, benches and possibly the road between the two properties. Selectman Dargie said the  
241 Recreation Committee asked to be on the agenda for the August 20<sup>th</sup> meeting. Chairman Federico said will continue  
242 at that time and table this for now.  
243

244 **7. SELECTMEN'S REPORTS/DISCUSSIONS.**

245 **a) FROM PROJECTS, SPECIAL BOARDS, COMMISSIONS & COMMITTEES.**

246 **b) OTHER ITEMS (that are not on the agenda).**

247 **Note:** At the June 25th non-public meeting, the Board of Selectmen voted to unseal the non-public minutes of Janu-  
248 ary 5, 2015 for (RSA 91-A:3,II(c)) Reputation and (RSA 91-A:3, II(d)) Land, January 26, 2015 for (RSA 91-A:3,II(e))  
249 Legal, May 11, 2015 for (RSA 91-A:3,II(c)) Reputation and July 27, 2015 for (RSA 91-A:3,II(c)) Reputation and  
250 (RSA 91-A:3, II(a)) Personnel.  
251

252 **8. APPROVAL OF FINAL MINUTES.** Selectman Daniels moved to approve the minutes of June 25, 2018 as  
253 amended. Selectman Dargie seconded. All were in favor. The motion passed 4-1-0. Selectman Dudziak abstained  
254 because she was excused from the meeting.  
255

256 **9. INFORMATION ITEMS REQUIRING NO DECISIONS.**

257 **10. NOTICES.** Chairman Federico read the notices.  
258

259 **11. NON-PUBLIC SESSION.** Selectman Putnam made a motion to enter into non-public meeting at 6:50 in accord-  
260 ance of RSA 91-A:3, II(c)) Reputation and for review of non-public minutes for unsealing November 23, 2015, De-  
261 cember 14, 2015, and February 8, 2016. Selectman Daniels seconded. All were in favor. The motion passed by roll  
262 call vote 5/0 Selectman Dargie – yes, Selectman Dudziak – yes, Selectman Daniels – yes, Selectman Putnam – yes  
263 and Chairman Federico – yes.  
264

265 **12. ADJOURNMENT:** Selectman Putnam moved to adjourn at 6:50 p.m. Selectman Dargie seconded. All were in  
266 favor. The motion passed 5/0.  
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268 \_\_\_\_\_  
269 Kevin Federico, Chairman

270 \_\_\_\_\_  
271 Gary Daniels, Vice Chairman

272 \_\_\_\_\_  
273 Mike Putnam, Member

274 \_\_\_\_\_  
275 Laura Dudziak, Member

276 \_\_\_\_\_  
277 Paul Dargie, Member