



**TOWN OF PITTSFIELD
BOARD OF SELECTMEN
TOWN HALL, 85 MAIN STREET
PITTSFIELD, NH 03263**

MEETING MINUTES OF TUESDAY, APRIL 5, 2016

CALL TO ORDER

Call to order at 6:00 P.M. by Larry Konopka, Chairman

MEMBERS PRESENT

Larry Konopka, Chairman, Gerard LeDuc, Vice-Chairman, Carole Richardson, and Carl Anderson.

MEMBERS ABSENT:

None.

OTHERS PRESENT:

Cara Marston (CM), Town Administrator and Delores Fritz, Recording Secretary.

PUBLIC INPUT

Paul Rogers: I have a question, people have asked me if this Board is going to require the Building Inspector to establish some regular office hours, like two days a week or so at a definite time. Have you this in mind? Larry: No. Paul Rogers: It is hard to catch him and if one day or one night a week was definite, it would be easier.

Maye Hart: The parking lot on Franklin Street – would it be available on show nights for parking? We know it only has ten spaces – is it possible? Larry: We have not thought about it. Chief Cain related he has been holding off on doing any policing there until Town decides what to do with property.

Adam Gauthier: On play nights, you could post it for the players. Carole: It is a great idea; only problem is basketball hoops, bicycles and kids. Larry: We can have Department Heads review it. Cara will talk to Department Heads.

Tracy Huyck: What about the spot rented? Larry: We have not come to any conclusion on that yet.

Close Public Input

DEPARTMENT UPDATES

George Bachelder, Superintendent of Public Works

George related that since there was only one snowstorm and some icy weather days, the Highway Department has been cleaning, completing a lot of maintenance on the equipment, repairing others, and filling some potholes to get ready for summer. Carole inquired as to when the sidewalk project would begin. George noted that they are dependent upon the State but hopefully by the end of May, beginning of June. Cara: Right now, we are trying to get through the right-of-easements for those properties affected. Carole: Isn't there a timeframe associated with it? George: Yes, but noted he felt that it should be done when school is not in session. Carole: At one time you spoke about processing funds through a Warrant Article rather than in your budget. George: This would allow the people to decide about spending the funds. A Warrant Article would be in place every year to be utilized the following year.

George Bachelder left meeting at 6:12 P.M.

Erica Anthony, Town Clerk/Tax Collector

Erica: I am going on vacation the end of April and for health reasons will also be out during part of May. I am asking that Board allow Ammy to work in my place while I am out. She does not have any health benefits or vacation days due her.

Carole: Motion to approve Deputy Clerk/Deputy Tax Collector to work full time while Town Clerk/Tax Collector is on vacation and out for health reasons.

Gerard: Second. Carried 3-1. Larry Abstains.

Erica: Sewer bills, tax bills and liens will be going out shortly. Carole: What about outstanding taxes, are there a lot of them? Erica: No more than normally. I have not noted a major uptake in unpaid taxes.

Jeffrey Cain, Chief of Police

Chief Cain: Over the course of the year, we have had 631 calls. He explained a recent altercation in Pittsfield which involved a Pittsfield and Epsom officer and an instance when Pittsfield supplied officer assistance in Loudon.

He noted he is in the process of updating the Police evaluation forms using a form from another town which is a nationally accredited agency.

Board and Chief Cain discussed the 2010 and 2012 Charger cruisers that were having repair issues and possible sealed bid disposal of the 2010 vehicle. To date, we have not heard from Mariano's regarding the 2012 Charger.

Peter Pszonowsky, Fire Chief

Fire Chief: We have received the Sanderson Grant monies for the containment center which will help with safety issues. He related ambulance has responded to 52 calls and reviewed the collectable/non-collectables for this period.

PUBLIC HEARING (6:30 P.M.)

6:15 P.M. – Sale of Town Property

- a. Tax Map R44, Lots 7 & 8 (combined sale)
- b. Tax Map R48, Lot 6

Larry read into the Minutes the Public Hearing Notice. (See attached.)

Public Input:

Paul Rogers: Could we have the addresses of those properties? Cara: They are land only.

