Present: Selectmen Chair, Jon Scanlon, Vice Chair, Peter Fogg, Selectman Pat Consentino, Selectman Katherine Dawson and Selectman Joseph Jesseman. 

Others: Town Administrator, Jeanie Forrester; Town Planner, Dari Sassan Public Works Director, Kevin Duval, Finance/IT Director Tim Pearson, Avitar President, Loren Martin and Administrative Assistant, Gayle Bestick.

Call to Order: 
Selectman Chair Scanlon called the meeting to order at 4:45 p.m. All Selectmen present. The Pledge of Allegiance was performed.

Nominate Chair/Vice Chair: 
Selectman Dawson moved, seconded by Selectman Fogg to nominate Selectman Jesseman for Chairman. Selectman Consentino moved to nominate Selectman Scanlon for Chair. Discussion followed. Motion failed, 3 (Pat, Jon & Joe = no) to 2 (Katherine & Peter = yes) against. Selectman Jesseman moved, seconded by Selectman Consentino to nominate Selectman Scanlon as Chairman. No discussion. Motion passed 3 to 1; Selectman Dawson no, Selectman Fogg present. Selectman Consentino moved, seconded by Selectman Fogg to nominate Selectman Jesseman as Vice Chair. No discussion. All in Favor. Motion carried.

Town Planner Update (Dari Sassan): 
Dari brought the DOT, Bittern Lane Driveway Permit Application to the Board's attention for approval. Selectman Dawson commented the application was not for a driveway, but for access to a town road. She asked for clarification on the intersection of Rte 3 & Bittern Lane. After Dari talked about the well engineered plans and explained that the Planning Board's site plan notice of decision included a condition requiring that all necessary driveway permit updates be obtained, Selectman Scanlon moved, seconded by Selectman Jesseman to accept the application for driveway permit. Discussion: turn lane width; NH DOT chooses to use their driveway permit to get this done...a town road to a state road that's changing, no part of a driveway...All in favor. Motion carried.

Selectman Scanlon motion to allow the Chairman to sign and complete the form, Selectman Jesseman seconded. All in favor. Motion carried.

Dari continued his update reporting he had met with the Belknap County Economic Development group and the CDFA (Community Development Finance Authority) to speak about funding sources and the possibility of a feasibility study (through grants), to benefit the community - for example, the Sant Bani building at 262 Main Street. He explained the feasibility study would be studying potential usages for downtown and open the town up to apply for implementation grants to improve those buildings. Dari further explained there will need to be a public hearing scheduled prior to the submission of the application which is due April 30th. The Board gave five thumbs up for Dari to move forward with the study.

Jeanie commented she and Dari had been meeting with the stakeholders regarding the bridge between the Shaw's Plaza and Tilt'n Diner plaza area with positive feedback of resolving that matter. Selectman Scanlon mentioned again the original site plan required access. Dari confirmed conversations were to have the area be a private way for public use.
Bid Awards (DPW Director Kevin Duval):
Kevin recommended awarding the bid(s) to R&D Paving explaining his reasons. After a brief discussion, Selectman Scanlon moved, seconded by Selectman Consentino to award the Main Street Sidewalks Project to R&D Paving (total bid = $32,614.00.) Motion carried 3 to 2, Selectman Fogg and Jesseman opposed.

Kevin explained his reasons to award the Cedar Street Project to R&D Paving. There was discussion of ditching, trenching, drainage on Linden Ave, and the road being exposed until the binder coat is applied. Also discussed was notifying the residents in a timely manner with the details of a timeline for the project. Selectman Consentino moved, seconded by Selectman Jesseman to award the Cedar Street Project to R&D Paving (total bid = $138,255.00). No discussion. Motion carried to 4 to 1. Selectman Fogg opposed. (Kevin will develop a timeline, a public hearing will be scheduled)

Academy Street Retaining Wall:
Kevin talked about their meeting with a John Humiston a Meredith contractor who proposed building an additional retaining wall while leaving the existing wall so as to not compromise the road bed. There was discussion of drainage/stormwater, the type of stone to be used to build an "onion" type outer layer to strengthen what's there, the guardrail could stay in place, and that the new wall would not encroach on the Water departments land. Kevin reported the cost of the project would be approximately $34,900. Jeanie mentioned no decision had to be made right now; however, wanted this information brought to the Board.

Purchase and Sale Agreement - Sanborn Road -132 Ball Field Property
Finance/IT Director Tim Pearson explained after comparing the agreement with the Letter of Intent, a few minor changes were made to the agreement specifically to the Purposes of Use in Exhibit B, fee changes and recording requirements. Final details of the agreement should be completed and ready for signature next Thursday.

