



Town of Amherst, NH
BOARD OF SELECTMEN MEETING MINUTES
Barbara Landry Meeting Room
2 Main Street
Monday, July 10, 2017

1. Call to Order

Chairman Dwight Brew called the public meeting to order at 6:30 p.m.

Attendees: Chairman Dwight Brew, Vice Chairman Nate Jensen, Selectmen Tom Grella, Peter Lyon and Reed Panasiti. Also present: Town Administrator, Jim O'Mara, and Suzanne Beauchesne taking minutes.

2. Pledge of Allegiance – Ken Rodgers, President of KRT Appraisal, led the pledge.

3. Public Hearing – Regulating Traffic on Broadway, NH RSA 31:39 – Taken Up After Citizen's Forum

Chairman Brew said that at the last Board meeting a number of issues came up not related to speed on Broadway so he adjusted the agenda to take up the Citizens Forum prior to opening a Public Hearing on the matter.

4. Citizen's Forum

Karen Raymond of 25 Kimball Street came forward to say that one-way traffic would be confusing and that people should not park in front of the hydrant; though it doesn't look like a normal hydrant.

Mary Epstein said the July 4th weekend parking was terrible. She said there are too many people with no rules for people coming from out-of-town. As a resident, she said, she could not park and go to the lake.

Chairman Brew said a few years ago the lake wasn't that popular so the town didn't have to deal with preference for residents. He said while the beach/lake is a great moneymaker, it was never the intent to focus on money making.

Public Hearing: At 6:38 p.m. and in accordance with NH RSA 31:39 I (g), Vice Chairman Jensen moved, second by Selectman Grella, to open the second of two public hearings on lowering

the maximum speed limit from 30 mph, set July 8, 1973, to 25 mph on Broadway and erect speed limit signs at each end of Broadway.

William Miller of 24 Park Avenue on the lake came forward. He said he is looking for an engineering study and the Police Chief has informed him there is no formal report. He said he has been living there for 50 years and he is not sure where the speed limit will start or stop. He was told that the speed limit will be for the entire length of Broadway. Mr. Miller said there is no need to change the section of Broadway that does not go past the beach. Chairman Brew said the entirety was looked at including curves, etc. Mr. Miller suggested a speed of 30 mph at the intersection of Broadway and West and continuing to Lakefront Street. Vice Chairman Jensen moved, second by Selectman Grella, to close the public hearing at 6:45 p.m.

Police Chief Reams said the focus of data was to and from the beach before Hillside. The road is ¼ mile. Selectman Panasiti suggested there was not a lot of difference between 30 mph and 25 mph. The Police Chief commented on the enforceability issue as well. Vice Chairman Jensen brought up the fact that the town ordinance must reflect the appropriate speed. Once the Board has taken action, the Board must wait ten days before passing an ordinance. The Board seemed to agree to reduce traffic speed to 25 mph between West Street and Hillside by 150-200 feet before Hillside. Chairman Brew said he is in favor of a segmented approach and that the exact wording could be reviewed at the Board's next meeting.

Chairman Brew then re-opened the Citizen's Forum to hear from Sue McCarthy of 50 Broadway. Ms. McCarthy said that Broadway was only 1.3 miles long and the speed limit should be applied from beginning to end. She said the directors of the Recreation and Public Works Departments should look at how many cars can actually fit in the parking lot, across, and up the street to allow for emergency vehicles if and when necessary. The 4th of July was very busy and there was an influx of people. Selectman Grella said it is difficult to turn anyone away when the pavilion and beach operations utilize federal monies.

Susan Allen of 39 Broadway said the "after closed" rules are not being followed or enforced. She said she observed a boat within 100 feet of the swimming area; it's supposed to be 300 feet. Chairman Brew said a water body over 10 acres is overseen by Marine Patrol.

5. 7 Jennifer Lane Abatement

Greg MacDonald of 7 Jennifer Lane came forward regarding the assessment of his home and appealed to the Board's sense of fairness. He said there are six homes on Jennifer Lane. His home has the smallest living area and the highest assessment, and has the highest improvement cost per square foot, and is the only home that is assessed by the town lower than the Zillow assessment.