Jim Pritchard explained briefly the history of auction sales of the town-owned properties being procedurally defective because of the requirement of RSA 41:14-a, I which requires Board of Selectmen to receive recommendations from the Planning Board and Conservation Committee and hold two public hearings prior to sale. A purchase and sale agreement to purchase Tax Map R44, Lot 7 & 8 plus \$1,500 auctioneer's commission was issued to Mary Pritchard. Our plans are to not to develop but protect the land.

Fred Hast: Will it be going to Conservation? Larry: No. It was an absolute auction. Deed has not been done yet and this was discovered by Paul Nickerson.

Jim Pritchard: Procedurally, there is a purchase and sale agreement on each property. Tax Map R48, Lot 6 was purchased but Deed not recorded.

Cara: This was not a tax-deeded property.

Larry: Conservation Commission has reviewed it. Planning Board considered the following factors:

1. The area of the pest house lot: approximately one acre or less
2. The depth of the pest house lot: approximately 115 feet from the Tan Road right-of-way line.
3. The fact that the pest house lot area would be nonconforming to the zoning ordinance even if the lot were in the Suburban District. The lot is in the Rural District.
4. The adjacent Hertel development on Tan Road: The planning board approved this subdivision on condition of 100-foot minimum setbacks from both Tan Road and Governor's Road. (Merrimack County Registry of

Deeds plan 16737.) The purpose of these 100-foot minimum street setbacks is to protect the rural character of the Tan Road neighborhood.

5. The Master Plan and its finding that the townspeople value rural character.
6. The Master Plan and its recommendation that the population density in the rural area of town should be sparse.
7. The Zoning Ordinances and its requirement that nonconforming lots should be merged with abutting property under common ownership. (Zoning Ordinance Article 4, Section 2.)

Carl: The people should know what the property sold for at auction - \$39K first bid and \$38K second bid. Jim Pritchard: There is a signed purchase and sale agreement to sell Tax Map R44, Lots 7 & 8 for \$15,000 with an additional \$1,500 auctioneer's commission. My Mom already owns Tax Map R44, Lot 8.

Maurice Wells: Tax Map R48, Lot 6 – in the 90's the property was trimmed and it cost more than the lumber was worth and the taxpayer had to pay the higher cost. Gerard: That subject was not brought to the Board's attention when the previous Board was reviewing it.

Tracy Huyck: Sell the property and get the money back on the books. Larry: It takes a process and the previous Board recommended one of the lots be sold to an abutter. All this information is helpful.

Close Public Input
Public Hearing closed at 6:43 P.M.

AGENDA REVIEW

Gerard: Pittsfield Aqueduct Committee: Set date for Public Hearing; Larry: Mailboxes and Paul Rogers Letter, Cara: 911 Data Release to Lakes Region Mutual Fire Aid.

NEW BUSINESS **ACTION ITEMS**

1. Town Hall Basement

Larry: Fire Chief, Cara, Building Inspector and I reviewed property with Alba Architects, Stuart Anderson. We do not want to do something today that could affect the future efforts to update the Town Hall. Suggestion was made to remove the HSA door, and construct a wall in the hallway area leaving access to the facilities which would make that area one large room. This would allow Housing Standards to remain where they are. A platform will need to be constructed to

enter that area. We also discussed the third floor and how to utilize it will have to be a careful process. Right now, we cannot use the third floor because of fire issues. The first floor does need a little bit of work also.

Carole: Motion to approve getting proposed costs for changes to be done.

Carl: Second. Carried 3-0. Larry Abstains.

Carole: Motion to approve keeping Housing Standards Agency downstairs.

Gerard: Second. Carried 3-0. Larry Abstains.

Larry: This is a positive thing. Once report received, we can request costs on the 2nd and 3rd floor repairs and send it out to bid.

2. Meeting Audio Files on Town Website

Cara: This could be a MP3 or on the website so people can listen to the meetings at no cost. Clayton Wood: I would need some time to review this. There are sites available at no charge. It is important to preserve history though some of the files are pretty large. The tape is public information and not subject to censorship.

Rick Anthony: Aren't they public records? Why not make it available to me from my home. If you want more people to be involved and informed, this would help.

Fallon Reed: There is even the potential to video tape record on our cell phones or the U2 Channel. Larry: That would be an excellent subject for the upcoming Public Forum.

Clayton Wood offered to present proposal. With audios, meetings are more civil as long as announcement is made that it is being recorded.