There was a brief discussion of boundary lines and acreage where Jeanie confirmed what we purchased was what we were leasing - 4.588 acres.

Public Hearing on 2019 Revaluation (Loren Martin):
Selectman Scanlon opened the public hearing at 6:00 p.m.

Loren Martin, President of Avitar Assessing reported this was her third update for the Town. She explained that every five years, pursuant to state law, the revaluation is done to ensure properties are brought to market values. For the public's information Loren further explained the process of how they have been collecting data for the past 4 years, will be doing their final review (drive-by) in April, and after their field review will be finalizing the values and sending out preliminary value letters to the residents. She explained there are tools available online and if there are any errors with their property data information, please call Avitar. Loren mentioned once everything is updated and finalized, the information is turned over to the Town with all the details.

Questions and Answer:
Selectman Jesseman asked for an explanation of assessing. Loren explained how they analyze the likes and dislikes of buyers in the market for example "a view". She explained they look at market value/transmissible value (what someone is willing to buy it for) and break it down to four
categories: subject matter, width of the view, distance of view and depth of view...once they develop base, land and building values from market transactions, they can extract out those base, land and building values from their transaction and what is leftover is attributable to view or waterfront or other amenities above and beyond that. All information will be available for taxpayer review.

Loren explained the Department of Revenue reported the median ratio is 88% of market value hence; assessments, overall indicates properties are selling for more than what they are assessed at, on average about 12% since the last assessment. If the total value of the town increased, the tax rate would have to decrease similarly...the new values will be used to set the new tax rate, but not until the fall.

There was further conversation about views and how they affect the assessments, whether positive or negative.

Tom Damon from the audience asked how much of his assessment is view tax. Loren explained there is no "view tax"; every property has to be assessed at market value - there are certain features that affect the value, the market value is what could you sell that property for.

Loren explained if a resident is not satisfied with their assessment, they can file for an abatement (after the second tax bill, before March 1st). After review and decision by Avitar, if they are still not satisfied they can appeal to the BTLA (Board of Tax and Land Appeals) or Superior Court, but not both.

There was a brief discussion of the age of a house which Avitar does not use in their model.

Loren finished up noting their goal is to fair and equitable with their assessments.

**Town Administrator Report (Jeanie Forrester):**
Jeanie asked the Board if the 150th Committee needed to obtain vendor permits for the upcoming summer street fair. After a brief discussion it was the consensus of the Board to waive the fee; however, the 150th Committee will have the vendor(s) complete the License & Permit Application form and provide the applicable documents, i.e., certificate of insurance.

Jeanie mentioned Kettlehead Pub & Brewery is creating a beer to celebrate Tilton's 150th birthday. The Celebration Committee would like to have a beer garden in Elm Grove Realty's parking lot - 297 Main Street (which they have permission) however, the Town would need to acquire a liquor license. Jeanie reported she has contacted Primex to see if the Town has coverage. After discussion of the beer garden being a liability for the Town; a suggestion from an audience member of having a 2 ticket limit for the number of beers, and a comment of the negative message it would send selling beer around children, it was the consensus of the Board to wait to hear back from Primex.

Jeanie asked the Board to approve the new deposit for the 150th Committee ornaments. The original $500 amount was approved; however, upon receipt of the invoice the actual deposit amount was $640.00. It was the consensus of the Board to approve the increase.

Joselyn Lane: After a brief discussion, it was the consensus of the Board that Jeanie send a letter to NH DOT Planning & Community Assistance Bureau asking them to remove Joselyn Lane (a private road) from their list of town-owned roads.
Jeanie updated the Board on the Trugreen Accident damage noting, although no one is taking ownership, everyone recognizes the damage needs to be repaired. She had spoken with Primex who recommended a letter be sent from the Selectmen, NHDOT, NHDES and Mr. Cropsey and sent to TrueGreen informing them of what needs to be fixed. Jeanie explained she and Kevin had viewed the damage with Mr. Humiston who recommended how to repair the damage. Jeanie spoke with DES who agreed to assist with removing the cap stones from the river; quotes will be obtained for fencing and getting the sidewalk paved.

Jeanie mentioned she will be having a conversation with the NH Preservation Alliance to see about getting funding for Island repair. The Board was in favor of Jeanie managing the Trugreen repair project and sending the letter.

