

MEETING AGENDA

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

TUESDAY, AUGUST 23, 2016

5:00 p.m. - Call to order – early meeting time to meet with department head(s) in non-public session
NON-PUBLIC SESSION

6:00 p.m. - Call to order – regular session

PUBLIC INPUT – regarding agenda items only

AGENDA REVIEW

NEW BUSINESS

ACTION ITEMS

1. Sale of town owned & tax-deeded property
 - a. Tax Map U3, Lot 45 – 33 Main Street
 - b. Tax Map U3, Lot 44 – 37 Main Street (5 condo units)
2. Letter from J.W. Miskoe regarding sale of 33/37 Main Street
3. Fire Department door replacement

COMMITTEE REPORTS

INFORMATION ITEMS

OLD BUSINESS

1. Town hall basement (4/5/16)
2. Sale of town owned tax-deeded property – (5/24/16)
 - a. Five parcel combined offer - (under agreement)
 - i. Tax Map U4, Lot 25 – 1 Fayette Street
 - ii. Tax Map U4, Lot 26 – Depot Street (was #7)
 - iii. Tax Map U3, Lot 127 – Fayette Street (parking lot parcel 1 of 2)
 - iv. Tax Map U3, Lot 128 – Bridge Street (parking lot parcel 2 of 2)
3. Sale of town owned tax-deeded property – (7/26/16)
 - a. 81 Main Street – (listed 8/9/16)
 - b. 114 Main Street – (under agreement 8/2/16)
 - c. 31 Berry Avenue – (under agreement 8/10/16)
4. Storage Container Permit – 41 Carroll Street – (tabled 8/9/16 for future plans)
5. Security System Upgrade Quote – Police Department (8/9/16, another quote)
6. Security System Installation Quote– Town Hall (8/9/16, another quote)
7. Tax Collector's Deed Waivers (8/9/16, seven of thirty-one processed)

APPLICATIONS and WARRANTS

1. Application for Current Use – Tax Map R30, Lot 1

CHECK MANIFESTS

1. Accounts Payable
2. Payroll

MINUTES

1. August 16, 2016 – Public Meeting Minutes
2. August 16, 2016 – Non-Public Meeting Minutes

PUBLIC INPUT

Board of Selectmen Meeting Agenda – 08/23/2016

J.W.MISKOE P.E.
61 Thompson Road
Pittsfield NH 03263
603-435-7700

Cara Marston, Administrator

13 August 2016

Town of Pittsfield

Cara:

Here is a summary of my proposal to the town.

