



Warner Board of Selectmen

Meeting Minutes
Tuesday, March 24, 2015
APPROVED

Chairman Hartman opened the meeting at 4:00 pm.

In Attendance: Selectman David E. Hartman – Chairman, Clyde Carson – Selectman, Allan N. Brown – Selectman, and Jim Bingham – Town Administrator

Others present: Bob Irving, Rick Davies, Jim McLaughlin, Rebecca Courser

1. Odd Fellows Building

- A. Bob Irving, proposed developer of the Odd Fellows Building met with the Selectmen to discuss the parking between 1 East Main St., Town Hall, and the Odd Fellows Building. The Town has been approached by the owner of 1 East Main St. to develop an agreement so he could obtain more parking spaces for his property. The Planning Board has told the owner of 1 East Main St. that more parking is needed for the proposed coffee shop.
- B. The Town is in the process of trying to decide if the Town is going to enter into an agreement with 1 East Main St. allowing the use of the Town Hall driveway that comes up and around on school property between the Odd Fellows Building and 1 East Main St. as a one-way or maintain it as a two-way with a safe walk way to the Town Hall. Rebecca asked if the current drive is wide enough for these possible changes and Chairman Hartman said he is not sure. Rebecca also asked what will happen to the handi-cap parking for the Town Hall and what about when people are loading and unloading at the Town Hall. The Town Administrator said the Board is addressing all those issues. The handi-cap parking could be resolved because the owner of 1 East Main St. has offered to make two handi-cap spaces, one would be dedicated to the best of his ability for Town Hall use. It has been discussed with the owner about removing the imbedded stones along his boundary and replacing it with a 2 foot wide gravel walk way. The Town Administrator said the big decision is whether to make the drive one-way or two-way and at this stage the Selectmen would like to know what Mr. Irving's ideas are. The Town Administrator said it's not certain how much the traffic will increase to the six limited parking spaces for the coffee shop. For the most part, the parking spaces will be unknown to common traffic at the coffee shop, most will probably park on Main St. to enter the coffee shop.
- C. Selectman Brown said he and Bob Irving met yesterday and went over the plans which includes lowering the grade of the drive, particularly going out to Church St. Bob is also planning on jacking up the Odd Fellows Building for a new foundation that will allow for another apartment. Bob feels at this time it makes sense to him to keep the drive one-way. Bob said the parking for the Odd Fellows Building will be a dead end, it will not go through to the Simonds School drive along the fence.
- D. Selectman Carson asked how will the space be utilized behind the Odd Fellows Building once it is blocked off at the school end. Selectman Brown would like to drop the wall down located at 1 East Main St. as well but this needs to be worked out with the owner. He too, feels the drive should be one-way as well, but the top of the hill may need to be two-way for tenants at the Odd Fellows building. The Town Administrator has spoken to the owner of 1 East Main and he too is interested in changing the grade. And as far as the agreement between the Town and 1 East Main, the Town's attorney is recommending an annual agreement.
- E. Bob said the goal is to get 10 parking spaces for 10 apartments at the Odd Fellows Building. Rick asked if there is an overall plan that shows the Town Hall and the Odd Fellows Building, it could be used for creating scenarios. Selectman Brown said there is a survey plan that was recently completed that could be used. It was agreed by all that parking in general is very limited in the downtown area.

- F. Selectman Brown asked Bob what the time line would be if he is able to achieve what is needed to develop the building and Bob said he would be looking at next summer. Selectman Brown said it would be cost effective to complete the grade change during the same time.

2. Adjournment

Motion was made and seconded to adjourn at 5:00 pm.

Board of Selectmen
David E. Hartman – Chairman
Clyde Carson
Allan N. Brown

Respectfully submitted,
Mary Whalen
Recording secretary



Warner Board of Selectmen

Meeting Minutes
Tuesday, March 24, 2015 II
APPROVED

Chairman Hartman opened the meeting at 5:05 pm.

In Attendance: Selectman David E. Hartman – Chairman, Clyde Carson – Selectman, Allan N. Brown – Selectman, and Jim Bingham – Town Administrator

Others present: Joanne Tramontozzi – NH Department of Revenue Administration, Martha Mical

1. Assessment Review

- A. Joanne Tramontozzi is a real estate appraiser for the municipal and property division of the NH Department of Revenue Administration; Joanne is Warner's monitor.
- B. Joanne explained the assessment review is like a check-up on the assessing records. Joanne handed out a packet for the Selectmen that will help them better understand the process. Joanne said the assessment review is about fairness in taxes because of the school tax. Joanne said nobody wanted the school tax on real estate and that is how assessment review was born. Joanne will visit towns under her jurisdiction and will look at the credits, exemptions etc. making sure they are processed correctly and will also review the assessing practices.
- C. The Town Administrator asked Joanne for an example of where an assessing record would be exempt from public review. Joanne said any elderly information because of the parameter of their income and assets. Joanne said the PA-29 form for Veteran's and Elderly Exemptions, if the Town has older documentation the identification numbers need to be blacked out, this application is not exempt from public viewing.
- D. Joanne will complete a sampling of the pick-ups that are generated from approved building permits. She will review properties that are in current-use and if stewardship's are up to date. Joanne will also need a copy of the contract between the Town and the Assessors.
- E. Churches and Museums, nonprofit organizations, need to file by April 15 every year showing they qualify to be tax exempt, this will be reviewed.
- F. A sample will be taken from the data base. This will consist about 35 properties where Joanne will go out and measure and list these properties to see if the property cards are accurate.
- G. Water front property that has sold is reviewed to see if the property sold within 90% to 110% of the of the assessed value. Chairman Hartman asked Joanne how a property with a view is determined. Joanne said sales comparisons are used similar to water front properties.
- H. Joanne said the process will take a year before the Selectmen will see her results.
- I. The Town is still waiting for the Board of Tax and Land Appeals decision regarding the PSNH appeal.

2. New Fire Station Property

- A. The Town Administrator reported that he met with Charlie Albano during the week and they discussed Charlie's desire to pass a petition around for a Special Town Meeting regarding the proposed property for the new fire station. At this time Charlie has put the petition on hold because he and the Town Administrator talked about other options of getting his group's needs voiced. One of the main complaints is nobody knew this was happening.

- B. The Town Administrator explained to Charlie the office is currently working under RSA41:14A which requires recommendations from two Boards, the Planning Board and Conservation Commission and then holding 2 public hearings prior to purchasing the land. This would be a perfect opportunity for Charlie's group to voice their concerns. The Town Administrator said the amendment Charlie would like to propose is focused on the process, open and transparent. The Town Administrator said after their discussion, Charlie understood what his proposal looks like to the administration when there was public information sessions, it has been in the Newsletter at least twice (front page), and it was in the Concord Monitor. Selectman Brown said the 2015 Town Meeting approved the Selectmen to move forward with this purchase. Selectman Carson said he would be voting for a different property if there was one available, but this is the property that's available.
- C. The Town Administrator told Charlie that he still has time for public input. There is the Conservation Commission meeting that has been asked for their input on the site, same for the Planning Board meeting, they too need to provide their input on the site. After which there will be two public hearings per RSA41:14A. The Town Administrator said the point here is that unless there is a viable alternative, basically there will be rehashing of things that have already been done.

3. Adjournment

Motion was made and seconded to adjourn at 6:00 pm.

Board of Selectmen
David E. Hartman – Chairman
Clyde Carson
Allan N. Brown

Respectfully submitted,
Mary Whalen
Recording secretary