3. Town Website Contractor Concern

4. Complaint regarding Planning Board Member

Larry: I would like to send this to LGC. This will be on next week's Agenda.

5. Board of Selectmen E-Mail Addresses

Larry: I have talked to LGC and they recommend getting that each Board member "should be provided an e-mail address from the town's domain name and all public business be conducted exclusively on this e-mail address. Private E-mail activity exposes Select Board members to disclosure under the Right-to-Know Law."

Carole: Motion to approve Board of Selectmen members be provided with .gov e-mail addresses. Gerard: Second. Carried 3-1. Larry Abstains.

6. Parade Permit Application – Reach the Beach Relay on 9/17/16

Carole: Motion to approve Reach the Beach Relay Parade Permit on 9/17/16.

Gerard: Second. Carried 3-0. Larry Abstains.

7. Police Special Detail Cruiser Rate

Board discussed the possible increase of Police Special Detail rates which is a source of revenue.

Carl: Motion to approve raising Police Special Detail rates to \$74.

Carole: Second. Carried 3-0. Larry Abstains.

8. Donation of Fire Command Vehicle from Pittsfield Firefighters' Assoc.

Cara: A public hearing is required.

Gerard: Motion to approve Public Hearing on April 19th at 6:45 P.M. to discuss donation of fully equipped 2016 Chevrolet Tahoe as Fire Command vehicle.

Carole: Second. Carried 3-0. Larry Abstains.

9. Donation of Police Canine vehicle from Pittsfield Police Association.

Gerard: Motion to approve Public Hearing on April 19, 2016 at 6:45 P.M. to discuss donation of fully equipped 2016 Chevrolet Tahoe as Police Canine vehicle.

Carole: Second. Carried 3-0. Larry Abstains.

10. Hazard Mitigation Plan Update – Grant Funding Available

Cara: Grant funds are available now to have the plan updated. Plan has to be updated in order to apply for funding from FEMA.

Carole: Motion to approve applying for Hazard Mitigation Plan Update Grant.

Carl: Second. Carried 3-0. Larry Abstains.

11. Street Light Removal at Route 28 & Leavitt Road - Estimated Annual Cost: \$234.

Chief Cain: The concern is keeping the one over the crosswalks. It is hard to determine how much light would exist with one light out.

Fred Hast: In January 2015 there was a letter from DOT which stated light would be adequate. Eric Nilsson has that letter. Fred was requested to check if he still has a copy of that letter.

Paul Nickerson: The street lights give off enough that we really do not need any others. It lights up the intersection. Jesse Pacheco: What happens if you pull one light out and someone gets hurt – Town is liable. Paul Nickerson: If the State takes them out then they are liable. Larry suggested checking with insurance carrier. We

do not own the highway. Carole: Try getting something in writing from DOT, it is worth a try.

12. Buyer's Proposal for 37 Main Street (Tax-Deeded Property)

Paul Rogers: The buyer who made an offer on 37 Main Street has withdrawn offer at this time due to personal issues. The goal is to get back property back as tax revenue. Larry: I would like to have everyone's input on that. It is on Main Street and quite visible. It would be nice to hear from the Planning Board.

Carl: That is fine as long as it is done in a timely fashion and moves it along.

Larry suggested making plans for both 33 & 37 Main Street.

Clayton Wood: Town adopted 41:14-a, at Town Meeting and you cannot sell the property without going through that process. Jim Pritchard: This applies to any acquisition and sale of tax-deeded properties. Cara: There two separate statutes addressing this and we are well within our rights according to Town attorney.

Jim Pritchard: I disagree with Town attorney.

Larry: On 37 Main Street, we can do a little research and come up with some ideas for that. Now is the time to do the planning – there are five units in there, a barn and shed. Jesse Pacheco: With a business below and apartments upstairs, I do not know that it would pass inspection. No one asked me to look at it. The third floor is a fire trap and does not meet building codes. The heating system is in the attic and I do not know if that is even legal. There is a fire chase from the basement up to the third floor. Cara: 33 Main is all set, but 37 Main falls under 41:14-a.

Paul Rogers: There are quite a few interested parties.

13. Town Owned Tax-Deeded Properties – Market Value Responses

b. 11 Watson Street

Paul Rogers presented an offer of \$60K for the property relating that Town would benefit from the sale by \$52K along with Donna Ward's market analysis. Building contains three units.

