Members present: Sandy Plessner, Pat Consentino, Katherine Dawson, and Joe Jesseman. Al LaPlante was not present.

Chairman Pat Consentino opened the meeting at 4:30 pm.

**Street light:** A petition has been submitted with signatures of residents of High Street asking to have the streetlight removed at 92 High Street. Sandy Plessner spoke with Dennis Allen who saw no reason to keep the light. Pat Consentino moved, seconded by Katherine Dawson to ask PSNH to remove the halogen streetlight at 92 High Street. After discussion, Pat Consentino amended her motion and Katherine Dawson seconded the amendment to include “pole number 651/20” to the motion. Joe Jesseman asked if there is a cost for removing the light. Pat Consentino to have Dennis Allen confirm the pole number for the light across from 92 High Street and make sure the light by Buffalo Park is not turned off. Motion passed.

**Staff meeting issues:**

1. A water leak in the upstairs closet has not been taken care of at the town hall. Knut Ingmundson has been contacted but has not looked at the roof yet. Katherine Dawson suggested talking with Tom Gallant who installed the roofing initially. Pat Consentino stated that this is a priority and needs to be taken care of.

2. Awning over the back door to protect people from rain, snow and other falling items: Joyce Fulweiler explained that this has been discussed in the past but no decision was made on whether to cover just the doorway or the entire ramp. The staff would prefer to have the entire ramp covered. Katherine Dawson pointed out that a cloth awning would need to be removed in winter. Pat Consentino suggested getting an estimate for both the entire ramp and just over the doorway. Katherine Dawson asked members to research types of awnings, come back with ideas next week and create an RFP for bids for work at that time. DOT will not let the town drain water from the ramp into the catch basin on the sidewalk, so Dennis will put together specs for replacing the School Street sidewalk. Katherine Dawson spoke with Bob Hoey who may have created a new plan. The sidewalks need work specifically for drainage purposes, but if the state will not allow drainage into the catch basins, perhaps it does not need to go out to bid. Pat Consentino suggested contacted Bob Hoey again to discuss options for drainage.

Old postcards of Tilton – someone has offered to sell some old postcards of Tilton. As it town history it was suggested to ask the gentleman to meet with the Board for their review and consider an offer.
Mr. Geraci: 15% penalty on tax deed: Atty. David Bownes, representing Mr. Geraci in the issue of tax deeding which occurred on July 31, 2012, stated that it is not unusual for towns to waive the penalty in situations where the current owner pays the taxes in full quickly after the deeding occurred. Since there were no attorney fees or administrative costs involved the Board should seriously consider waiving the penalty. The tax amount that caused the deeding was about $500, but Mr. Geraci has now paid all taxes outstanding on the property. The other issue Mr. Bownes wanted to address is where the notice of tax liens are being sent. When the tax lien notice was sent to the Geraci’s the letter was returned to the town by the Post Office with the change of address for Mrs. Geraci, therefore the town changed the address. Notices now do not go to Mr. Geraci. Notices are required to be sent to the current owner and because of the incorrect address the current owner has not been notified. Pat Consentino pointed out that Janet Consentino is listed first on the deed and the town would have no way of knowing that there was a divorce happening. Katherine Dawson added that it is the responsibility of the owner to make sure that the town has the correct address which did not happened in this case. The Tax Collector in fact did send a notice of tax lien notice to the old address by regular mail for the 2010 taxes. Because there has been a problem with noticing the taxpayer, Atty Bownes suggested that the town should waive the 15% penalty which has been assessed on this property. Pat Consentino pointed out that Mr. Geraci has not paid any taxes on this property since purchasing it in 2008 and there has been no communication from him to the town indicating either an intention to pay or to give a correct address. Atty. Bownes replied that the Geracis have been involved in a divorce since 2009, ownership of this property has been in question between the couple since then and it was not settled until Jan. 2012. Pat Consentino replied that there has been no communication with the town explaining the situation and no effort to pay any taxes since 2009. Atty Bownes understands the Board’s concern and its responsibility to the town to collect taxes, but because of substantial disagreement between the parties about how the property was to be divided neither owner notified the town about it. He continued explaining the due process required by the town to determine the owner of the property before deeding a property. In this case within days after the owner was notified that the tax deed had taken place the owner came in and paid the entire outstanding tax. When he actually received notice of the tax deed he immediately paid the tax. Pat Consentino replied that Mr. Geraci did in fact sign for a notice of tax lien in 2011 and he still did not pay his taxes even though he was aware of taxes outstanding. Mr. Geraci stated that his divorce attorney advised him not to pay any taxes on properties jointly owned with his wife while the divorce was still in progress. He asked for the Board to consider waiving the penalty to allow him to continue his business. The Board will discuss and inform Mr. Geraci of its decision.

