

## Town of Croydon

### BOARD OF SELECTMEN MEETING

Tuesday, December 11, 2023, 7:00 pm

Town Hall, Croydon NH

1. CALL TO ORDER: 7:00 pm
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
  - a. Amie Freak – Chairman
  - b. Edward Spiker – Selectmen
  - c. Melissa Prunier – Administrative Assistant
4. APPROVE PREVIOUS MINUTES
  - a. Review and approve minutes from November 28, 2023, Ed made motion to approve the minutes from 11/28/23; Amie 2<sup>nd</sup>; voted unanimously to approve the minutes from November 28, 2023.
5. CORRESPONDENCE:
  - a. Emergency Voucher for Sullivan County tax commitment. Totaling **\$312,732**.
    - i. Signed by Ed and Amie
  - b. Signing the Letter of Emergency Expenditures to be sent to Jaime Dow at DRA.
    - i. Signed letter to DRA and Melissa will mail out 12/13/23.
  - c. Signing the Preliminary Sales Ratio to submit to Avitar.
  - d. Letter from Joe Marko regarding Transfer Station position.
    - i. Still need someone to fill the position as Transfer Station
    - ii. Amie will call Joe Marko to find out what the position entails and what the job description should be.
  - e. Connor Jennings of Eversource looking for approval to continue work over the weekend in the CROYDON BROOK/FLETCHER RD/HAYWARD this Saturday & Sunday from the hours of 7am-5pm.

**Commented [T1]:** Has a due date of 12/17/2023 with a APR of 10%

**Commented [T2]:** The Assessment to Sales Ratio (ASR) in New Hampshire is a measurement used to evaluate the accuracy and fairness of property assessments. It compares the assessed value of properties to their actual sales prices. The ASR is calculated by dividing the total assessed value of a group of properties by their total selling prices.

Our assessor Kerry Conor will submit this after the board signs the prelim rate sheet. Please see top yellow sheet for more information.

**Commented [T3]:** Regardless, we still need someone to sign as the transfer station supervisor.

**Commented [T4]:** Croydon doesn't have construction hours restrictions but this is a residential area. Should ask for a **motion** for this and **ask the appropriate board to consider ordinance** for this type of stuff moving forward.

i. Ed made a motion to approve Eversource to continue work over the weekend in the CROYDON BROOK/FLETCHER RD/HAYWARD this Saturday & Sunday from the hours of 7am-5pm. Amie 2<sup>nd</sup>; voted unanimously to approve Eversource to continue work over the weekend in the CROYDON BROOK/FLETCHER RD/HAYWARD this Saturday & Sunday from the hours of 7am-5pm

**Commented [T5]:** Croydon doesn't have construction hours restrictions but this is a residential area. Should ask for a **motion** for this and **ask the appropriate board to consider ordinance** for this type of stuff moving forward.

f. Drummond Woodsum rates are going up to \$245/hour.

i. Please utilize the free online services with the State of NH vs calling attorney for every question.

g. NH DOT has sent two letters informing us of two one-time highway payments, from the passing of House Bill 2. For \$10,850.33 and \$9,566.96 for November and December, respectively. These funds can only be used for maintenance, and construction of bridges in town.

i. Amie called and confirmed that these payments were valid and that they are for two separate things.

h. Southwestern Community Service is requesting \$815 for the numerous services that they have provided from housing and fuel assistance to WIC nutrition as well as other workforce programs. Last year SCS provided over \$81,535 in direct assistance to Croydon residents.

i. Amie made motion to pay \$815 to Southwestern Community Services; Ed 2<sup>nd</sup>; voted unanimously to pay Southwestern Community Services \$815.

i. Several Loon Lake Renters have reached out about errors or issues with their tax bill, again.

i. Amie will reach out to Avitar, Kerry Connors, to discuss what needs to be done regarding these bills.

**Commented [T6]:** We need to reach out to our local legislators. These erroneous tax bills are creating a lot of extra work for both our assessing company and tax collector. According to RSA, campground owners are not taxed but renters that drop in and out of the state are. This is causing the cost of labor in the tax collectors office to increase dramatically.

## 6. ADDITIONS TO AGENDA

a. The Presidential Primary is January 23<sup>rd</sup>, 2024. Absentee Ballot applications are available online. If you request an absentee ballot, the status of it can be

checked on the secretary of state's ballot lookup tool which is linked on the town website on the town clerk section under elections.

- b. Tax bills were mailed Friday December 8, 2032 and have a due date of January 8 2024. As a reminder to residents if you have an issue with your tax bills, the tax collector can only provide information about it. It is the role of the assessors (BOS & by extension Avitar) to handle issues, errors and abatements.
- c. If you or someone you know in town cannot meet their tax commitments, please reach out to the Town Clerk's office. For resources to get help, please be advised that most assistance at this point in the tax year would be applied after April 1, 2024.
- d. Income from the sale of a cemetery plot and markers in Croydon East Village.
  - i. Amie and Ed signed the new cemetery plot.

7. OLD ITEMS:

- a. Doug Gamsby may be in the audience. He submitted a Septic Design that was denied at the last meeting for not having the appropriate setback from the well. He wants to speak about it.
  - i. Note from Town Clerk mentioned that the 75 ft well radius but the distance from the tank can be less than 75 ft.
  - ii. The new drawing has the well down off the 35 ft set back.
  - iii. Amie made a motion to approve the septic plan for the South Beach Dr property. Ed 2<sup>nd</sup>; voted unanimously to approve the septic design plan for Gamsby property on South Beach Dr.

8. NEW ITEMS:

- a. There will not be a 2<sup>nd</sup> meeting will be held in December. Next meeting scheduled for January 9<sup>th</sup>.
  - i. The second January meeting is being rescheduled to Thursday, January 25<sup>th</sup> at 7:00 pm as the original date is scheduled for Primary day.

**Commented [T7]:** You denied this at the last meeting because of the well setbacks that was labeled only as 75feet, please see postit note for the wording from Kim from the last meeting.

- b. The Presidential Primary is January 23<sup>rd</sup>, 2024. Absentee Ballot applications are available online. If you request an absentee ballot, the status of it can be checked on the secretary of state's ballot lookup tool.
- c. Intent to Cut Submission- Map 16 Lots 349 and 641; Owners: Goodwin Land Management LLC.
  - i. Amie & Ed Signed. Town Clerk will mail out tax bill 12/13/23.
- d. Septic Design Submission- Map 11 Lot 667; Owners: Robbie & Kathleen Stebbins
  - i. Approved and signed by Amie and Ed.
- e. Land Use Change Tax Warrant – Map 11 Lot 682; Owners: Emily Wellman & Cole McNamara
  - i. Amie and Ed signed.

9. PUBLIC FORUM

- a. Brenda Williams: Question around who will be setting up for the Primary. Amie will help.
  - i. Also checking on new vacuum. We will get the vacuum ordered.
- b. Amie made a motion to close public comment; Ed 2<sup>nd</sup>; voted unanimously to close public comment.

10. NON-PUBLIC (if needed)

11. ADJOURNMENT: Amie made a motion to adjourn; Ed 2<sup>nd</sup>; voted unanimously to adjourn at 7:36 pm.

**SIGNED MEETING MINUTES AVAILABLE AT THE TOWN HALL**