

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, May 5, 2010**

Chairman Richard Drenkhahn called the meeting to order at 8:02 a.m. Selectmen Randy Mattson and Charley Hanson were present, Gary Carp from the State of NH Department of Revenue Administration and Pro Tem Secretary Sheila Mohan were also in attendance.

APPROVAL OF MINUTES: Mr. Hanson motioned to accept the Minutes of April 28, 2010. Ms. Mattson seconded the motion and the vote was unanimous.

APPOINTMENTS:

GARY CARP, STATE OF NH DEPARTMENT OF REVENUE ADMINISTRATION: Mr. Carp was here to discuss the equalization ratio with the Selectmen. The Selectmen had received a letter from NH DRA on April 6th stating the overall equalization ratio is 103.6% and the median ratio is 114.4%. Mr. Carp said that the 103.6% is used for funding purposes. Mr. Carp said that the median ratio should be between 90% and 110%, and that as the ratio goes up the value of the property goes down. Mr. Carp said that this is not unusual, that other towns are up also. Mr. Carp explained that statewide the property values have gone down and the towns cannot keep up with the value changes. Mr. Carp explained that only 50% of the Center Harbor sales qualified for use to determine the ratio so the State went back and used 2008 sales and figured out a time adjustment for the sales. Sales between family members, multi-town, multi-parcel sales, current use sales or foreclosure sales would not be used to find the ratio. Mr. Carp explained the "PRD, price related differential" which measures the difference in how the lower properties are being assessed. Mr. Carp said that the lower end properties in Center Harbor are over assessed. Mr. Hanson asked what the Town should do. Mr. Carp responded that the Selectmen might want to do a revaluation in 2011. Ms. Mattson asked if it should be a total revaluation. Mr. Carp said that the assessors could look at the sales and neighborhoods and make adjustments; the assessors would not have to measure the buildings. Mr. Drenkhahn feels that the Selectmen should budget for this for 2011. Mr. Hanson suggested that the Selectmen meet with the assessors at their next morning meeting and talk about a plan to address the present situation. Mr. Carp said that the assessors could look at the sales through the summer and into the fall to see how things are going and maybe hold off until the fall to see if the revaluation should be done in 2011 or be put off until 2012. Mr. Hanson asked with regard to the Statute, if we did "middle of the road" reassessments would that count. Mr. Carp said that it depends on how they do; the Statutory requirement is that every 5 years you have to do, "values a new", which means you change your cost tables and change depreciation tables or the assessors can do what is called a "basic statistically" which means the assessors look at sales price and assessed value, from that they can find out the mean change, median change and the weighted mean and then raise or lower the values as needed to get as close to 100% as possible. Mr. Drenkhahn said that we want to make sure that what we do qualifies with the State. Mr. Hanson said that the Selectmen should let CNP know that they met with Mr. Carp. The Selectmen would like CNP to monitor the sales throughout the summer, going into the fall and have a meeting in November or December to decide whether to do an update or revaluation in 2011 or wait until 2012.

UNFINISHED BUSINESS:

TOWN CLERK SHEILA MOHAN: Mrs. Mohan reported a follow-up call with Tim Fountain, of Cartographic Associates, regarding the subdivision plans that were requested by Cartographic Associates. Mr. Fountain told Mrs. Mohan that due to the size of the equipment that Cartographics would be using for this project the work cannot be done in the Municipal Office. Mr. Fountain did say that he would not need the plans previous to 2002. What he would want is recorded plans from 2002 to April 1, 2010. Mr. Fountain would come to pick up the plans, bring them to his office, copy the plans, and return them to Center Harbor. Mr. Fountain said that this would probably take a week and a half. A sign-out and sign-in log referencing each plan will be prepared for Mr. Fountain to sign. The Selectmen agreed with this proposal.

ADDITIONAL BUSINESS:

ATTORNEY DOUG HILL: Attorney Doug Hill will meet with the ZBA on Monday, May 10th to discuss changes made by the State RSAs regarding the criteria for Variances.

SHEILA MOHAN: Mrs. Mohan reported that at a recent ZBA Hearing it was discovered that there is no written description of the Commercial District-Village Area on the northeasterly side of Plymouth Street (aka Route 25B) in the Zoning Book. Mr. Hanson suggested that this might be something that Cartographic Associates could include in the digital maps that they will be preparing for the Town.

CONSERVATION COMMISSION: Ms. Mattson reported that the Conservation Commission voted to authorize the Treasurer to withdraw \$940.00 from the Conservation Fund to replace the same amount that was taken from the legal line item when the bill was paid previously. These funds were expended for Attorney Minkow's representation of the Town during the Center Harbor Woods conservation easement project.