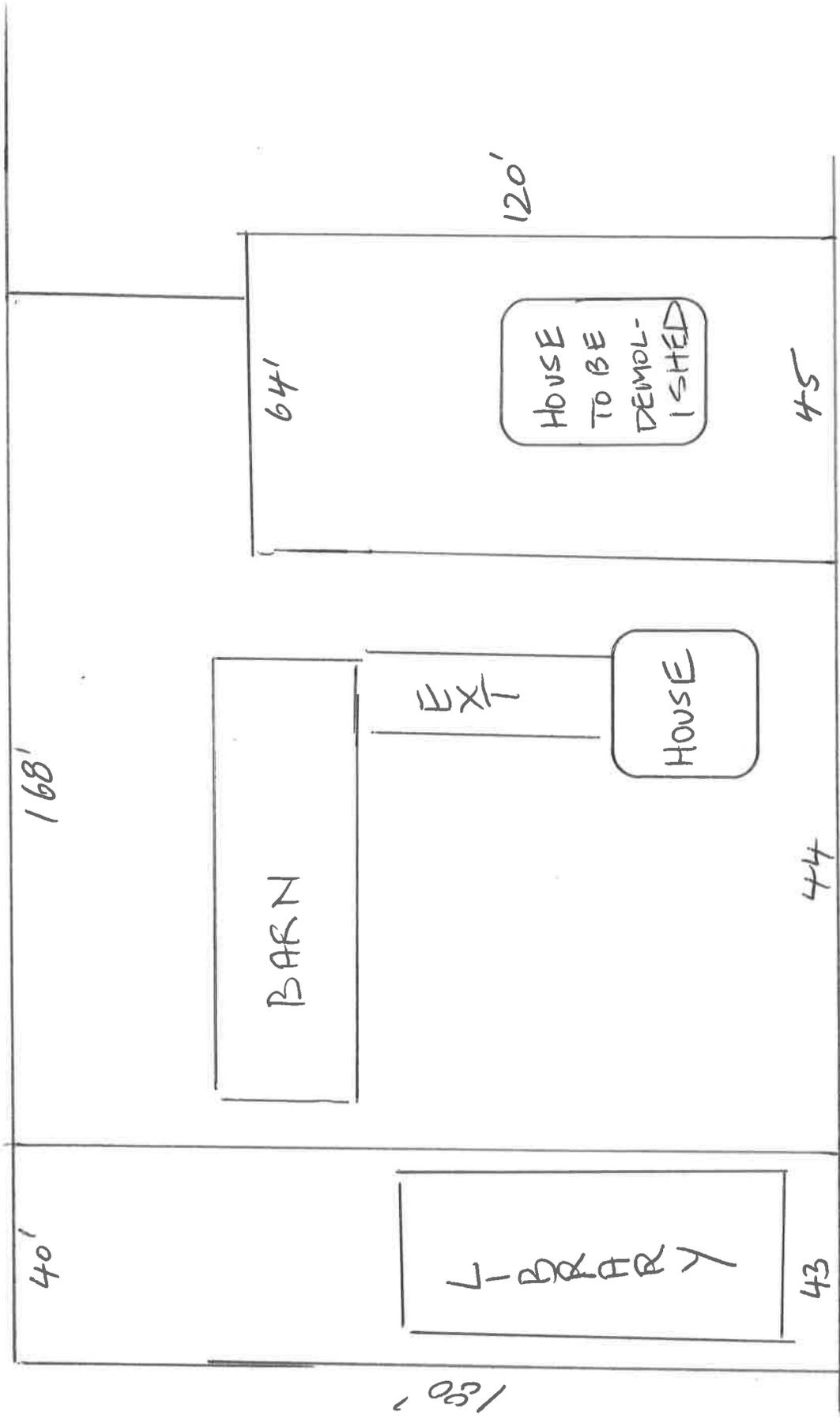
- Purchase Lot U03-44 for approximately \$72,000.00;**
- Purchase Lot U03-45 for \$1.00 plus the obligation to demolish the building thereon;**
- Remove the barn at the rear of Lot 44 and demolish the three story extension on the back of the mansard roof house;**
- Create a lot line adjustment to place the house on Lot 44 onto Lot 45;**
- Transfer ownership of the new Lot 45 to SVRDC with the intent that the property return to taxable status;**
- Transfer ownership of the new Lot 44 to The Josiah Carpenter Library, to provide land for expansion of the library.**

The purpose of this proposal is to:

- Provide land for a library expansion;**
- Provide an opportunity for a community development agency to improve a part of the downtown;**
- To provide an incentive for others to be creative in finding ways to improve the town.**

