

**CANAAN BOARD OF SELECTMEN  
MEETING MINUTES  
Tuesday, April 18, 2017**

Scott Borthwick called the open meeting to order at 6:00 PM at the Conference Room. In attendance were Selectmen Scott Borthwick, Dave McAlister, Al Posnanski and TA Mike Samson. Others: Bill Roebuck, Karen Baumgartner, Bob Scott, Frank Thibodeau, Ellie Davis, Dale Barney, Robin Gowing, JR Defosse, Lori Gowing and Phil Salvail.

#### Minutes

Dave McAlister moved to approve the minutes for 4/4/17 as corrected. Second by Al Posnanski. Unanimously approved.

#### Complaint about Cardigan Mountain School Solar Array

Several neighbors attended and asked what the Town could do to eliminate the impacts of the solar arrays and why they were allowed. The Board indicated that there were no regulations that would prevent the installation of solar arrays. Similarly, there is no Town regulation that would require screening. Samson indicated that Tim Jennings had promised to grow ivy up the fence that borders Prospect Hill. One of the neighbors indicated that CMS had provided to do some plantings but not ivy. Samson called Tim Jennings who indicated that the School was planning on planting trees and shrubs along the road to screen the arrays. The neighbors indicated that the arrays had destroyed their view to the east and as a result will severely devalue their property. They expected a revaluation that reflects the lost value due to the arrays. Samson indicated that they can appeal their assessment to the professional assessors and seek an abatement. He recommended that they check in with Terri to get the paperwork necessary for the abatement.

#### Mechanic Hire

Samson reviewed the three interviews of Thomas Marlar for Town Mechanic. Bob Scott also participated in one of the interviews. All were impressed by his ability, work ethic and 22 years of service at RSD. Dave McAlister moved to hire Tom Marlar at the rate of \$50,000 annually (\$24.04 per hour) subject to a 90 day review and starting on May 1, 2017.

#### Highway Plan

Bob Scott and the Board discussed Bob's plan for highways in 2017. The plan is to grind Stevens Road from the top of the first hill off of Route 118 to the end of the paving. The road will be reshaped and left to compact until 2018 and the repaved. He also plans on grinding part of West Farms Road and repaving all of the road past the current of paving to Eagle Estate (or Highland). For dirt roads he plans on rebuilding the end of Corno Road. Those plans will exhaust nearly all of the road reconstruction budget for the year. There is \$10,000 available for dirt road work for the year. There was discussion of the need to make road base repairs to other dirt roads and no money available to do any dirt roads. The Board identified Sugar Hill, Ball Park, Gould Road, Sawyer Hill Road, Andrew Lane and Hinkson Brook as needing work. Bob identified Wescott Road as needing work and added that Jones Hill would need repaving but said that the other dirt roads didn't need work after he cut back the trees and ditched the roads. Samson indicated that he had driven all of the dirt roads with John Coffey and found that there were about 8 miles of ¼ to ½ mile sections that were virtually impassable in mud season and argued that they needed to be

addressed. Samson offered to go out with Bob and inventory them next spring. The Board indicated that they would go out with Bob next spring and inventory them. The Board will continue to discuss future plans. Bob also indicated that he wants to spend \$12,500 for engineering for a culvert on Prospect Hill. Samson asked where the funding was coming from Bob indicated that it was from bridges. Samson indicated that the CIP funding is for state designated bridges and Prospect Hill isn't. Bob indicated that it needs to be done. Samson indicated that we could take it from bridges but we would not be able to fund the next major bridge in time for state funding.

#### Holidays and Vacation at Transfer Station

Samson reviewed Robin Gowing's complaint from the Transfer Station regarding the ability to take Saturdays off in the summer. The transfer station job descriptions called for working all Saturdays except for emergencies. This was objected to by Robin. The policy was changed to 2 Saturdays off a year for one employee at a time except for summers which are the busy season and then only for emergencies. Samson introduced a new proposed policy and explained that it would give more time off but still protect the busy season. Lori Gowing objected to the new policy, called it unfair and said that the Board just didn't care about employees. Samson indicated that the transfer station needed 3 employees on Saturday and we couldn't operate it all summer with just 2. Giving each employee two Saturdays off in the summer would mean being short handed 6 out of 17 weeks. Lori indicated that the Town better get used to it. Dave McAlister moved to adopt the proposed policy as written. Second by Al Posnanski. Unanimously approved.

#### Health Center Tax Exempt Status

Samson introduced the issue. The new health center is property tax exempt by state law. The Board of Selectmen wants a payment in lieu of taxes. They believe that the health center should pay something for town services and they don't want the town to lose the tax revenue it received from the raw land. Dale Barney, Chairman of the Health Center board indicated that the Health Center wants to be a good neighbor but wants to avoid taxes during the first two years which are the most problematic for cash flow as staffing costs are high and the practice is just starting to grow. Samson indicated that he is conflicted since he is involved in both. Scott Borthwick indicated that if the Health Center doesn't contribute, the Board would consider firing Samson since there had been assurances that the Town would not lose the tax revenue from the land. The current assessed valuation of the land is \$32,300 and the taxes last year were \$1,016.48. Dale said that he would meet with the Board on May 8 and bring a proposal back to the Board.

#### Farmers Market

Samson reported that Lynn Braley is reorganizing the Farmers Market and it is applying for its own non-profit status.

#### Truck

Samson reported that the selection of two trucks for the mechanic and water and sewer department will be done by Tom Marlar.

#### Building Repairs

Samson indicated that the roofing and fencing are scheduled and he will get a bid request out for painting. The toilet at the transfer station is also under way. There was discussion about whether the proposed contract for the roof included the hatch sealing and whether

there is sufficient ice block. Dave McAlister moved to approve Kierstead's contract if amended for more ice block and sealing the hatch. Second by Al Posnanski. Unanimously approved. Al also wanted to make sure that the Town would dispose of unusable doors and sell used motors.

#### Budget v. Actual

Samson reviewed the budget and noted there were a few corrections and not much in the way of new changes.

#### Maville Damages

Samson reported that the insurance company was denying coverage for the water damage to the ceiling and floor but would be paying for the repair to the water and heat lines.

#### Other Business

None

At 8:10 PM Selectman Al Posnanski moved to enter non-public meeting to discuss personnel evaluation, welfare and individual tax delinquencies. Dave McAlister seconded the motion and it was unanimously passed.

At 8:38 PM Selectman McAlister moved to exit non-public meeting, seconded by Posnanski and it was unanimously passed.

At 8:39 Selectman Posnanski moved to seal the minutes. McAlister seconded the motion and it was unanimously passed.

At 8:39 PM Selectman Al Posnanski moved to adjourn. Second by McAlister. Unanimously approved.

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Scott Borthwick, Chairman

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David McAlister

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Al Posnanski  
Canaan Board of Selectmen