Reminder: April 18th the Board will be attending the Fire EMS Service Award Ceremony. No Selectmen's meeting that night.

Calef Hill Road Project: Jeanie reported she had received an update from LRPC noting the Calef Hill Project was taken off the 10 year Plan. She had contacted Senator Giuda's office who is already in touch with the Governor's office to get the project back on the 10 year highway plan. Jeanie will follow up with Senator Giuda.

Selectmen's Reports:
Selectman Consentino: Pat announced a pancake breakfast fundraiser sponsored by the Every Child is Ours group and the Senior Center, to be held at Applebees on Saturday. John Bernard will be coming to the Board next week with a parking proposal for the Senior Center.

Selectman Jesseman: Joe announced the Lochmere Water District annual meeting is scheduled at the Senior Center on April 9th at 5:30 p.m.

Committees/Ex Officios/Alternates:
The Board discussed the following membership assignments:

- Trail Advisory: Selectman Jesseman moved, seconded by Selectman Consentino to nominate Selectman Scanlon to be Ex Officio to the Trail Advisory Committee. All in favor. Motion carried.
- Selectman Jesseman moved, seconded by Selectman Dawson to appoint Selectman Fogg to Parks. All in favor. Motion carried.
- Selectman Jesseman as Ex officio to the Trails Advisory Committee
- Selectman Jesseman nominated Selectman Dawson as alternate to Parks Selectman Scanlon seconded. All in favor. Motion carried
- None for Zoning
- NRRA Committee Selectman Jesseman remains
- Energy Committee - Selectman Jesseman Ex Officio; Selectman Scanlon as Alternate
- Belknap County Economic Development - Jeanie Forrester
- LR Mutual Aid: Chief Mike Sitar
- Police Building Study Committee: Selectman Scanlon moved, seconded by Selectman Dawson to have Selectman Consentino remain. All in favor.
- 150th Celebration Committee: Selectman Consentino moved, seconded by Selectman Jesseman to have Selectman Dawson, Ex Officio and Selectman Jesseman as Alternate. All in Favor.
• Budget Committee: Selectman Scanlon moved, seconded by Selectman Jesseman to appoint Selectman Consentino. Discussion - second withdrawn, motion withdrawn.
• Planning Board: Selectman Scanlon moved, seconded by Selectman Consentino to appoint Selectman Jesseman as Ex Officio to the Planning Board. Motion carried 3 to 2. Selectman Dawson and Fogg opposed.
• Selectman Consentino moved, seconded by Selectman Jesseman to appoint Selectman Scanlon as Alternate Ex Officio to the Planning Board. Motion carried. Selectman Dawson declined to vote; Selectman Fogg present.
• Budget Committee: Selectman Scanlon moved to nominate Selectman Consentino as Ex Officio, seconded by Selectman Jesseman, Selectman Fogg as Alternate. Motion carried. Selectman Dawson declined to vote, Selectman Fogg present.
• Main Street Committee: Selectman Scanlon moved, seconded by Selectman Fogg to appoint Selectman Jesseman. Motion carried. Selectman Dawson declined to vote.

Approval of Minutes: 
After the Board reviewed the minutes of March 7, 2019 making a few minor corrections, Selectman Jesseman moved, seconded by Selectman Dawson to accept the minutes as corrected. All in favor. Motion carried.

After the Board reviewed the minutes of March 14, 2019, changing the word driveway to road regarding Bittern Lane, and removing a sentence in that same paragraph, Selectman Jesseman moved, seconded by Selectman Scanlon to accept the minutes as corrected. All in favor. Motion carried.

Acceptance of Donation: 
Selectman Jesseman moved, seconded by Selectman Consentino to accept a $75.00 donation to the Senior Center, from the Laconia Historical Indian Association. All in favor. Motion carried.

Non Public Session: 
At 7:52 p.m. Selectman Scanlon made a Motion, seconded by Selectman Consentino to enter non-public session, as per RSA 91-A:3 paragraph II (a): The dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted.

On a Roll Call Vote: P. Consentino, yes K. Dawson no P. Fogg yes J. Jesseman, yes J. Scanlon, yes

At 8:53 p.m., Selectman Jesseman moved, seconded by Selectman Dawson to seal the minutes as they pertain to personnel, permanently. All in favor. Motion carried.

Adjournment: 
With nothing further, Selectman Jesseman moved, seconded by Selectman Dawson to adjourn at 8:54 p.m. All in favor. Motion carried.

Next Meeting: 
Thursday, March 28, 2019, 4:45 p.m.