

**TOWN OF WATERVILLE VALLEY  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES**

**DATE:** July 17, 2019

**MEMBERS PRESENT:** Mike Aronson, Chairman, Margaret Turner, Vice-Chair and Richard Rita.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Reggie Breeckner, Mark Decoteau, Chris Hodges, Jim Mayhew, Brooke Wakefield, Judy Rolfe and Sharon Charron.

**1. The meeting was called to order at 3:00 p.m. by Chair Mike Aronson.**

**2. Privilege of the Floor I**

None.

**3. Approval of Minutes**

- **6/12/19 Regular Meeting**

Rich Rita motions to approve the minutes of 6/12/19 with corrections made by the board.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

- **6/25/19 Workshop Meeting**

Mike Aronson motions to approve the minutes of 6/25/19 as amended.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **6/26/19 Regular Meeting**

The minutes from 6/26/19 were tabled and will be presented at the next Selectmen meeting.

**4. Financial Update**

The financial reports were reviewed by the Board and there were no questions.

**5. Calendar Review**

- The next Regular Selectmen's Meeting is 8/14/19 at 3pm.
- The next Regular Planning Board Meeting is 8/8/19 at 8am.
- The next Special Planning Board Meeting is 7/19/19 at 8am.

**6. Department Heads Updates**

- **Recreation**

Brooke Wakefield reports that things are busy with scheduled activities; hikes, movie nights and summer camp. The movie nights are sponsored by WVRA & Town Square and have been pretty well attended in the range of 20-55 people per night. Guided hikes have received good feedback and word is spreading and the program is building momentum. Camp numbers look good and early registrations are strong. Mark adds that numbers are only off by 37 camper days this year

as compared to last year, which was a record year. Brooke adds that boat revenues are down due to the dam repairs, but that all WV recreation venue numbers, as reported through WVRA, are down except for tennis. Mike asked about early camp registrations and any noticeable trends. Brooke stated that in August there are many campers that are visiting grandparents/family in the area. The early August weeks historically are very active with same day registrations as well. Over the last few years, many families have opted to register in advance to secure their dates. It was discussed how to best to share the camp registration numbers, similar to the lodging report, as a forecast to WVRA members. Brooke also commented on the challenges for staffing activities at the end of summer, being that employees who are college students return to school. It was noted the recreation employee who has been maintaining the grounds and watering gardens was doing a great job and was complimented on her work.

- **Public Works/Municipal Services**

Jim Mayhew reports that the new sign at the town line is in place on route 49. The last rain storm produced about 3" of rain in WV. There were areas in Grafton County that received over 8" of rain and saw a considerable amount of culvert and road damage. The transfer station monitoring is going well and Jim believes collections will again be up as a result. The cameras for video monitoring of the dumpster area are on order. Mark adds that there was a complaint about full dumpsters at Northface, and upon inspection construction debris was found in the dumpster (casement windows & carpeting). This creates issues with other users as the dumpster appears full, yet isn't. It becomes inaccessible because these large items block the doors. Once one person leaves a bag of trash outside the dumpster, other people will just follow along until there are many bags outside which often attracts the bears and other wildlife. The HOA had recently communicated to its members NOT to place construction debris in dumpsters. Changing people's habits takes time and communication to the HOA is critical to letting them know about any issues. Nate is back at work after his ankle injury and doing well. The new employee at the WWTP started last Monday. The new garbage truck is performing well to date and has a record unload of 15 tons on one run last week. Rich commented that recycling options for aluminum may be the best option, as other materials (glass, plastic) have no market value. Recent reports state that landfills may offer the best disposal options at this time. The NRRA inspection and report from their visit didn't offer many ideas other than the baling of cardboard and separating glass.