At 5:18 pm Pat Consentino moved, seconded by Sandy Plessner to enter into non public session as per RSA 91A:3 c - to discuss matters which may adversely affect the reputation of a person. Motion passed by roll call vote.

At 6:40 PM the non public session was adjourned without sealing the minutes.
**Tax Deeding:** Greg Peverly was present to discuss the process of auctioning mobile homes in parks. Most park owners require application for residency in their park. Katherine Dawson suggested having an arrangement with the park owner to pre-approve prospective buyers who may bid at the auction. Katherine pointed out that if the town takes the deed it will have to pay park rent which adds to the total expenses. The notification requirement for deeding and auctioning is 91 days and the auction process should be completed in 30 days. The auction should be able to recoup the town’s expenses plus the outstanding taxes. Greg Peverly suggested that he could speak with park owners to determine what they will require for rent and pre-qualifying purchasers of the mobile homes. Katherine Dawson suggested that if the town goes through the process of selling just one mobile home the word will get out and other taxpayers will pay their taxes. There are just three mobile homes that the town is considering deeding at this time as one is abandoned. The park owners may excuse the park rent since they are not currently collecting anything on abandoned mobile homes. It was agreed to meet with park owners to discuss options before deciding to take the homes and proceed with auctioning them off. Cindy Reinartz commented that if the town can go through with the tax deeding and auctioning off of a mobile home it will set a precedent for other towns in the state. Mobile home owners have the impression that the town won’t take a mobile home, therefore they don’t feel they have to pay their taxes.

**Lieutenant Martin:** Katherine Dawson explained that the Sewer Commission is a separate body and if Police overtime is required for detail for sewer line work the Sewer Department should be compensating the town for the overtime. The Board of Selectmen will discuss this with the Sewer Department at its next meeting.

Chestnut St. sidewalk: There is no parking within the painted section and residents of Chestnut St. have been notified. Brush has been cut back between West and High Streets. Chief Cormier will speak with the church about not parking on the sidewalk during church services.

**Mr. Walker:** Jim Walker from East Tilton was present to express his concerns about the need for a life safety complex. He previously presented a plan to construct a road through the Home Depot access to 61 Business Park Drive and he would like to know how to go forward with such a plan. Pat Consentino explained that the town has had to spend money to renovate and update the current Police Department because we can’t go any further with a new building at this time. The Fire Department has a Facilities Committee actively working on the Fire Department needs, but the town does not have such a committee. Mr. Walker suggested that all the businesses at Exit 20 would benefit from having a life safety complex at 61 Business Park Drive and would be willing to help the town out in some fashion. Pat Consentino agreed that the businesses would like that facility near them, but the tax payers did not want the Police Department off the main thoroughfare where it cannot be seen and the Fire Department did not want to be located there because of response time. This is why the town now has the building listed for sale. Mr.
Walker agreed that it wouldn’t be feasible if the building is just for the Police Department and added that a town owned road through Home Depot from Rte 3/11 would be required. Joe Jesseman commented that there is currently not enough support in the Fire District to move to 61 Business Park Drive so that it would be difficult to create a Life Safety Building there. Mr. Walker added that the current Fire Department building is not any more adequate than the current Police Department and his suggestion for a full facility at 61 Business Park Drive with a town road through the Home Depot property is worth looking into. Pat Consentino suggested speaking with the Fire Commissioners to see if there is any interest in pursuing the direct access through Home Depot. Sandy Plessner commented that the property being considered for public access is private property and the owner was not interested in a permanent access through the property. They would allow municipal vehicles through the property but it was not to be for public access. This would suffice for quicker access to Rte 3/11. Katherine Dawson explained that the Selectmen have been through the contentiousness of dealing with this property for a potential life safety building, but if a group of citizens would like to study it she would support them as the need has not gone away. She encouraged Mr. Walker to get citizens involved in further study. Sandy Plessner added that there currently are very negative feelings among the taxpayers relative to 61 Business Park Drive. Mr. Walker added that he does not believe it should be pursued unless both the Fire and Police are together and an access is created from Rte 3/11. He suggested that the T-N Aqueduct should provide water for that area if there is enough supply. He encouraged the Board to not let the issue drop. Lengthy discussion followed relative to prior plans and the means to present a winning project to the taxpayers. Joe Jesseman suggested that Mr. Walker meet with the Fire Commissioners at their regularly scheduled meeting to discuss his suggestions. Pat Consentino added that if Mr. Walker wants to start a committee to study a life safety building the Board would support it, but it would not be appropriate for the Board to initiate such a committee. Board members agreed that both the Fire and Police Departments need larger quarters and that something will need to be done eventually.