Clayton Wood: Why doesn't the Board sell as two family? Master Plan gives Board right to improve the value. I can find no site plan that was ever done on that property. HSA does not even have it.

Paul Rogers: I understand that the buyer is purchasing it all for his own family.

Larry: We do have another offer on that property. Jesse Pacheco: That individual could not be present tonight. He can address the Board at another time and will accept the property as is.

Larry: This will be tabled until next meeting and in the interim, Paul can submit something to the family noting use as two family. Board will be prepared to move on it at next meeting.

c. 85 Catamount Road

Paul Rogers presented offer of \$49K for purchase of property. Board briefly discussed realtor listings and commission including Donna Ward's market analysis. Board decided to table this until next week at which time, they will be prepared to act on it.

d. Upper City Road: Tax Map R18, Lot 6

Paul Rogers also presented an offer for property. Board accepted the information and advised they would send someone to review the property and Board will review the information. Cara: This person is not an abutter. Property size is .24 acre.

a. Franklin Street Parking Lot

Larry: We have an estimate of \$20K. Jim Pritchard: How much does the Town have into the property? Larry: Close to \$50K. We can put it up for sale for fair market value. Cara: Town is allowed to recover their costs.

14. Food Pantry Location

Carole: Motion to approve seeking new location for Food Pantry.
Carl: Second. Carried 3-0. Larry Abstains.

15. Paul Rogers Letter

Larry: I prefer not to read this letter in public.

Paul Rogers: It refers to my business being a gossip center. Individual does not come in and support my business. Gossip happens wherever you go. This needs to be put in the Minutes. If person wants to apologize, OKAY, but it is his opinion. No matter where you go, gossip happens. Four people have called me up and asked why he hates me. My response is "It was his opinion."

Larry: I apologize for this Paul. It is my own fault that I did not catch it earlier.

Paul Rogers: Thank you.

16. 911 Data Release to Lakes Regional Mutual Fire Aid.

Carole: Motion to approve Cara Marston, Town Administrator sign 911 Data Release. Gerard: Second. Carried 3-0. Larry Abstains.

17. Pittsfield Aqueduct Purchase Committee

Gerard: Bill Miskoe has suggested committee set up a meeting and since Fred Okrent is here, I will leave that up to him to do.

Also, Bill is under the impression that there are no term expirations on these committee appointments; Fred was unsure if there are term expirations for members of the committee. Committee will proceed as is and Fred will set up a meeting.

18. Pat Heffernan Response to Paul Rogers Letter

Pat Heffernan: Just to clear the air, the letter Paul Rogers mentioned is directed to me. I was not and am not slandering him. I would like to point out that people gather in restaurants whether it be Jitters, Dunkin Donuts, etc., I am not directing slander towards him on this. I have no hard feelings; I said it here and apologize here. You did not want to read the letter in public, I apologized to Paul and I apologize to everyone.

COMMITTEE REPORTS

None.

INFORMATION ITEMS

1. Demo of Four Tax-Deeded Mobile Homes: 62 & 65 Leavitt Road

Cara: They are all now gone.

2. Pittsfield Mill Dam Hydroelectric Project Site Meeting 4/5/16

Cara: I was present at the meeting and it is quite interesting. We checked out the site and now there is a lot of paperwork that needs to be completed. Ever Better Hydro Power is shooting for June 2017 for it to be up and running.

3. Meeting with Town of Barnstead

Larry: We met with the Town of Barnstead and discussed the sharing of services. The meeting went very well. We are hoping to see some future shared services and some definite savings. Next meeting is April 18th, 9:00 A.M. here at Town Hall.

4. Board of Selectmen May 3, 2016 Public Forum

Larry: The K-9 Program will not be discussed at the Public Forum since we addressed it at a previous meeting. Public Forum will be on May 3, 2016 at 6:00 P.M. at the Middle/High School, Oneida Street. Issues to be addressed:

- a. Parking Ban
- b. Audio/Video Board of Selectmen Meetings
- c. Pittsfield Players Use of Franklin St. Parking Lot
- d. Sharing of Services

5. Sale of town property policy (41:14-a)

Board will be referring with Clayton Wood on property sales. It is noted that Town adopted this in 2007 and requires two public hearings to be held on these properties. Board wanted to make sure that everyone is educated on it. It was noted that this could take up to 3-4 months to be re-sold.