- **Public Safety**

Chris Hodges reports that the July 4<sup>th</sup> holiday period went very well. The fireworks display, which was great to most people, wasn't up to its normal performance due to the humidity levels. There have been sightings of a single bear cub along route 49 near the Thornton town line close to the Smart's Brook hiking/biking area. The mother bear has not been seen so far. Chris speculated that she will return for her cub and he will contact Fish & Game for assistance if enough time passes and the cub stays in the area. He has observed it from a distance and it looks healthy and uninjured. Chris commented that Tim Smith reported that the recent heavy rains created some washouts on Snow's Mountain and he plans to make repairs to them in the interest of bicycle safety. Some of the material which is stock piled adjacent to the skate park will be used for the repairs.

## **7. New Business**

- **Application for Tax Exemption – RSA 72:81**

The application for the tax exemption under RSA 72:81, which was approved by Town Meeting, was from WVSR LLC for improvements at the ski area base lodge. Discussion followed concerning the estimated amount of the improvements as listed on the building permit and the amount of the increase in assessed value for the property as a result of the improvements. The assessed value increased \$76,800, which qualifies them for the Tax Exemption. Half of that is \$38,400 in valuation. At our current Town portion and the Local Education Portion of the rate, it is \$10.02 per thousand which calculates to \$388.74 under the 2018 tax rate. Granting the exemption for the full 10 years would be \$3,887.40 in total. Additionally, because the work at the lodge is not complete, the Ski Area can submit a second application for further exemptions if the assessed value increases by an additional \$50,000 or more.

Margaret Turner motions to approve the Tax Exemption under RSA 72:81 for WVSR, LLC for the 10 year term at the 50% reduction.

Rich Rita: 2nds.

Motion was carried by a unanimous voice vote.

- **Review and Sign 2020 PA-28 Inventory of Taxable Property Form**

The Board is presented and signs the DRA form stating the Town will not be using the PA-28 Form for 2020. The reason for not using the PA-28 Form is that is not necessary given our assessing program.

- **Review and Sign 2<sup>nd</sup> Quarter Water/Sewer Warrant**

The Board is presented and signs the 2019 2<sup>nd</sup> Quarter Water/Sewer Warrant.

- **Acceptance of National Night Out Donations**

Brooke Wakefield stated that the National Night Out event is scheduled for August 6<sup>th</sup> at the Sugar Shack Campground in Thornton. The town has collected donations for the NNO event through the Recreation Department. Mark requests that the board accept these donations for the 2019 event, as well as use the remaining funds from the 2018 event in the amount of \$774.18, which were not encumbered and returned to Fund Balance at year end. Any funds remaining at the end of this year will be encumbered to the NNO event for 2020.

Mike Aronson motions to accept the funds donations for the 2019 NNO event, and use the \$774.18 remaining from the 2018 NNO event. Any balance remaining after the 2019 event will be encumbered to 2020.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

- **Board Vote to Allow Building on Landlocked Lots**

Mark Decoteau informed the Board that the Planning Board recently approved a six lot Subdivision. Two of the six lots on the plan do not have road frontage and as a result the Selectmen need to vote to allow permission to build on these lots per RSA 674:41. Mark explained these 2 lots are land locked and will be serviced by a private driveway. He adds that it is important to mention that the municipality does not assume any responsibility for maintenance or liability for damages resulting from the use of these lots. The developer, Bill Cantlin of the Waterville Company Inc., will give the town a letter for the release of liability for building on these lots. This is one of the conditions of the approval for the subdivision from the Planning Board. Mike Aronson asked to abstain for the conversation and any vote on the matter. Mark asked for any comments from Public Safety or Public Works and there were none.

Margaret Turner motions, in accordance with RSA 674:41, that the Waterville Valley Board of Selectmen to approve of building on the two lots which do not have road frontage.

Rich Rita: 2nds.

Motion was carried by a 2-0 vote in favor of acceptance, with 1 Board member abstaining.

## **8. Old Business**

- **Dam Project Update**

Jim Mayhew reports that the walk through with DES, engineers and the contractor for substantial completion was held and a punch list was created that is fairly large. The present condition of the project of work did not qualify for substantial completion. Liquidated damages will be discussed with the contractor by the engineers and are presently undetermined. Some of the remaining work includes the installation of the bridge lights, mediating the concrete pad at the foot of the staircase which was not to project specifications, as well as the gap area between the stairs and the walkway. However, DES is happy with the placement of the ACB's and the slope of the area, which overall were the primary parts of the project of armoring the dam. Jim added that WV public works employees assisted in cleaning the staging/material storage area today in exchange for materials (stone) which was remaining and will be used in town.

