



TOWN OF WARNER

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Select Board
Sam Bower, Chairman
Lois Shea
Christine Frost
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Diane Ricciardelli,
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Select Board Meeting DRAFT Minutes

Tuesday, 6:30 pm July 19, 2022
Lower Meeting Room Warner Town Hall 5 East Main St

I. 6:30 pm Open the Meeting/Roll Call

Chair Christine Frost opened the meeting at 6:30pm and called roll. Lois Shea, Diane Ricciardelli, Judy Newman-Rogers, Sam Bower

II. Public Hearing

Fee Adjustments at the Transfer Station

Varick Proper, Transfer Station Foreman, was present to explain the fees. Varick said they are attempting to cover their costs and have some parity with surrounding towns. The results of what they came up with are represented in an email he forwarded to the Town. The biggest change is in furniture and mattress fees. Sam thought the list and explanations were pretty straightforward.

Sam Bower offered the public an opportunity to comment.

It was asked how much the charge was to dispose of tires. Lois asked if there would be signs up so people knew the prices and where/how to pay. Varick said there would be.

Sam asked if there was anything they could do to make the process of paying tipping fees easier for the staff at the transfer station. Varick said there are likely other options that are more current than what they currently do. Some towns have a system where people have to pay at the town hall first and then bring their tickets with the items to the transfer station. There could be a punch card as well, to eliminate handling cash.

Christine asked how these changes have been advertised to people. Varick said the information is currently posted at the facility. Diane added that the information has been advertised in the library newsletter.

The public comment portion of the hearing was closed.

**It was moved by Sam Bower and seconded by Christine Frost to approve the updated tipping fees for the Town of Warner's Transfer Station.
The motion was approved unanimously.**

III. Appointments

a. Christine Perkins – Telephone Museum

Christine said one thing they have found is that there is a lot of misinformation out about the Telephone Museum. One incorrect piece of information is that Paul sold the museum;

he never owned it. Paul's father, Dick Violette accumulated telephones over the years. His collection was made into a museum which has multiplied and they have acquired thousands of artifacts since then.

Last week they held "Warner Day" for Warner residents. They are a 501 3c museum and they rely on donations. They hold events constantly to help people learn about the museum. They recently hired a new education coordinator, Megan Hurley, who has created "traveling trunks" which can be brought to schools, nursing homes, etc. to educate people off-site about different ways of communication and historically significant moments in history where communication was important. The trunks have different themes and they are doing this to help stay "up and coming."

Christine said she has heard people say "why should we go to the museum?" The Telephone Museum supports the Historical Society, the Indian Museum, and other local organizations. Last year, they came in second in the state for museums. The other thing is that they provide space for the Fireman's Museum, in the lower half of the building.

Seniors are \$6, adults are \$7 and students are \$3 to get in, so their rates are low. They have more people coming from out of New England than they do local people on a regular basis. The museum is an asset to the community. They'd like the Select Board to come visit the museum and are welcome to go for free so that they can see what the museum has to offer. The education coordinator has set up two hands-on areas for kids which are very popular. Home-schooled children come in all the time, but the local elementary schools haven't come yet. When asked, Christine said they have thousands of visitors every year. They've had people from India, Iceland and all over Europe. The largest population they see is from the Carolinas and Virginia.

If they get a bus tour in, they usually have already gone to the Indian museum or they are on their way to the Indian Museum; the museums coordinate with each other. Lois said that there is an economic development impact with having the museum in town. It is a definite benefit to the town as it brings people in who stimulate the economy.

Christine said that she didn't have anything to ask of the Selectmen. She just wanted them to know what was going on with the museum and invite them to visit. Sam said he thought it was important for the Town to promote these kinds of things. Christine said they have 5-6 days a year when they are open for free. The Foliage Festival is the next time there is free admission.

b. Marianne Howlett, Tax Collector, Unpaid 2019 Taxes Eligible for Deeding

Marianne provided a list of the properties for possible deeding. All the notices have been sent, but there were some properties that the Selectmen needed to discuss.