Jim Pritchard: Town is better off not doing sales quickly but taking their time and making informed decisions.

PUBLIC INPUT

Jim Pritchard: On the new In-Law Apartment law, we do not have to revise the Zoning Ordinances yet.

Adam Gauthier: The Security System that Town bid on for the PD. Did we win the bid? What was the quote on that? Chief Cain: Yes, we won the bid but have not been notified as to what the process will be in acquiring it. Adam Gauthier: What were the costs? Chief Cain: I believe in the low \$2K.

Adam Gauthier: I believe there are Minutes that are not on the Website. Dee will check.

Paul Richardson: I believe you are looking at an expansive update for upstairs and will probably need an engineer study.

Paul Richardson: Looking at the downtown area, it is not very pretty. Consider redoing the foundation at 37 Main Street and making Main Street attractive by revitalizing that area. There are grants out there available for that purposes.

Noreen Rollins: The Fire Department 52 calls – all fire related. Fire Chief: Both EMS and fire.

OLD BUSINESS

1. WWTP – Personnel Issues (Update)
2. Sale of 175 Leavitt Road Trailer to Griggs MHP (Update)
3. Franklin Street Parking Lot: Tow Co. Monitoring - Tabled
Chief Cain will check with George about the basketball hoops.
4. Sale of Town Property
 - a. Tax Map R12, Lot 10

Cara: I have checked with the second highest bidder and they are interested in the parcel to merge with their parcel.

Carl: Motion to approve sale of Tax Map R12, Lot 10 to second highest bidder.

Carole: Second. Carried 3-0. Larry Abstains.

b. Tax Map R44, Lots 7 & 8 Public Hearings April 5 & 19, 2016

c. Tax Map R48, Lot 6 Public Hearings April 5 & 19, 2016

Scheduled.

5. Police Cruiser Reports

Discussed with Chief Cain's department report.

APPLICATIONS and WARRANTS

1. Elderly Exemption: 111 Clough Road

Carole: Motion to approve Elderly Exemption 111 Clough Road.

Gerard: Second. Carried 3-0. Larry Abstains.

2. Elderly Exemption: 55 Norris Road

Gerard: Motion to approve Elderly Exemption 55 Norris Road.

Carole: Second. Carried 3-0. Larry Abstains.

3. 2015 Property Tax Abatement Application Recommendations from Assessor

- a. Northern N.E. Telephone Operations – Utility Assessor
Recommended Denial

Carole: Motion to deny abatement per Utility Assessor recommendation for Northern N.E. Telephone Operations. Gerard: Second. Carried 3-0.

Larry Abstains.

CHECK MANIFESTS

1. Accounts Payable

Gerard: Motion to approve Accounts Payable Check Manifest.

Carole: Second. Carried 3-0. Larry Abstains.

2. Payroll

Gerard: Motion to approve Payroll and Direct Deposit.

Carole: Second. Carried 3-0. Larry Abstains.

MINUTES

1. March 29, 2016 – Public Meeting Minutes

Carole: Motion to table approval of March 29, 2016 Public Meeting Minutes.

Gerard: Second. Carried 3-0. Larry Abstains.

2. March 29, 2016 – Non-Public Minutes

Carole: Motion to table approval of March 29, 2016 Non-Public Minutes.

Gerard: Second. Carried 3-0. Larry Abstains.

PUBLIC INPUT

Bill Elkins: Oak Street Parking Lot – how many parking spots? Cara: Nine which are all rented.

Carl: Regarding the Highway Department loader – A motion was made last week to repair the loader including the turbo at a cost of \$6K. George is agreeable to not replace/repair turbo (\$1,550.) which would cut costs by half. It is speculative that the turbo needs repair.

Carl: Motion to rescind Motion to repair Loader for \$6K and Motion to approve repair of Loader for \$4K not including the turbo. Gerard: Second. Carried 3-0. Larry Abstains.

Paul Nickerson: I will bring in the paperwork I have on the lights. Chief Cain: Safety issue is of the most importance.