Ken Rodgers, President of KRT Appraisal, came forward to indicate that the comparables supplied by Mr. MacDonald were all larger properties than his own which would give the appearance that a smaller property is overvalued but that doesn't take into account "economies of scale". He said with everything else being equal, the larger the house, the lower the cost per square foot. Mr. Rodgers said that Mr. MacDonald's property is the smallest house on the street and also has the lowest assessed value on the street. He said the property's assessed valuation of \$396,200 falls within the range of value established by the comparable sales.

Chairman Brew said that because the Board did not take a position on this matter by June 30th, a vote tonight has the same effect as if the Board had voted to deny Mr. MacDonald's abatement. Board members continued to discuss the matter and getting clarification from KRT Appraisal. Board members indicated their reliance of KRT's expertise and voted accordingly. Selectman Lyon moved, second by Selectman Grella, to deny Mr. MacDonald's abatement request. Mr. MacDonald said he wasted a lot of his time. Vice Chairman Jensen pointed out that the Board does grant a fair number of abatements. Chairman Brew said there is a lot of work to the appraisal process but the Board's job is not to have people over or under assessed. The Board's goal is to come as close to getting it right as it can. A vote on the motion was called. Motion to deny passed unanimously, 5-0.

6. Town Administrator

6.1 Fourth of July Celebration – Recognition of Volunteers

Town Administrator, Jim O'Mara, thanked everyone involved with the successful Fourth of July Celebration with special appreciation to the Amherst Fire Rescue and Police Departments, and to Nancy Head who has organized the event for the last 19 years, this being her last. Selectman Lyon read the names of the Souhegan CERT members, many of whom have helped with the event year after year. Thank you to Candace Rapf, Bob Kokko, Ron Hebert, Steve Nelson, Don Holden, Gene Kuczewski, and Susan Cuddy for their work on both the 3rd and 4th of July festivities. Selectman Grella mentioned also the heartwarming rendition of the National Anthem by Katie Giannakopolos.

6.2 Police Officers' Appointments

Vice Chairman Nate Jensen moved, second by Selectman Lyon, to appoint Thomas L. Clement and Abigail K. Buckley to the position of full time police officers effective July 17, 2017, and as endorsed by Police Chief Mark Reams. Motion passed unanimously, 5-0.

6.3 Communications Capital Reserve Fund Request

Vice Chairman Jensen moved, second by Selectman Panasiti, to approve the request for withdrawal from the Communications Center Capital Reserve Fund in the amount of \$35,875.00 to purchase equipment to enhance emergency services radio coverage, and sign such withdrawal request this date, July 10, 2017. Motion passed unanimously, 5-0.

Town Administrator O'Mara said the full cost of the project is \$97,758.81 of which \$48,879.00 is to be reimbursed to the Town of Amherst through an Emergency Management Performance Grant (EMPG) with a 50 percent match. This grant was accepted by the Board of Selectmen on May 23, 2016.

6.4 Unanticipated Revenue – Recreation

Vice Chairman Jensen moved, second by Selectman Panasiti, to accept unanticipated revenue in the amount of \$7,595.61 and to authorize expending these funds through the Recreation Revolving Fund account number 02-4520-40-2431 Field Maintenance and Repairs. Motion passed unanimously, 5-0. Administrator O'Mara said the funds were derived from the lumbering project and will be used to clear stumps.

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133 **6.5 Stump Grinding & Land Clearing Bid – Recreation**
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135 Selectman Lyon moved, second by Selectman Grella, to award the Stump Grinding and Land
136 Clearing bid in the amount of \$1,600 per day to John Brown & Sons, Inc., being the lowest
137 qualified bidder, and to authorize the Town Administrator to sign related documents on behalf of
138 the Board of Selectmen. Motion passed unanimously, 5-0.
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140 **6.6 Town Commons Use Request – Historical Society**
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142 Vice Chairman Jensen moved, second by Selectman Grella, to authorize the use of the Town
143 Common on Saturday, September 16, 2017 for the purpose of holding a family-oriented
144 community event hosted by the Amherst Historical Society, entitled Think Fall Festival.
145 Selectman Panasiti asked what kinds of vendors would be available and suggested having
146 members of the Historical Society come in to outline more details of the event. This led to a short
147 discussion on the matter. A vote on the motion was called. Motion passed unanimously, 5-0.
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149 **6.7 New Hire - AFR**
150

