

At 6:05 pm the Board's meeting was called to order in the basement meeting room at the Fremont Town Hall. Present were Selectmen Brett Hunter, Greta St. Germain and Annmarie Scribner and Selectmen's Clerk Jeanne Nygren.

OLD BUSINESS

The Selectmen reviewed the minutes for 21 July 2011. A motion was made by Scribner to approve these minutes. St Germain seconded and the vote was approved 2-0-1. Hunter abstained as he was not present at this meeting. The Selectmen then reviewed the minutes for the meeting of 28 July 2011. A motion was made by St Germain to approve these minutes as amended. Hunter seconded and the vote was approved 2-0-1. Scribner abstained as she was not present at this meeting.

Selectman Scribner signed the revised original of the Information Sensitivity Policy.

As reviewed at their last meeting the Board further discussed the purchase of a replacement one ton highway truck outright from the Capital Reserve Fund for Highway Equipment rather than a rental or lease agreement. A motion was made by Scribner to authorize Road Agent Mark Pitkin to purchase from Londonderry Ford, the one ton highway truck at the previously quoted price of \$58,289.00 with the trade in value of our old truck of \$14,000.00. This was seconded by St Germain and the vote was unanimously approved 3-0.

With regard to AV proposals and feedback from the folks at Chester CATV, Scribner said that the representative will come in to the Board to answer questions. St Germain had also emailed Dean Zanello and she said he will also come in to look at the equipment set ups.

It was reported that one additional proposal was received late for the Safety Complex project. Copies of all of the proposals have been forwarded to the Energy Committee, who expects to have a recommendation back to the Board prior to the meeting of August 11th.

There were no Department Heads present tonight.

NEW BUSINESS

Selectmen reviewed the payroll manifest for \$24,868.19 and accounts payable of \$533,145.55 for the current week dated 5 August 2011. Motion was by St Germain to approve these manifests. Scribner seconded and the vote was unanimously approved 3-0.

The Board review folder of incoming correspondence and bills/invoices received to date and initialed.

Scribner asked for clarification by the Town Clerk and Tax Collector's mileage log for two deposits made July 5, 2011 and whether there was a need for two separate bank runs on that date or if the date on the sheets submitted may be incorrect.

The Board signed a cemetery deed for Eddy & Maureen Francis as presented by the Town Clerk.

Discussion on establishing a Bridge Construction Capital Reserve Fund in preparation for the upcoming bridge repair work at Scribner and Martin Roads (Warrant Article for 2012) was tabled for another meeting.

At 7:30 pm Jeremy Lennon came to meet with the Board.

At 7:30 pm motion was made by St Germain to enter into non-public pursuant to NH RSA 91-A:3 II © to discuss a tax hardship. This was seconded by Scribner. Roll call vote was 2-0-1 in favor. Selectman Hunter excused himself from the discussion and left the meeting room.

A motion to return to public session was made by St Germain at 8: 10 pm. This was seconded by Scribner. The roll call vote was approved 2-0.

After review and discussion by the Board a motion was made by Scribner that the request to waive the deed on the Lennon Property (02-129) on account 000799 be denied and the deeding process continue as stated in the Tax Collector's letter. This was seconded by St. Germain. The vote was 2-0.

Hunter returned to the meeting at this time.

At 8:25 pm Pat deBeer came in with information on another grant that she has written and asked for a letter of support from the Board. This grant is for land acquisition which could possibly bring in \$5,000.00 towards this project. deBeer will send a draft letter to Carlson for the Board to sign for this grant support. This project is to obtain an additional 76 acres of property to extend the Glen Oakes Town Forest. de Beer is also in the process writing other grants. She discussed the Moose Plate Grant that she has applied for and if she gets this money it won't be in until next April. The Board thanked deBeer for coming in tonight and she left at 8:45 pm.

The Selectmen then reviewed 2010 abatements with the Assessor's recommendations:

Parcel 03-015 Poplin Property Management Inc. 5 Hall Road

Assessor's Recommendation: Subject is an office building situated on 5.00-acre parcel. Reason for the request is the applicant's concern with lack of assessment change during revaluation. Income and expense information was provided and reviewed. My associate inspected the subject and noted some discrepancies regarding the sketch, quality rating and completion factor as of April 1, 2010. After corrections, assessment is reduced \$50,400 from \$491,400 to \$441,000. Revised assessment is supported by income analysis and it is recommended that an abatement in the amount of \$1,338.12 plus any applicable interest be granted.

A motion to approve the assessor's recommendation of this abatement was made by Scribner. This was seconded by St. Germain and the vote was unanimous 3-0.

Parcel 03-037.001 River Bank Spaulding Road

Assessors Recommendation: The subject consists of four partial completed retail/office condominiums with apartments above in a single building as well as two un-built units of the same building and three un-built units in a separate building. Property was listed as a single building; however upon review it was found to actually be 9 units out of a 10 unit condominium project. Applicant has provided an appraisal which was completed for other purposes which was reviewed. Property was inspected by my associates and some discrepancies were noted. Based on our review of all of the information with consideration for subject's incomplete status and current status and current conditions, adjustments are felt to be appropriate. After adjustments, assessment is reduced \$525,800 from \$1,330,600 to \$806,400 and it is recommended that an abatement in the amount of \$13,959.99 plus any applicable interest be granted.

The Board tabled the recommendation for this abatement as they thought this was one of the properties that the Town had already deeded.

A line item transfer form for funds in Parks & Recreation accounts was presented for Board signature. This moved money from the Speaker and Administration lines into the field trip line. The Board signed this line transfer as long as they stay within their budget.

ACTION ITEMS FOR SELECTMEN:

1. Various line item transfers for back vacation time. St Germain presented line item transfer request forms for the Board's review with potential line transfers. Scribner asked for an update in October on what is left in full time employees leave time.
2. Discussion of Audit findings and the need for the Board to meet with the Library Trustees to avoid any future deficiencies is pending.
3. Enactment of HB2 effective July 1, 2011. A letter was drafted and signed to Chief Janvrin regarding the institution of this law and his pay adjustment.
4. Website design and discussion. Each Selectman presented suggestions on other town websites that they reviewed. Any decision will be tabled for the design until the August 11th meeting when the representative is coming in.
5. Employee reviews to be done are Carlson, Janvrin, Nygren, Bolduc and Butler. Scribner suggested that the Board set a Monday night and just do these reviews. Information from Carlson on what was the return date of paperwork is needed before they can schedule this Monday review meeting.

There was a discussion to post the position of interim Welfare Director position as soon as possible to cover an unexpected absence.

NEXT WEEK

The next regular Board meeting will be held on Thursday August 11, 2011.

A motion to adjourn the meeting was made by St Germain. This was seconded by Hunter. The vote was unanimous 3-0. The meeting ended at 9:30 pm.

Respectfully submitted,

Jeanne Nygren
Selectmen's Clerk