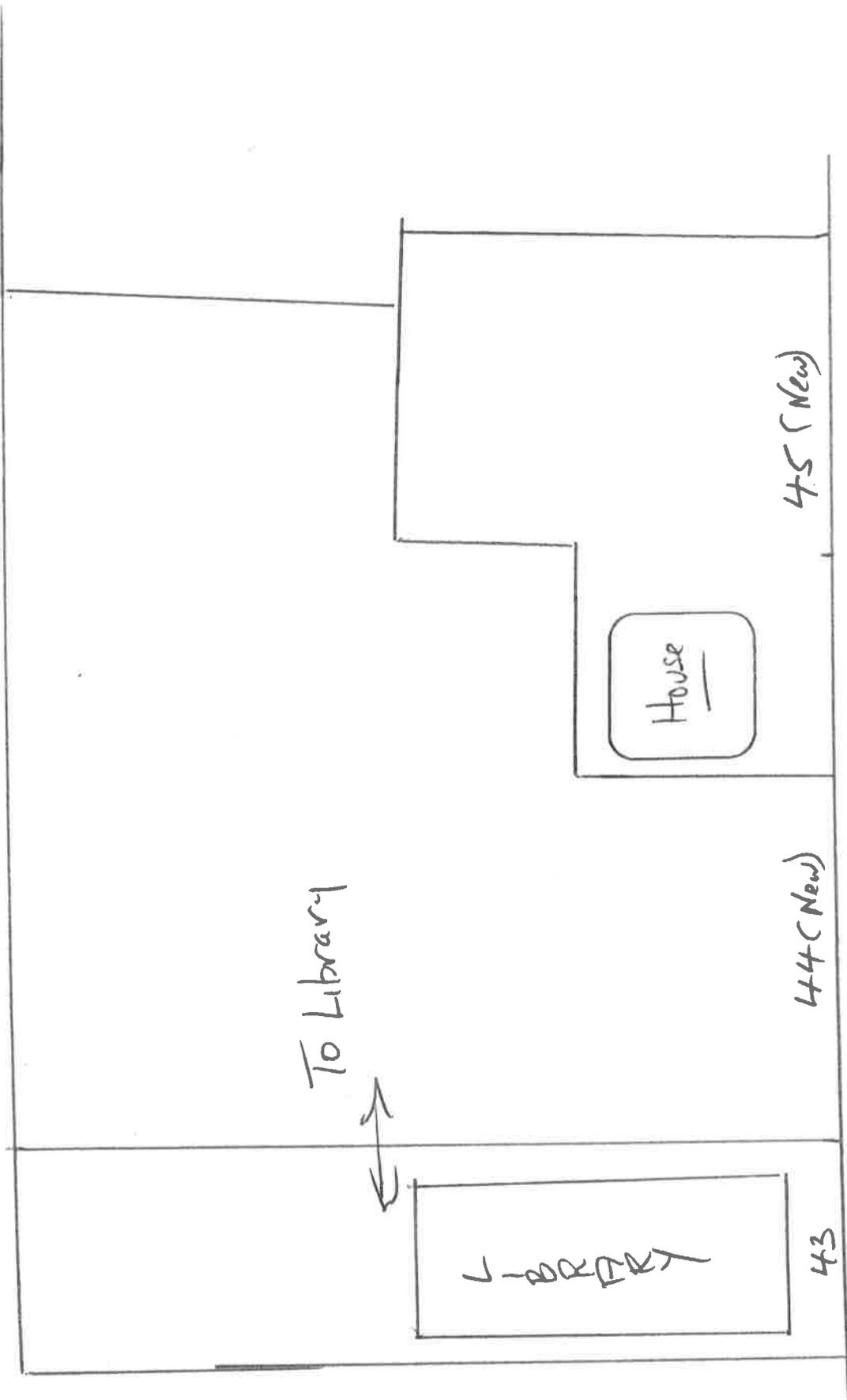
Best Regards Bill Miskoe

A handwritten signature in black ink, appearing to be 'Bill Miskoe', with a large, sweeping flourish extending to the right.



ELM ST

Main Street



Elm St.

Select Board

Pittsfield NH

14 May 2016

To the Select Board:

I have been a Pittsfield resident for 16 years. During that time I have read a lot of books. Most of them were provided by the Carpenter Library.

Now I want to provide the library a chance to expand its size and offer more to Pittsfield. This can happen if the library gets a place to do it.

Accordingly, I want to purchase the property at 37 Main Street currently owned by the town. Lot U03 -44.

My plan, if the town will sell it to me, is to donate some, or all of this piece to the Carpenter Library to enable building on to what is there now.

When I state ' some or all ' , it is because it is not clear that the library needs all of Lot 44 for a good expansion. What is needed is an addition to the Carpenter building, ground level access to the existing main floor and some parking.

Lot 44 is big enough to be divided and it has a handsome residential building on the side away from the library. If the library trustees decide that they have no way to use this big house, then I will work with the town to find a better use for it.

This is a proposal which is intended to benefit the Carpenter Library. It is deliberately open regarding other possibilities for Lot 44.