151 Vice Chairman Jensen moved, second by Selectman Grella, to approve the hiring of Jacob
152 Greenlaw as a firefighter at the rate of \$10 per hour effective June 29, 2017. Motion passed
153 unanimously, 5-0.
154

155 **7. Approvals**
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157 **7.1 Assessing**
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159 Town Administrator O'Mara said that a "current use" application approved at the Board's last
160 meeting was going around for Board member signature.
161

162 Selectman Lyon moved, second by Selectman Grella, to approve a Land Use Change Tax for
163 property located at 8 Whiting Farm Drive, Map/Lot 6-79-18, in the amount of \$16,350.00.
164 Motion passed unanimously, 5-0.
165

166 Selectman Lyon moved, second by Selectman Panasiti, to approve a Land Use Change Tax for
167 property located at 6 Whiting Farm Drive, Map/Lot 6-79-19, in the amount of \$14,850.00.
168 Motion passed unanimously, 5-0.
169

170 Selectman Lyon moved, second by Selectman Panasiti, to accept reimbursement to the town (PA-
171 16) from the state for Hodgeman State Forest located at Merrimack Road, Map/Lot 4-68. Motion
172 passed unanimously, 5-0.
173

174 **7.2 Payroll**
175

176 Vice Chairman Jensen moved, second by Selectman Panasiti, to approve one (1) FY18 Payroll
177 Manifest in the amount of \$221,187.87 dated July 6, 2017, subject to review and audit. Motion
178 passed unanimously, 5-0.
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182 **7.3 Accounts Payable**
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184 Vice Chairman Jensen moved, second by Selectman Panasiti, to approve one (1) FY17 Accounts
185 Payable Manifest in the amount of \$36,596.16 dated June 30, 2017, subject to review and audit.
186 (Town Clerk Transfers to the State of NH). Motion passed unanimously, 5-0.
187

188 Vice Chairman Jensen moved, second by Selectman Panasiti, to approve one (1) FY17 Accounts
189 Payable Manifest in the amount of \$154,330.50 dated June 28, 2017, subject to review and audit.
190 Motion passed unanimously, 5-0.
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192 **7.4 Previous Meeting Minutes: June 26, 2017 – Public and Non-Public**
193

194 Vice Chairman Jensen moved, second by Selectman Panasiti, to approve the Board of Selectmen's
195 non-public meeting minutes of June 26, 2017, as presented. Motion passed unanimously, 5-0.
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197 Vice Chairman Jensen moved, second by Selectman Panasiti, to approve the Board of Selectmen's
198 public meeting minutes of June 26, 2017, as presented. Motion passed unanimously, 5-0.
199

200 **8. New/Old Business**
201


202 In response to Selectman Grella's suggestion to name the Baboosic Lake Pavillion after the
203 Wenzels, Administrator O'Mara provided the Board with a "Naming Rights Policy" that would
204 ensure continuity from Board to Board. He asked the Board to review the policy and approve it
205 before taking up Selectman Grella's suggestion.
206

207 Selectman Lyon said the Planning Board met and will separate out the subdivision and road
208 regulations. Chairman Brew said the Conservation Commission is considering purchasing land
209 that will require a public hearing. Town Administrator O'Mara said the Board must hold two
210 public hearings; the Conservation Commission is required to hold only one public hearing. In an
211 effort to be as transparent as possible, Chairman Brew felt that the Board could hold the hearings
212 since Board meetings are televised. Selectman Lyon said public input will be sought at a meeting
213 Wednesday night.
214

215 **9. Adjournment**
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217 Selectman Lyon moved, second by Vice Chairman Jensen, to adjourn the meeting at 8:15 p.m.
218 Motion passed unanimously, 5-0.
219

220 **NEXT MEETING: June 26, 2017**
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227 
228 Selectman Peter Lyon
Clerk, Board of Selectmen

7-24-17

Date