**Minutes:** Sandy Plessner moved, seconded by Joe Jesseman to approve the minutes of July 5, 2012 as corrected. Motion passed. Joe Jesseman moved, seconded by Sandy Plessner to approve the minutes of July 12, 2012 as corrected. Motion passed. Joe Jesseman moved, seconded by Sandy Plessner to approve the minutes of July 16, 2012 as corrected. Motion passed. Joe Jesseman moved, seconded by Sandy Plessner to approve the minutes of July 19, 2012 as corrected. Motion passed. Sandy Plessner moved, seconded by Joe Jesseman to approve the minutes of July 26, 2012 as corrected. Motion passed. Joe Jesseman moved, seconded by Sandy Plessner to approve the minutes of August 2, 2012 as corrected. Motion passed.

**Town Administrator:** Joyce Fulweiler brought the following items before the board for their consideration:

1. Pat Consentino moved, seconded by Sandy Plessner that the Board sign the loan agreement with NH Municipal Bond Bank to refinance sewer loans for $2,617,000. Katherine Dawson questioned whether Tim Pearson has read the agreement. Joyce
responded that she had discussed it with him, he has not read the document yet, however he initiated the loan. Motion passed. The document was signed.

2. One abatement application was received in June after the April 1 deadline. Assessor Lauren Martin denied the application based upon untimely filing and the abatement form needs to be signed by the Selectmen. Katherine Dawson asked that in the future all documentation be included for the Selectboard’s review.

3. Copies of an Intermunicipal Agreement for the Cable consortium were distributed to each Selectman.

4. Letter to Judy Tilton for her Hawkers and Peddlers License: approved and signed

5. The only outstanding item left at the Police Station is to install some box drains around the bulkhead door. Drainage work appears to be working correctly. Katherine Dawson suggested asking whether the box drains are necessary for drainage since there were no leaks during the recent heavy rain.

6. Dennis Allen is getting quotations for paving work to be finished at Pine St. culvert. He has gotten no response from Todd Querry relative to finishing this work. The Board will send Mr. Querry a letter stating that due to the lack of response to repeated inquiries from the town, the town will go ahead and get quotes for finishing the paving and pay it out of the retainer. Dennis Allen should get 5 estimates for the paving work for the Pine Street Bridge. Joyce will create the letter for the Board to sign.

7. Joyce asked for permission to advertise that the Taste of the Trails tickets will be sold at the Town Hall. Katherine Dawson asked if we are going against the town’s policy to sell tickets for a nonprofit association. Katherine Dawson continued that the WRTA and the Taste of the Trails has nothing to do with the town of Tilton and we have never allowed nonprofit organizations or businesses to advertise in the Town Hall. If we allow this, all nonprofits should be able to advertise in the Town Hall. Sandy Plessner pointed out that the money that is raised by WRTA is used to maintain the trail so that the town does not have to spend money on the trail. Katherine replied that if WRTA does not maintain the trail, the town will shut down the trail. Pat Consentino wants to support the trail system which is used by our residents for recreation. Joyce pointed out that the town has worked closely with WRTA raising money through grants, working with EPA, etc. all in the same effort to raise money for the trail. Katherine Dawson suggested not advertising that the Town Hall is part of the marketing, but that tickets are available through Joyce and Sandy.

8. A resident living on Hill Road has complained about drainage around a catch basin that is causing erosion on his property. Dennis Allen has explained that the town does not do work on private property. Hill Road and the catch basin are the town’s responsibility but the water now runs onto private property. Board members will view the area for discussion next week.

9. Land Use sessions – will be a minimum of 15 people for each session. Joe Jesseman will provide refreshments for August 23.

10. Letter from Lauren Martin to a property owner for the Board’s information.
11. 61 Business Park Drive – the Community Service person will clean the office area. The painting has been completed in the bathroom. There are partial partitions still in the building that need attention. The consensus was to bring them to the Town Hall to get them out of Business Park Drive. There is a leak in the roof at Business Park Drive that needs research and repair. Katherine Dawson suggested using MP1 calking around openings if they find a leak.