Marianne explained the process to date. She said according to state law, one of the ways the Town would collect unpaid taxes is via a lien. The property owners have two years to pay off the lien. Notices are provided throughout the two years on a regular basis and at the end of the two years, owners are informed that the Town can take ownership of the properties if the taxes are not paid off. The properties she has the list were noticed on June 8th by priority mail about this last step in the process. There are three individuals, one of which has four properties, that have not paid. She was there that night to hear if the Select Board wants her to issue the deeds or waive them.

Christine commented that it was a very small list and wondered if it was unusual. Marianne said they are lucky; some years they don't have any properties subject to deeding. Christine thanked Marianne for her work in this process. Marianne said one individual reached out to her last

Thursday and he wanted to speak to the Selectmen about this issue. It was thought that perhaps his house was being sold.

Sam asked if Lot 30, Map 10 had already been deeded? Marianne said that in the past this deed was waived. Sam asked if there was a history with the other two. One has special circumstances; it is a trailer park property. If the Town were to deed that, they may need to deal with issues if people were still in the home and how the park owner would feel as far as the lot rental. She wasn't sure of the answers. This is unique because it would not be the property the Town would receive the deed to; it would be on the manufactured home.

Marianne said that regarding the individual that has the four lots, she reached out to the president of the Tax Collectors Association for help on issues associated with the owner. She was told she could still deed the property, but the IRS has a 120-day period in which to redeem it.

Christine asked on what basis typically the board would waive the deeding of these properties. Marianne said that there are sometimes liabilities towns encounter when they take a property. They have to determine if they are going to become liable for certain things prior to deeding. Are they going to become a landlord? Also, if they felt it was an environmental hazard, they would become responsible to resolve that environmental issue.

Sam said that by waiving, they are not waiving the fees owed, it just means putting it off for another year. Marianne agreed. She said some towns set up payment plans with the property owners, but that would be set up with the Select Board, not the Tax Collector.

Marianne said the deadline was July 14th and by law she needs to issue the deeds or waive them. The Selectmen need to vote on this that night or in a week.

It was moved by Christine Frost and seconded by Sam Bower to notice the deeds on Map 10, Lot 30-2-3, 30-2-4, 30-2-5, and waive the deeds on Map 30, Lot 10, and Map 16, Lot 6-1, and ON-03-024-54PLE. The property owners shall be noticed that they have 60-days to come forward to pay. The IRS will also be notified regarding the property they have an interest in.

Christine said her reasoning was because it seemed that one of the other properties would be satisfied by the possible sale, and the others are residences which sound like could be worked out. The Map 10 properties are lots only.

Diane asked how long the waiver would be in effect for. Marianne said there wasn't a time limit attached to the waiver. They could attach a time limit if they would like.

The motion was approved unanimously.

c. Appointment of Karen Coyne for ZBA and Planning Board

Christine asked if there were any other people who were interested in being appointed. Sam said that Harry Seidel, a member of the Zoning Board, was interested in being appointed to the Planning Board but he has not submitted any of the forms.

The RSA states that one person from ZBA or PB can serve on both boards, but two people cannot serve on both. Karen would be an alternate on ZBA and a full member on PB due to the resignation of member Romeo Dubriel. That board currently has six voting members.

It was moved by Christine Frost and seconded by Sam Bower to appoint Karen Coyne as a full Planning Board member and as an alternate to the ZBA. The motion was approved unanimously.

III. Old Business

a. Short Term Housing Discussion

Christine said a resident had come in to talk about an issue they had with short-term housing. Christine feels strongly that the Board is not addressing this issue-by-issue but needs to get a handle on where the town stands. This kind of housing is not defined and is different from an Inn or a Bed & Breakfast.

After a lengthy discussion, it was decided that the Selectmen would leave it to the Planning Board to work on this issue, including clarifying a definition of short term rentals and propose an amendment to zoning or make an addition to the use table as they so determine is needed. If the Planning Board thinks it appropriate, the Selectmen are happy to hold a joint meeting with ZBA and the Planning Board if needed.