Noreen Rollins: What services are you looking to share with Barnstead? Larry: All we can. Carl: Barnstead is pretty desperate. Noreen Rollins: On the K-9 Program, I am not against the program and do not feel that the officer salary is a burden for Pittsfield.

Recording Secretary left meeting at 8:55 P.M.

NON-PUBLIC SESSION

Gerard: Motion to go into Non-Public Session per **RSA 91-A:3 II (d)** – Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community and **RSA 91-A:3 II (e)** – Consideration

or negotiation of pending claims or litigation which has been threatened in writing or filed against the Town or any subdivision thereof, or against any member thereof because of his membership in such body, until the claim or litigation has been fully adjudicated or otherwise settled. Carl: Second. Carried 3-0. Larry Abstains.

Board went into Non-Public Session at 9:00 P.M.

Board returned to Public Session at 9:30 P.M.

NOTE: RSA 91-A (III) – Minutes of proceeding in non-public session shall be kept and the record of all actions shall be promptly made available for public inspection, except as provided in this section. Minutes and decision reached in non-public session shall be publicly disclosed within seventy-two (72) hours of the meeting, unless, by recorded vote of 2/3 of the members present, it is determined that divulgence of the information likely would affect adversely the reputation of any person other than the members of the Board, or render the proposed action ineffective. In the event of such circumstances, information may be withheld until, in the opinion of a majority of members, the aforesaid circumstances no longer apply.

Shall the Minutes be publicly disclosed? No.

Motion made by Gerard and Seconded by Carl to not publicly disclose the Minutes because it is determined that divulgence of the information likely would affect adversely the reputation of any person other than a member of the Board and render the proposed action ineffective. Carried 4-0. Individual members of the Board were polled and all agreed.

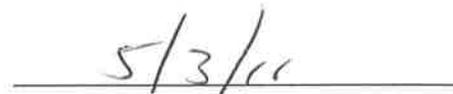
ADJOURNMENT

Gerard: Motion to adjourn. Carl: Second. Carried 3-0. Larry Abstains.

Meeting adjourned at 9:34 P.M.

Approved:


Lawrence Konopka, Chairman


Date

PUBLIC HEARING MEETING NOTICE

TOWN OF PITTSFIELD
BOARD OF SELECTMEN

PUBLIC HEARING
Tuesday, April 5, 2016

The Board of Selectmen will hold a public hearing to accept comment on the proposed sale of town land, in accordance with RSA 41:14-a, a statute which gives the Board of Selectmen the authority to acquire and sell land and buildings through a public hearing process, that was adopted by Town Meeting on March 17, 2007.

The public hearing will be held at 6:15 p.m. on Tuesday, April 5, 2016 at the Town Office, 85 Main Street, Pittsfield, NH 03263. This will be the first of two public hearings to be held on this proposed sale. The second public hearing will be held at 6:15 p.m. on Tuesday, April 19, 2016 at the Town Office, 85 Main Street, Pittsfield, NH 03263.

The parcels being considered for sale are displayed on the tax maps as:

1. Map R44, Lot 7 & Lot 8 (combined sale)
2. Map R48, Lot 6

More information is available on these parcels, including the recommendations from the Planning Board and Conservation Commission, at the Town Office (85 Main Street, Pittsfield, NH) and on the town website (www.pittsfieldnh.gov)



TOWN OF PITTSFIELD
Planning Board
Town Hall
85 Main Street
Pittsfield, New Hampshire 03263

March 10, 2016

Pittsfield Board of Selectmen
Town Hall
85 Main Street
Pittsfield, NH 03263

RE: Planning board recommendation to the board of selectmen regarding the sale of property at tax map R-48, lot 6 and tax map R-44, lots 7 and 8 pursuant to RSA 41:14-a.

Dear board of selectmen:

Pursuant to RSA 41:14-a, I, the planning board reviewed the board of selectmen's proposed sales of tax map R-48, lot 6, (the pest house lot) and tax map R-44, lots 7 and 8 (the Blake Pond lot) on March 3, 2016.