12. Dennis Allen suggested that the Community Service person could power wash the front of the Police Department.

13. On August 30 Joyce will have an MS1 for the Board’s signature.

14. Affirmation of award for the EPA grant. The work plan has been approved so that we can go ahead with sending out RFP’s for an engineering consultant. The engineer has to be hired to create a plan for demo of the Ernie’s building.

15. 3 Deeds – Joyce has prepared a deed back to the original 3 property owners referencing the tax collector’s deed and the original book and page of the warranty deed to be signed upon payment by the property owner. The 2 other deeds have been prepared in anticipation of being paid.

16. Katherine Dawson will seek quotes for surveying Ernie’s.

17. Aho Construction has completed at 61 Business Park Drive which needs to be reviewed by a Board member.

**Other:**

1. Two inspections for the Island need to be done. Katherine Dawson will do both inspections as she will be attending the first event.

2. DES Shoreland permit for 585 Laconia Road. Katherine Dawson questioned the reference to a septic designer as this lot has municipal sewer. A copy of the permit will be given to the Sewer Department.

3. USDA Rural Development will be at Tilton Senior Center on August 23 giving information on loan programs.

4. Pat Consentino moved, seconded by Sandy Plessner to sign the Town of Tilton Street and Address Numbering Ordinance. Joe Jesseman commented that he is reluctant to sign this ordinance. Motion passed 3 yes and 1 no.

**Selectmen’s reports:**

Sandy Plessner:

1. Sandy Plessner reported that she was a judge for the garden contest at Home Depot and it was one of the most enriching experiences of her life. The gardens were very casual to very formal and the people were very proud of their gardens. Home Depot will be announcing the winner at a later date. Sandy commented that it was very difficult to make a judgment as they were all such interesting gardens.

Joe Jesseman:
1. Joe asked for permission to place LRPC brochures looking for comments and input in the Town Clerk’s office. Board was in favor.

2. The Consortium – the template for the franchise agreement is complete and Joe will send a copy to all departments as cable will be available to them. Public access will be available to the town if the town takes the funding for it. Sandy Plessner reminded the Board that the town can get into trouble if the public publishes something derogative on the public access station. She added that when rules and regulations are written it needs to be made clear what cannot be included on public access.

3. Simmons Court needs attention.

4. The narrative for the Perambulation is not complete yet. One marker is missing on Pest House Road and needs to be replaced. Joe will proceed and set up a plan with the Franklin City Manager to determine the location of the marker. Katherine Dawson pointed out that there is a process to locate a new marker that needs to be followed. Two stones are tipped over, one on the corner of Cram Road. Joe asked for permission to contact Dennis Allen and the Sanbornton Highway Department to reset that marker. The second marker that is tipped over is on Sanborn Road. On Perkins Road there is a rock marker that is missing and cannot be located. The consensus of the Board was that the stones should be replaced and repositioned.

5. Joe asked for a detailed list of accounts receivable with all specific receipts.

6. Are the MS9 and MS10 complete yet? No. These are way past due.

7. Northfield recycling – Northfield is waiting for a response to their letter but Tilton was waiting for a “buy in” figure. Katherine Dawson responded that Northfield does not appear to be interested in working with Tilton on recycling and she suggested sending a letter thanking them for their consideration and that Tilton will look into other options.

8. August 24 – Joe plans to attend a class on erosion.

9. Joe plans to attend a UST training session for operators.

10. Renaming Centre Street in Harold Harbour’s honor: Joe asked if the Board supports renaming Centre Street. Sandy Plessner commented that Harold did a lot for the community but not everyone supported him. The Board decided not to consider this at this time.

Katherine Dawson:

1. School Street sidewalks: In 1891 the town constructed the sidewalk a distance of 80 feet north of the railroad bridge. Dennis stated that the town has never maintained the sidewalks. Sandy Plessner added that the school has maintained and plowed the sidewalks. They have not repaired them however. Joyce Fulweiler commented that they are public sidewalks even though the town has not maintained them.

At 9:50 pm Pat Consentino moved, seconded by Sandy Plessner to enter into non public session as per RSA 91A:3 for legal and elderly deferral. Motion passed by roll call vote.
At 10:34 pm Sandy Plessner moved, seconded by Joe Jesseman that the minutes of the non public session as they pertain to personal matters be sealed indefinitely and as they pertain to litigation be sealed until the matters are resolved. Motion passed.

Meeting adjourned at 10:35 pm.

Minutes prepared by Eliza Conde