- **Well #3 Project Update**

The majority of site work is done and grass is growing in the area already. Items which still need to be completed include the short section of pipe, the hydrant, and the conduit for electrical lines. Once the water table has dropped it will be more cost effective for this work to be done and the August/September was the estimated time frame. EGGI will be sending along a test schedule for the water for the well. The fencing around the well also needs to be installed and because it is a small area, the priority level from the company is low but it should be done by October. Joe Ducharme is working on engineering plans for connecting to the new treatment center. Mark estimated that once the engineering and design work is complete, it will go out for bid by the end of this year. The accepted bid could then be conditionally accepted by the Board and presented to the voters at the next Town Meeting (3/2020). It was confirmed that even with the additional items the project will still be under budget.

- **Abatement Form for Signatures**

Mark presents the information for lot 103-043000, owned by WVBBS, showing that the acreage is split between separate lots and proposes to combine the lots into one card to show all the total acreage. Due to WVBBS having a tax exemption as a school on the first \$100,000 of value (\$246,900 in total), the resulting abatement will be \$144.69 for the first half 2019 tax bill. The Selectmen review the information as presented.

Mike Aronson motions to approve an abatement of \$144.69 for the 2019 1<sup>st</sup> half tax bill.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

- **Discussion of Next Step for Trail Improvement Project**

The Town Core Working Group has met and recommended that the Trail Improvements is put out the bid for the improvements. There was good feedback from the July 4<sup>th</sup> weekend public input period. The area involves the Village Trail from the Corcoran Pond Dam to Snow's Brook Road and is for 3 signs, 4 lights and trail surface improvements. If the bids are within budget, the work was planned to be done this fall. There is a list of contractors, both local and those selected by the SE Group who specialize in trail work, who will be invited to bid on the project. A special Selectmen's meeting may be needed depending on the timing of when bids are returned and the current Selectmen's schedule.

- **Sealed Bid for Old Trash Truck**

There was one bid received for the trash truck. The request to bid was advertised on both municipal and vehicular websites commonly used by parties who would be interested in this type of vehicle.

Mike Aronson motioned to accept the bid from Brion McGuire of Trucks and Parts LLC of Tampa, FL for \$17,000. These funds are earmarked for the Solid Waste Disposal Line (#4324-861) to offset unbudgeted expenses for trash disposal while the truck was out of service last winter.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

## **9. Board Concerns and Directives**

None.

## **10. Correspondence**

- Letter from Governor Sununu regarding the State budget and an invitation to an informational session on 7/19/19 at 9am. The Board was not able to attend and Mark has a previous commitment.
- Letter from The Rey Center thanking the Town for continued support.
- Letter from Ryan Turncliff in support of the additional use at the skate park in Town Square as a “pump” track for bicycles. The Board felt that the Planning Board is best to respond as regarding the subject. There is a special Planning Board this Friday 7/19/19 to review the Site Plan as submitted by the Resort for the trails project.

## **11. Privilege of the Floor II**

None.

## **12. Non-public Session**

The Board goes into Non Public Session under RSA 91-A: 3, II (a) The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted; and (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. The Motion was made by Mike Aronson and seconded by Rich Rita, followed by a roll call vote as follows: Selectman Aronson – aye, Selectman Turner – aye, Selectmen Rita – aye and the Board went into Non-Public Session at 3:55pm. The Board came out of Non-Public Session at 4:02pm.

Upon return to the public session a motion was made to seal the minutes by Mike Aronson and seconded by Margaret Turner because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this Board. The motion was passed by a unanimous voice vote.

## **13. Adjourn**

Rich Rita motions to adjourn the meeting at 4:03pm.  
Margaret Turner: 2nds.  
Motion was carried by a unanimous voice vote.

Respectfully Submitted,  
Sharon Charron  
Town Clerk/Town Office Assistant