Ms. Mattson told the Selectmen that Conservation Commissioner Ellen Bennet has passed away. Ms. Mattson said that the Commissioners would like to do something to recognize her. In lieu of flowers the family would like donations to be made to the Squam Lakes Conservation Society. The Commissioners would like to donate in Mrs. Bennet's name. Per RSA 36A Conservation Commissions can make donations to non-profit organizations, but the town would have to vote at Town Meeting to give authorization to the Conservation Commission. Center Harbor has not done that so each Commissioner is planning to make a donation in the name of the Conservation Commission.

Ms. Mattson reported that Rick Van de Pol has submitted the Co-occurrence Maps to the Conservation Commission and Mr. Van de Pol will submit all of his work to the Lakes Region Planning Commission. Mr. Drenkhahn added that Harry Viens has submitted a copy of the Maps to the Planning Board and asked the Board members to review the point system on the Map to see if some of the more sensitive areas in town should have a higher point value.

AIR CLEANERS: Mr. Drenkhahn spoke to Road Agent Jeff Haines regarding the air cleaners. Mr. Haines said that he would like the air cleaners. The cost would be \$1500 for five air cleaners. Mr. Hanson said that the money could come from the Building Maintenance Trust Fund. Mr. Drenkhahn will speak to Joe Hulkow, one of the Trustees of Trust Funds.

PLANNING BOARD: Mr. Drenkhahn reported that Angela Labrecque is interested in becoming a Planning Board member. Ms. Mattson will contact her.

HIGH HAITH BRIDGE: Mr. Hanson reported that the High Haith Bridge Project is on schedule and suggested a grand opening ceremony; perhaps inviting some dignitaries.

TONY HALSEY: Mr. Halsey asked the Selectmen what it would take to put a dock off of the High Haith Beach. The Board thought that it was a good idea. Mr. Hanson said that if someone donated the dock to the Town the Selectmen could accept it at a Public Hearing. Mr. Hanson feels that the Selectmen should have a hearing to let people know about this proposal. The hearing will be set for July 14th. Mr. Halsey will work on the design. Mr. Halsey also wanted to talk to the Selectmen about the Japanese Knotweed that is spreading on Center Harbor Neck Road. Mr. Drenkhahn said that Kent Warner has sent him information on it and that the Selectmen will be looking into what chemicals can be safely sprayed to eradicate it. Mr. Halsey said that if you cut it when it first starts to come up that will get rid of it. Mr. Halsey also mentioned that when cut early, it can be cooked and tastes similar to asparagus.

NON-PUBLIC SESSION: At 9:50 a.m. Ms. Mattson made a motion to go into Non-Public Session per RSA91A Pending Litigation. This motion was seconded by Mr. Drenkhahn. At 10:02 a.m. the Selectmen came out of the Non-Public Session.

CONSTRUCTION PERMIT APPLICATION: The Selectmen reviewed the following approved construction permit application:

Alfred and Lorraine Brown TML 5-9

CORRESPONDENCE:

VIRGINIA IRWIN: The Selectmen received a note from Virginia Irwin regarding the Belknap College memorial bench. Mr. Hanson said that Ms. Irwin would also like to talk to the Selectmen about an historical marker. The Selectmen would like Ms. Irwin to come in to speak with them at her convenience.

BOY SCOUT TROUP 142: The Selectmen received a letter from the Moultonborough Boy Scout Troup 142 asking to be invited back this Fourth of July to sell popcorn, candy and soda. Ms. Mattson made a motion to invite the Boy Scouts to the Fourth of July celebration. Mr. Drenkhahn seconded the motion; all were in favor.

STATE MITIGATION GRANT: Mr. Hughes will fill out the paperwork for this grant.

WAUKEWAN SHOREOWNERS ASSOCIATION: The Selectmen received a letter from the Waukewan Homeowners Association asking for help funding the price of a piece of property that they have purchased in New Hampton.

METROCAST: Metrocast has sent the Annual Cable Report detailing the current status of the cable television system. Mr. Hanson said the Selectmen have not received the draft contract that they were supposed to forward.

NH DEPARTMENT OF TRANSPORTATION: The Selectmen have received a letter from the NH DOT for the Highway Block Grant Aid schedule updating the amount of money the Town will receive this year.

NH DES DAM BUREAU: The Selectmen have received a copy of the letter sent from the NH DES Dam Bureau to Edward Dane regarding the work on his dam located on Dane Road (aka Route 25B).

ADJOURNMENT: At 10:08 a.m. Mr. Hanson motioned to adjourn the Board of Selectmen's meeting. Ms. Mattson seconded the motion and the vote was unanimous.

Respectfully submitted,

Sheila Mohan
Pro Tem Secretary