

**BOARD OF SELECTMEN WORKSHOP**  
**Minutes of 05-17-10**  
**4:15 p.m.**

***Selectmen:***

*(Absent with Notice)*

*(Tardy)*

***Charles G. Palm, Chairman***  
***Colette Worsman, Vice Chairman***  
***Peter F. Brothers***  
***Miller C. Lovett***  
***Nathan J. Torr***

***Town Manager:***

***Phillip L. Warren***

***Recording Clerk:***

***Karin Landry***

Call to Order: Chairman Chuck Palm called the meeting to order 4:15 p.m. He introduced the Board, Town Manager, and the Recording Clerk.

**W 10-23      Consider Abatements**

Assessor Jim Commerford presented 15 requests for abatement for the tax year 2009. He made a recommendation to approve 14 abatements in the total amount of \$7,059.33:

Crawford - Lovejoy Lane: Reduction in value from \$30,900 to \$15,400. Unbuildable lot due to typography. Recommended.

Crawford - 248 Daniel Webster Hwy.: Reduction in value from \$408,700 to \$364,000 based on interior inspection. Recommended.

Mika - 12 Cattle Landing Rd.: Reduction in value from \$1,301,100 to \$1,211,900 based on restricted access to backland. Prior adjustment made for rocky shorefront. Recommended.

Howard Realty Trust - 49 Cattle Landing Rd.: Reduction in value from \$397,600 to \$370,000 based on interior inspection. Recommended.

Howard Realty Trust - 50 Cattle Landing Rd.: Water access lot with dock. Adjustment not recommended.

Chang - 143 Powers Rd.: Reduction in value from \$895,400 to \$854,200 based on appraisal. Recommended.

Rice - 100 Stonedam Island: Reduction in value from \$1,215,640 to \$1,035,340 based on building restrictions agreement with the Lakes Region Conservation Trust that limit subdivision of the property to four lots, two of which would not be waterfront lots. A portion of the property is in current use. The adjustment is for property not in current use. Recommended.

Koczera Realty Trust - 5 Patricia Dr.: Reduction in value from \$583,200 to \$556,100 based on obstructed view of lake. The land value was adjusted; no adjustment was made to the building value. Recommended.

Makris - 1 E. Bluff Highlands #13: Reduction in value from \$136,400 to \$122,100 based on condition and removal of porch. Recommended.

*(Selectman Lovett arrives)*

WFP Nominee Trust - 394 Meredith Neck Rd.: Single family waterfront home with 164' of water frontage in current use. Adjustment requested for 20' not in current use. The property in current use influences the value of the portion not in current use because it affords privacy and space. The property was previously given a 5% access adjustment for a long driveway. The request will be held for further dialogue once Assessor Commerford investigates whether there are lakefront properties with similar configurations.

Meehan - 4 Lakeridge Boatslip; Meehan - 5 Lakeridge Boat Slip; Strader - 6 Lakeridge Boat Slip; Anderson - 10 Lakeridge Boatslip. Assessor Commerford made a recommendation for reduction in value from \$55,000 to \$35,000 for each boat slip based on limited marketability and state lease issues. Dialogue ensued regarding current market value, sales strategies, and the pricing of the slips already sold. Mr. Commerford will gather additional information from the developer and real estate agent handling the sale of the boatslips to establish current market value.

O'Donnell - 200 Pinnacle Park Rd.: Reduction in value from \$293,500 to \$281,600 based on reduction in quality as a result of interior inspection, and re-measurement. Recommended.

Mr. Commerford will make adjustments to the total calculations and the matter will come before the Board for action at the meeting scheduled in two weeks. The Board thanked him for his thoroughness and easily understood recommendations.

#### **10-24 Charter Study Committee**

A petition was presented by registered voters at the 2009 Town Meeting requesting that the Board explore a charter form of town meeting for the future, as well as options for modifications to the current town meeting format. In response to the petition, Town Manager Philip Warren suggested that the Board consider the formation of a committee to study the options available. The Charter/Town Meeting subcommittee will serve as a subcommittee to the Board of Selectmen on issues related to the possible implementation of a charter form of government or an alternative form of Town Meeting. The goal of the subcommittee is to present a recommendation to the Select Board as to the feasibility of changing the current form of Town Meeting. The subcommittee will work with Town staff to review the various forms of town meeting, establish the suitability of each for the town, and to formulate a report on the subcommittee's findings to the Board of Selectmen. Dialogue ensued regarding the size of the committee, and staff support. Mr. Warren will arrange for a presentation by the New Hampshire Municipal Association on how to proceed with the matter. There was general agreement among the Board that it is essential that the committee gain an understanding of what the public wants through publicity and public hearings throughout the process, and that the study should be very general. Dialogue ensued regarding the makeup of the committee in order to allow for representation by a cross section of the community. The Chair asked the members of the Board to make notes to be presented at the next workshop on the specifics of the formation of the subcommittee including charge, size, and makeup.

Selectman Lovett suggested that the state law on all forms of government be obtained for use by the committee once it is formed.

**10-22 Outside Agency Vetting**

The Town Manager is in favor of using a standard Annual Budget Request from Outside Agencies form, to be completed 100%, by all agencies requesting funding. The form, created by administrative services, and is one of the most comprehensive applications he has seen; and it allows for comparison to other agencies that produce similar services. He suggests that the application process begin earlier than in the past, and suggested July 1 as the application deadline. He asked the Board for permission to begin the application process, to be followed by a fine tuning of the vetting process.

The Board wishes to have a more efficient vetting process in place for the next budget planning session, and supports the use of a uniform application process for all outside agencies. Concerns were expressed regarding the quality of the data that will be provided with a July 1 application deadline, and the ability for smaller organizations to complete the application in a timely manner. There was a general agreement among the Board that there should not be limitations on the submission of additional information that is relevant to the questions asked on the application. There was a general agreement among the Board and Town Manager that an application deadline of August 30 will allow for ample time to complete the vetting process.

*Selectman Torr motioned to adjourn the Workshop at 5:25 p.m. Seconded by Selectman Brothers. 4-0. All in favor. Motion passed unanimously.*

Respectfully submitted,

---

Phillip L. Warren, Town Manager

---

Charles G. Palm, Chairman

---

Karin Landry, Recording Clerk

---

Peter F. Brothers

---

Miller C. Lovett

---

Nathan J. Torr