

**Town of New Boston
Selectmen's Meeting
January 3, 2001**

A regular meeting of the Board of Selectmen was called to order by Gordon Carlstrom at 7:00 PM.

<u>PRESENT:</u>	Gordon Carlstrom	Chairman
	David Delorey	Selectman
	Mark Anderson	Selectman
	Burton Reynolds	Town Administrator

PUBLIC COMMENT: None

APPOINTMENT:

7:00 PM

Kim DiPietro

Current Land Use Penalties & Yield Tax

Kim DiPietro did a study based on Town owned timber sales income since 1957 and Forest maintenance account timber receipts. Figures were obtained from Town Report. The purpose of the study was to see how well the revenues were utilized and to suggest that the town invest this money back into the land to control growth, instead of allowing the funds to be used as revenue to reduce taxes. Purchase of the Sherburne Land was used as an example. Dave suggested that the revenues be dealt with administratively through the CIP process, with the townspeople retaining the right to control expenditures. This way, the monies could be used for unexpected expenses in certain years that would otherwise result in a substantial increase in the town's tax rate. In other years where these pressures did not exist, more monies would be rolled back into the land from which this revenue was derived. Land use CRF could be reflective of Yield and CLU revenues.

MINUTES: Dave motioned to accept the minutes of December 11th without any changes. Mark seconded the motion. All were in favor.

OLD BUSINESS:

1) Planning Issues - There was a public session held by the Planning Board to discuss warrant articles. There was a long discussion regarding the new wetlands district zones with a 50 foot buffer around wetlands and a 100 foot buffer of the south and middle branches of the Piscataquog River. There were three amendments to the buffer sizes, but none of them were passed by the planning board. In regards to the New Village District, the Fire Department did not have the chance to meet and discuss, therefore the item was tabled and will not be put on the the warrant. There was little discussion over Cellular Towers; minor changes were made to the wording of the article, which will be voted on at the January 16th meeting.

2) Salaries - The Finance Committee made a suggestion to the Selectmen to make the Salary Step Plan a range, rather than steps. The salary study will set the range, with twenty percent below and ten percent above market value. Below market rate, the employee is improving and gaining skills toward market rate. Employees above market

rate must continually be performance-evaluated higher than "satisfactory" to be paid more than market rate. Employees receive a merit increase depending on performance, and a COLA based on the rate published in the November Wall Street Journal. The bonus plan is incorporated for those employees who perform above and beyond that which is expected. The board felt that this suggestion was a good idea to simplify the process and asked the Town Administrator to make this change in the plan.

- 3) **Short Term Disability** - Burton will provide more information on current rules governing the accrual of sick days for new employees. This will be discussed at a later date.
- 4) **Public Events Ordinance** - Large gatherings on private property by invitation are considered to be a "private" event and do not require police or fire attendance.
- 5) **Library Site Review** - two properties are being reviewed for the future library site. One is owned by Don Grosso and the other by the Parkers. George Hildrum has assessed the Grosso property at \$62,500-75,000 and the Parker property at \$45,000-50,000. These are both fair market values. The Grosso property has an easement across it, which may alter the assessment. Tim Cady suggested that the town acquire both parcels if possible, not only to build the new library, but to preserve more of the village district land. Once the two sets of numbers are further reviewed by George, then the Selectmen can begin negotiations with the owners.
- 6) **01 Budget Issues** - Nothing substantial to report; will be going over items on Monday.

NEW BUSINESS:

- 1) **Election Openings** - Town openings will be posted throughout the town and also advertised in the newspaper.

OTHER:

1) **Tree Emergency** - There are two trees on Clark Hill Road that need to be taken down, one is missing half it's trunk. Mark motioned to declare a tree emergency, Dave seconded the motion. All were in favor.

2) **Letter from Ed Lee** - Mr. Lee has requested a letter from the town stating that he gave the town a piece of property in order to build a new road. The wording should include the "swapping" of land, along with the dimensions of both parcels, and the fact that he gave the town a viatic easement.

Dave made a motion to adjourn the meeting at 10:15 PM. Mark seconded the motion. All were in favor.