I hope that the Board will understand and accept this offer to purchase 37 Main Street – Lot U03-44.

Best Regards - Bill Miskoe



J.W.MISKOE P.E.
61 Thompson Road
Pittsfield NH 03263
603-435-7700

Cara Marston, Administrator

17 August 2016

Town of Pittsfield

Cara:

I'm really encouraged by the support my proposal received yesterday. It seems likely that the BOS will approve this caper.

Given my usual lack of patience, I'd like to suggest a way to move forward while waiting for permission to begin.

As soon as the BOS votes to approve the sale, I will provide a check for the exact amount – to be determined by you or Bonnie. The check can either be held or deposited with the funds to be held in escrow until the final transfer of ownership occurs. This will provide the town with assurance that I am serious and that the money is available.

With that being done, I would request that I be provided with access to the properties. No work of any kind will occur prior to the closing, but access will allow me to bring people onto the properties as needed.

I am referring to those who will be performing such tasks as asbestos verification, demolition, surveying and possibly building moving. It's also likely that SVRDC people will want to get a better look at the building they will be dealing with.

Please let me know if this request can be met so that I can begin making contact with those who will be involved.

Best Regards Bill Miskoe

A handwritten signature in black ink, appearing to be 'Bill Miskoe', written over a horizontal line.



Avitar Associates of New England, Inc.

A Municipal Services Company

August 12, 2016



**Town of Pittsfield
Bonnie Theriault
Board of Selectmen
P.O. Box 98
85 Main Street
Pittsfield, NH 03263**

Re: Current Use Application – Map R30 Lot 1

Dear Bonnie & Board Members:

I am in receipt of the current use application as noted above. There were some questions regarding the ownership of the adjacent parcel. While I had reviewed and believed this parcel to qualify for current use as contiguous current use acreage, it appears I did not previously provide you with a written recommendation. This application is seeking to enroll this entire 1 acre parcel into current use.

This parcel is contiguous with parcel R30-1-1 comprised of 55.46 acres and is under the same ownership. The owners have indicated the parcel is unmanaged hardwood and they have elected to not have the recreational adjustment. The application and it's submission are complete and I would recommend the Board approve this application for current use for tax year 2016. I have enclosed a card highlighting how the current use needs to be entered.

Sincerely,

**Loren J. Martin, CNHA, Sr. Assessor
President, Assessing Operations**

LJM/sjc
Enclosure

OWNER INFORMATION		SALES HISTORY		PICTURE
Date	Book Page Type	Price	Grantor	
MAHOOD, TIMOTHY M & ELAINE H PRITCHARD TRUSTEE, MARY H 3869 FEDERER PLACE ST. LOUIS, MO 63116-3130				
LISTING HISTORY				
12/06/07	JWRM	NOTES WOODED ROLLING, FRTG. SLOPES BOTH UP AND DOWN W/SOME STEEP, FAIR DEVELOPMENT POTENTIAL		

EXTRA FEATURES VALUATION							
Feature Type	Units	Length x Width	Size Adj	Rate	Cond	Market Value	Notes

PARCEL TOTAL TAXABLE VALUE				
Year	Building	Features	Land	
2014	\$ 0	\$ 0	\$ 2,965	
2015	\$ 0	\$ 0	\$ 2,527	
2016	\$ 0	\$ 0	\$ 2,527	
			Parcel Total: \$ 2,527	

LAND VALUATION														
Zone:	R RURAL	Minimum Acreage:	2.00	Minimum Frontage:	225	Site:	UND/WDS	Driveway:	UND	Road:	PAVED			
Land Type	Units	Base Rate	NC	Adj	Site	Road	DWay	Topography	Cond	Ad Valorem	SPI	R	Tax Value	Notes
UNMNGD HARDWD	2,000 ac	60,000	E	100	40	100	90	85 -- MODERATE	100	18,400	17	N	91	
UNMNGD HARDWD	53,460 ac	x 2,500	X	88				70 -- STEEP	100	82,300	17	N	2,436	
UNMNGD HARDWD	2,250,000 ff	x 40	E	100				85 -- MODERATE	100	76,500	0	N	0	
	55,460 ac									177,200			2,527	

