

**CANAAN BOARD OF SELECTMEN
MEETING MINUTES
TUESDAY, November 26th, 2013**

Chairman, Bob Reagan called the meeting to order at 6:00 PM. In attendance were Selectmen Robert Reagan, Scott Borthwick, Dave McAlister, TA Mike Samson, Ellie Davis, Phil Salvail, and Al Posnanski.

Minutes of November 12th, 2013

Motion by Dave McAlister to approve the minutes of November 12th, 2013 as corrected. Second by Scott Borthwick. Unanimously approved.

Martha Richards, Grafton County Commissioner

Richards discussed the Commission's efforts to hold down the costs for the county. The budget is up 2% and includes costs from the nursing home and correctional facility. She highlighted the efforts to save money by switching the heating system to wood. Another discussion revolved around the fact that Grafton County still has a working farm and enumerated the advantages of having the farm.

Warrant Article Old Highway Garage

Samson reviewed the proposed language for the sale of the old highway garage property. Selectman Borthwick moved to approve the draft article. Dave McAlister seconded the motion and it was unanimously passed.

Warrant Article Autoware

Samson reviewed the proposed language to accept the gift of the Autoware property. Selectman Borthwick moved to amend the article to add after the word acquire "and/or develop" and to approve as amended. Dave McAlister seconded the motion and it was unanimously passed.

Warrant Article Water & Sewer

Samson extensively reviewed the proposed budgets for the water and sewer departments. He noted that while the bottom line remains the same, more money is budgeted in capital accounts. He also noted that the revenue from user fees will be less than the total expenditures. This is on purpose to allow the Commissioners to expend more money if needed by withdrawing from the non-lapsing water and sewer account. To allow this we need an appropriation large enough to give the flexibility of using the unspent balances from prior years. All parties need to remember that this is possible only if the balance in the account is large enough to actually allow the expenditure. Samson also went through proposed rate changes to take effect on the second quarter bills. Generally the rates and bills will drop for more than three quarters of the users. The last twenty five percent of users will see increases and only 6 users will see significant increases. The new rates are necessary to assure that we are in compliance with state regulations by July 1st that require us to have a uniform rate structure for all users, no matter how large or small they are. Selectman Borthwick moved to approve the proposed budget for water and sewer including the projected revenue from user fees as shown on the revised rate sheets. Dave McAlister seconded the motion and it was unanimously passed. The rates will have to be adopted by the end of the first quarter. Selectman Borthwick moved to adopt the warrant article language. Dave McAlister seconded the motion and it was unanimously passed.

Warrant Article Loader

Samson reviewed the language for the purchase of a replacement loader. There was an error in the last sentence where the word truck was used rather than the word loader. Selectman Borthwick moved to approve the article with the replacement of the word loader for truck. Dave McAlister seconded the motion and it was unanimously passed.

Mansur Driveway

The Board discussed what to do about the Mansur driveway and the need for a culvert and sloping. Motion by Dave McAlister to approve the provision of a culvert and the installation of the culvert upon the application by Wesley for a driveway permit and subject to Wesley maintaining the culvert after it is installed. Second by Bob Reagan. Reagan and McAlister in favor and Borthwick against.

Junkyard Permit

There was a review of the Parts of the Past junk yard permit. Selectman Borthwick moved to authorize Bob Reagan to sign the permit. Dave McAlister seconded the motion and it was unanimously passed.

Highway Garage Purchase and Sale

Samson reviewed a proposed purchase and sale on the Bates house and the old highway garage property. The offer included \$39,000 for the lot and \$81,000 for the house and lot. Selectman Borthwick moved to accept the offer contingent on voter approval in March for the highway garage lot. Dave McAlister seconded the motion and it was unanimously passed.

Information Sheet on Canaan Speedway

Samson reviewed a proposed information sheet that will be posted on the website.

Tax exemptions for handicapped and elderly

Samson reviewed ideas about how to restructure tax exemptions for the elderly and handicapped, compared the proposals to Enfield and showed the estimated costs that would be incurred and the impact on the voters if it was approved. He noted that this would act as a circuit breaker for low income elderly and handicapped and the town would not risk losing tax revenue as we do with deferrals. With the exemptions, the tax revenue is replaced by the remaining taxpayers. The impact would be about 1% total to offset up to forty homestead exemptions.

Budget vs. Actual

The latest budget report was distributed indicating that the year remains very tight.

At 8:10, Selectman Borthwick moved to adjourn with second by McAlister. Unanimously approved.

Robert Reagan, Chairman

Scott Borthwick

David McAlister
Canaan Board of Selectmen