IV. New Business

a. Abatement Motions

- i. **Map 03, Lot 068-1** - Chair Bower made a motion to Deny the abatement for Map 03, Lot 068-1. Carson seconded. In a voice vote, the Board unanimously approved the motion.
- ii. **Map 16, Lot 079** - Chair Bower made a motion to Deny the abatement for Map 16, Lot 079. Carson seconded. In a voice vote, the Board unanimously approved the motion.
- iii. **Map 33 Lot 008** - Chair Bower made a motion to Approve the abatement for Map 33, Lot 008. Carson seconded. In a voice vote, the Board unanimously approved the motion.

V. Select Board Other Business

a. 100th Birthday

Christine will go to Pine Rock Manor on July 30th to help wish a resident a 100th birthday. Diane said she could do a proclamation from the town.

b. Recreation Department Update

Christine gave a recap of the activities that have been going on or are coming up.

c. Road Committee

Tim would be holding a Road Committee meeting the next night at 7pm and Christine would report on that meeting at the next Selectmen's meeting.

d. Mink Hills Committee

The Mink Hills Committee would take public input on September 8th. The Town will send out postcards to people who own property in the Minks. Most of the trails there are Class VI roads. A lot of work has been done and mapping as well by this committee. Christine volunteered to print the labels and Judy said they would print the postcards.

e. Budget Committee

Christine said the meeting went well and they came up with some good suggestions. There were some things that may have been coded incorrectly. Diane said any of those questions from the Budget Committee have to be sent to her so the answers can be discussed at the next public meeting. There was a new appointed committee member, Richard Bixby. Harold Blanchette is the newly elected member of the Budget Committee.

d. Housing Committee

Christine said the application deadline for developers has been launched. The program for municipalities is not opening until August at the earliest. The Planning Board is still working on the proposal for this.

VI. Public Comment

There was none.

VII. Administrator's Report – Diane

- Auditors will be on-site next week. Clyde is leading the collection of documents and it is going well.
- MTS Software conversion is ongoing. They are still running two payrolls while we work out the details of accruals. AP is running solely on the new system.
- Increases are delivered, reviews are complete, except for one department which will do them soon and the increase will be retroactive to June 26, 2022.
- The Town is 50% through the year and has spent 43% of the budget. The Budget Committee meeting went well. Questions were answered in advance of the meeting and answered in public.
- Warner Community Center – Waiting for estimates for locks. Tim Allen, Director of Public Works, will handle the fence. Tom Baye, Building Inspector, is estimating the door now.
- Daycare announcement will be a link from the links section of the website.

VIII. Consent Agenda

Motion made by Christine Frost and seconded by Sam Bower to Approve as signed by the Warner Select Board:

1. Notice of Intent to Cut wood or Timber:
 - a. Map 20, Lots 003 & 007, Quimby Road, 73 of 73.26 acres.
 - b. Map 21 Lot 010, Kearsarge Mtn/Gore Rd, 2.5 of 6.74 areas
2. Building Permits:
 - Map 31 Lot 033
 - Map 09 Lot 004-1
3. Appointment of Richard Bixby as a member of the Budget Committee replacing Aarika Reynolds through March, 2023.
4. New Waterloo Cemetery Lots sold, L15 and A60

The motion was approved unanimously.

IX. Manifest

Motion by Sam Bower and seconded by Christine Frost to authorize the Select Board to approve manifests and order the Treasurer to sign:

- Accounts Payable check numbers 6183 through 6189, dated 7/12/2022, in the amount of \$880,779.77, which includes a check to the KRSD for \$773,941.65.
- Payroll paper check numbers 7243 through 7252, dated 7/14/2022, with a net check and direct deposits totaling \$40,905.11.

The motion was approved unanimously.

X. Meeting Minutes: 5/10, 5/12, 5/24

It was moved by Sam Bower and seconded by Christine Frost to approve the minutes of 5/10/22, 5/12/22, and 5/24/22 as circulated. The motion was approved unanimously.

XI. Non-Public Session

XII. Adjourn

The meeting adjourned at 9:10pm.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of Warner