For the pest house lot, the planning board recommends that the board of selectmen should sell this lot only to an abutter so that any construction associated with the lot will force the merger of the lot with abutting property. (Zoning ordinance article 4, section 2.) In developing this recommendation, the planning board considered the following factors:

1. The area of the pest house lot: approximately 1 acre or less.
2. The depth of the pest house lot: approximately 115 feet from the Tan Road right-of-way line.
3. The fact that the pest house lot's area would be nonconforming to the zoning ordinance even if the lot were in the Suburban District. The lot is in the Rural District.
4. The adjacent Hertel development on Tan Road: The planning board approved this subdivision on condition of 100-foot minimum setbacks from both Tan Road and Governor's Road. (Merrimack County Registry of Deeds plan 16737.) The purpose of these 100-foot minimum street setbacks is to protect the rural character of the Tan Road neighborhood.
5. The master plan and its finding that the townspeople value rural character.
6. The master plan and its recommendation that the population density in the rural areas of town should be sparse.
7. The zoning ordinance and its requirement that nonconforming lots should be merged with abutting property under common ownership. (Zoning ordinance article 4, section 2.)

The planning board found that, because of the pest house lot's small area and shallow depth, any development of the pest house lot would necessarily conflict with the rural development plan that the planning board established by imposing development conditions on

Planning Board Members:

Clayton Wood (Chairman)

Daren Nielson

Gerard LeDuc (Selectman Ex Officio)

Pat Heffernan (Vice-Chairman)

Roland Carter (Alternate)

Larry Konopka (Alternate for Selectman Ex Officio)

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Jim Pritchard (Secretary)

Paul Nickerson (Alternate)

the Hertel subdivision. The planning board concluded that such conflicting development would likely degrade the rural character of the Hertel development, that such conflicting development would likely diminish the values of properties in the Hertel development, and that to permit such conflicting development by selling the pest house lot to anyone other than an abutter would betray the Hertel property owners' reasonable expectation that the town would stand behind the rural development plan that the planning board established by imposing development conditions on the Hertel subdivision.

For the Blake Pond lot, the planning board also recommends that the board of selectmen should sell this lot only to an abutter so that any construction associated with the lot will encourage the merger of this lot with abutting property. In developing this recommendation, the planning board considered the following information or factors:

1. Mary Pritchard's proposal to buy the Blake Pond lot. Mary Pritchard's proposal stated four major reasons for why the town should sell the Blake Pond lot to her:
 - a. The Pritchards have no plans to change the lot's use.
 - b. The Pritchards have never posted their land and have no plans to post the Blake Pond lot if the Pritchards should succeed in buying it.
 - c. The town will generate current use tax income from the sale.
 - d. The Pritchards' 49-year history as landowners in Pittsfield shows that Pritchards will be a more stable owner than the town would likely be going forward.

Mary Pritchard's proposal is attached to the planning board's minutes of March 3, 2016.

2. The fact that the Blake Pond lot is conforming under the zoning ordinance but that a very large fraction of this lot is swamp and that the rest of the lot is probably too small in dry land to be buildable. This lot has never had a building on it.

Sincerely,



Clayton Wood
chair
Pittsfield Planning Board

Planning Board Members:

Clayton Wood (Chairman)

Daren Nielson

Gerard LeDuc (Selectman Ex Officio)

Pat Heffernan (Vice-Chairman)

Roland Carter (Alternate)

Larry Konopka (Alternate for Selectman Ex Officio)

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Jim Pritchard (Secretary)

Paul Nickerson (Alternate)



PITTSFIELD CONSERVATION COMMISSION
PITTSFIELD N.H. 03263

Subject: Review of Sale of town properties under RSA41:14-a lots R44-7, R44-8, R48-6

The Pittsfield Conservation Commission held its monthly meeting on February 25th 2016 and upon request of the Pittsfield Board of Selectman reviewed the properties located in Pittsfield lots R44-7, R44-8, R48-6 located on Tan Road and discussed the highest and best uses of these properties for the townspeople of Pittsfield and the findings are as follows.

Lot R44-7

This lot borders a wetland that is part of Blake Pond it has possible access for recreational fishing and winter access for the residents of Tan Road to utilize as a skating area, this lot has an area that might be useful to the Pittsfield Fire Department for a future water hydrant access point for forest fire and local fire fighting.

Lot R44-7 enhances open space access in the Tan Road area for local homes and increases property values in the area in its current state.

