

**CANAAN BOARD OF SELECTMEN
MEETING MINUTES
TUESDAY, September 24th, 2013**

Chairman, Bob Reagan called the meeting to order at 7:00 PM. In attendance were Selectmen Robert Reagan, Scott Borthwick, Dave McAlister, TA Mike Samson, Al Posnanski, Gary Wood, Phil Salvail.

Minutes of September 10th, 2013

Motion by Dave McAlister to approve the minutes of September 10th, 2013 as amended. Second by Scott Borthwick. Unanimously approved.

Autoware

Discussion of current status on Autoware. There was a discussion of the feedback from the Friends of Canaan Village Sub-Committee indicating that a new larger building at three times the cost to house a new Town Office was more preferable. Samson reported that the Board of Selectmen wanted to increase the building size to 3,000 sf and rent out a third of the building for office space to assure that the building is self sustaining. There was discussion of the proposed business plan for the Autoware property that included rent of commercial display space for Cardigan Mountain Art Association and Canaan Farmers Market as well as other local businesses. Phil asked why we were getting involved in business activity. Samson indicated that there was no effective commercial development of the village. The purpose of the building is to increase parking and to act as a noon to 7 PM retail spot that will facilitate arts and local foods trade. The building will be a transitional development step with its eventual return to the private sector. The building will have to pay taxes. Samson will work on getting Ware's agreement.

Canaan Hall Business Plan

Samson reviewed the Canaan Hall business plan. That plan relies on town fundraising to support the building as well as rentals to other non-profits, commercial business and private parties. There will be a sliding scale rental with the lowest rental for non-profits, the second lowest for private rentals and the highest for commercial business. The goal will be to get the building utilized on at least 60% of the weekends. Samson reported that Tillman had indicated that he would fund repairs for the Hall to get it into good shape including attic venting, replacement of the roll-up door and repair of the furnace.

HHW Report

Samson reported that the first Household Hazardous Waste day on September 14th was a big success. 69 households used the event. That represented 4% of the households and twice the participation rate in the rest of the state. 475 gallons of paint, oil and antifreeze were collected for recycling. 155 gallons of other hazardous waste was collected for disposal. The collection served three and a half times the number of people in one day that Enfield had in two days at 15% less total cost.

Water Report

Samson reported on sedimentation problems at the water plant where the clarification tanks had an accumulation of silt from the lake. It was apparent that the intake filters had not been cleaned in years. The water system was shut down and the village relied on the storage tank for almost a week. All of the tanks were cleaned and put back into service.

The next problem was related to the first. When the water was flowing in reverse (towards the water plant) and it caused built up silt to flow towards the water plant. It took nearly two weeks for the system to clear. At no point was there a bacteria problem in the system.

Budget vs. Actual

Samson reviewed the Budget and noted that it is still running very tight. So far there are no further changes in the proposed 2014 budget and that budget looks like there will be no increase in the town portion of the tax rate.

Other Business

The Board asked Samson to post the Autoware property with no trespassing signs and rope it off.

Samson was asked to put a sign on the Goose Pond Road bridge indicating that it would be closed from June to October in 2014. Samson indicated that he would also send out a mailing to all affected property owners.

Samson was directed to re-start enforcement actions against Larry Gaudette and Patrick and Dan Jameson as their junk yards were returning.

Samson was directed to get the auction noticed for the Moore property off Stevens Road.

Samson was directed to complete the remaining tax sales that are ready.

Samson was directed to post a sign at the transfer station looking for Recycling Committee members.

At 8:34, Selectman Borthwick moved to enter executive session. Dave McAlister seconded the motion and it was unanimously passed.

At 9:15 Selectman Borthwick moved to come out of Executive Session. McAlister seconded the motion and the motion passed unanimously.

At 9:16 PM Selectman Borthwick moved to seal the minutes and Selectman McAlister seconded the motion. Motion passed unanimously.

Motion by Scott Borthwick to adjourn with second by McAlister. Unanimously approved.

Robert Reagan, Chairman

Scott Borthwick

David McAlister
Canaan Board of Selectmen