FORM
A-10

NEW HAMPSHIRE DEPARTMENT OF REVENUE ADMINISTRATION
APPLICATION FOR CURRENT USE

STEP 1 PROPERTY OWNER (S)

PLEASE TYPE OR PRINT	LAST NAME Mahood		FIRST NAME Timothy and Elaine	
	LAST NAME Pritchard, trustee		FIRST NAME Mary	
	STREET ADDRESS 3869 Federer Place (for Mahood) / 52 Needham Street (for Pritchard)			
	ADDRESS (continued)			
	TOWN/CITY St. Louis (for Mahood) / Norfolk (for Pritchard)		STATE MO / MA	ZIP CODE 63116/02056

STEP 2 PROPERTY LOCATION

PLEASE TYPE OR PRINT	STREET Route 107				
	TOWN/CITY Pittsfield			COUNTY Merrimack	
	ACRES IN PARCEL 1	ACRES IN CURRENT USE 1	ACRES OF THIS APPLICATION 1	BOOK# 3501	PAGE# 1514
	MAP# R-30	LOT# 1	MAP#	LOT#	MAP#

NOTE: Lots must be contiguous. Non-contiguous lots must be submitted on a separate application.

STEP 3 DOCUMENTATION

(a) Is a Soil Potential Index (SPI) percentage for Farm Land submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(b) Is documentation to support an assessment within the "Forestland with Documented Stewardship" category submitted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
(c) If yes, indicate the type of documentation:		
<input type="checkbox"/>	Documentation of a Certified Tree Farm;	
<input type="checkbox"/>	A Forest Stewardship plan signed by a licensed forester, or	
<input type="checkbox"/>	Form CU-12 "Summary of Forest Stewardship Plan".	
(d) Did you submit a map of each parcel of property going into Current Use?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
(e) Does your map show both the current use land and non-current use land and orientations of the property?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

STEP 4 COMPLETE CHART BELOW

CATEGORY	# ACRES	20% RECREATIONAL ADJUSTMENT	
		YES	NO
FARM LAND			
FOREST LAND: WHITE PINE			
HARDWOOD	1		✓
ALL OTHER			
FOREST LAND with DOCUMENTED STEWARDSHIP:			
WHITE PINE			
HARDWOOD			
ALL OTHER			
UNPRODUCTIVE LAND			
WETLAND			

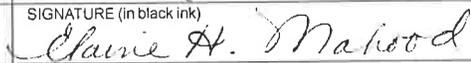
To be eligible for the 20% recreation adjustment, land must be open to the public for skiing, snowshoeing, fishing, hunting, hiking and nature observation. See RSA 79-A:4, II for further information.

STEP 5 SIGNATURE OF ALL PROPERTY OWNERS OF RECORD

I/We certify that the land indicated above qualifies for assessment under the New Hampshire Statutes and the Code of Administrative Rules, and that all requirements will continue to be performed.

I/We do firmly understand that, should the use of the above described land be changed to a non-qualifying use, that the owner of record at the time of the change in use is liable for the land use change tax.

This form must be signed by all owners of record or agent with Power of Attorney. Submit a copy of the Power of Attorney form, if applicable.

TYPE OR PRINT NAME (in black ink) Timothy M. Mahood	SIGNATURE (in black ink) 	DATE 03/16/16
TYPE OR PRINT NAME (in black ink) Elaine H. Mahood	SIGNATURE (in black ink) 	DATE 03/16/16
TYPE OR PRINT NAME (in black ink) Mary H. Pritchard	SIGNATURE (in black ink) 	DATE 03/16/16
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE

STEP 6 APPROVAL/DENIAL BY SELECTMEN/ASSESSORS

<input type="checkbox"/> APPROVED	<input type="checkbox"/> DENIED	Reason for denial:

STEP 7 SIGNATURES OF A MAJORITY OF SELECTMEN/ASSESSORS

TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE
TYPE OR PRINT NAME (in black ink)	SIGNATURE (in black ink)	DATE