Lot44-8

This lot borders wetland that is part of Blake Pond the lot is nicely wooded and could have potential as an access point for recreational fishing on Blake Pond also potential picnic area for residents to utilize, this lot is a great open space that increases local property value in the local area, leaving this area undeveloped would continue to support the outflow waters from Blake Pond and enhance aquatic wildlife in its current state.



PITTSFIELD CONSERVATION COMMISSION
PITTSFIELD N.H. 03263

R48-6

This small lot is located on western side of Tan Road; this board is advising the Pittsfield Board of Selectman to research this lot as a cultural and historical part of town and get input from the Pittsfield Historical Society as to get this lot protected and historical marker placed indicating its prior use as a "Pest House" this board feels that we need to protect our past history for future generations.

The Pittsfield Conservation Commission hopes this helps the board make an informed decision on any sale of the properties addressed, also it is suggested to have a public hearing on this matter, to get any helpful input from local and town residents as to any future uses of these properties.

Respectfully Submitted

Chris M Hill

Chairman Pittsfield Conservation Commission



MEETING AGENDA

TOWN OF PITTSFIELD
BOARD OF SELECTMEN
TOWN OFFICE, 85 MAIN STREET
PITTSFIELD, NEW HAMPSHIRE 03263

TUESDAY, APRIL 5, 2016

6:00 p.m. - Call to Order

PUBLIC INPUT

AGENDA REVIEW

DEPARTMENT UPDATES

1. Erica Anthony, Town Clerk/Tax Collector
2. George Bachelder, Superintendent of Public Works
3. Jeffrey Cain, Chief of Police
4. Peter Pszonowsky, Fire Chief

PUBLIC HEARING

1. 6:15 p.m. – Sale of town property
 - a. Tax map R44, lots 7&8 (combined sale)
 - b. Tax map R48, lot 6

NEW BUSINESS

ACTION ITEMS

1. Town hall basement
2. Meeting audio files on town website
3. Town website contractor concern
4. Complaint regarding planning board member
5. Board of Selectmen email addresses
6. Parade permit application – NH Route 28, Reach the beach relay on 9/17/16
7. Police special detail cruiser rate
8. Donation of fire command vehicle from Pittsfield Firefighters' Association
9. Donation of police canine vehicle from Pittsfield Police Association
10. Hazard Mitigation Plan update – grant funding available
11. Street light removal at Route 28 & Leavitt Road – estimated annual cost \$234
12. Buyer's proposal for 37 Main Street (tax-deeded property)
13. Town owned tax-deeded properties – market value responses
 - a. Franklin Street parking lot
 - b. 11 Watson Street
 - c. 85 Catamount Road

COMMITTEE REPORTS

INFORMATION ITEMS

1. Demo of four tax-deeded mobile homes at 62 & 65 Leavitt Road
2. Pittsfield Mill Dam Hydroelectric Project – site meeting 4/5/16
3. Meeting with Town of Barnstead
4. Board of Selectmen May 3, 2016 public forum

PUBLIC INPUT

OLD BUSINESS

1. WWTP – personnel issues (update)
2. Sale of 175 Leavitt Road trailer to Griggs MHP – update (pending)
3. Franklin Street parking lot – tow company monitoring (3/15/16)
4. Sale of town property
 - a. Tax map R12, lot 10 – (3/15/16)
 - b. Tax map R44, lots 7&8 – public hearings on 4/5/16 and 4/19/16
 - c. Tax map R48, lot 6 – public hearings on 4/5/16 and 4/19/16
5. Police cruiser repairs (3/22/16)
 - a. 2010 Charger – starter cleaned & unseized
 - b. 2012 Charger – at Mariano dealership

APPLICATIONS and WARRANTS

1. Elderly Exemption – 111 Clough Road
2. Elderly Exemption – 55 Norris Road
3. 2015 property tax abatement application recommendations from assessor:
 - a. Northern N.E. Telephone Operations – utility assessor recommended denial

CHECK MANIFESTS

1. Accounts Payable
2. Payroll

MINUTES

1. March 29, 2016 – Public Meeting Minutes
2. March 29, 2016 – Non-Public Minutes

NON-PUBLIC SESSION(S)

1. RSA 91-A:3, II(d) - Consideration of the acquisition, sale, or lease of real or personal property
2. RSA 91-A:3, II(e) - Consideration or negotiation of pending claims or litigation

PUBLIC INPUT