

APPROVED
MINUTES OF THE MILFORD BOARD OF SELECTMEN MEETING
November 3, 2014

PRESENT: Gary Daniels, Chairman
Katherine Bauer, Member
Mike Putnam, Member
Kevin Federico, Member
Kathryn Parenti, Recording Secretary
Niko Giokas, Videographer

EXCUSED: Mark Fougere, Vice Chairman

1. CALL TO ORDER, BOARD OF SELECTMEN INTRODUCTIONS & PUBLIC SPEAKING

INSTRUCTIONS: Chairman Daniels called the public meeting to order at 5:10 and introduced Board members; he then led the audience in the Pledge of Allegiance.

Selectman Putnam noted he would be leaving the meeting at 5:50 to attend the Water Utilities Commissioner's meeting in the banquet hall.

2. APPOINTMENTS:

5:00 p.m. – Assessing Format Discussion. Chairman Daniels invited Mr. Dick Horner to express his concern. Mr. Horner began by stating he owns property on a cul de sac in town and noted it was very well plowed this past winter, unlike neighborhoods in other towns. He owns several properties in town, on Tamarack, Cypress, Sycamore and Iris Roads and Boxwood Circle, in various states of repair. This summer there was a revaluation; none of the above mentioned homes are owner occupied. The tenants didn't let the data collector in and did not notify him of the visit. In other towns, when it is time for a revaluation, he calls the assessor and makes an appointment to meet them at his homes, with or without the tenants being present and with their permission. He informs the data collector of things that need repair and things that have recently been repaired to come up with accurate data. This did not happen in Milford. He received a post card in October informing him of a change in valuation on one of his homes. When he came in to talk about it, he was told the values had already been sent to Concord and could not be changed. The data collectors came in June and July and he couldn't figure out why it took so long to be notified of the change in value; he could have done something about it earlier. He had spoken with the previous assessor several years ago and was told there was a special district where his houses were, due to inferior construction and they were all valued similarly. He wondered if that was still the case and if he could have proof of it. Each of these homes have poorly constructed windows and pest infestations, along with many others in the neighborhood. His request was that the assessor inform him and others who are owners but don't occupy the homes, be notified of the impending revaluation in order to make appointments to meet with the assessor or data collector; there should be better communication. Chairman Daniels noted Marti Noel, Assessor, was present and thought she could address the issues.

Ms. Noel stated Mr. Horne came to her office last week with this complaint. She noted she doesn't put a value on each maintenance item that needs to be addressed; it is all taken into consideration. She noted a typical review is done when the assessor has time and is generally not scheduled in advance. She leaves a contact card at the home if no one is present; this directs the homeowner to call and request a time for the assessor to come out. It doesn't make sense to send letters to the non-resident homeowners to say she is going out to look at homes on a specific day. In regard to the perceived special district, the valuation is based on the previous sales in the neighborhood. She encourages the tenant to pass the cards on to the owner but that is not something she can control.

Selectman Putnam felt it was the responsibility of the property owner to stay on top of this. He noted this notification would have to happen town wide; they can't play favorites and it wouldn't be cost effective. Ms. Noel stated taxes are billed twice a year and Milford is the exception in the notification of valuation change. The last revaluation was in 2011 and that was to make an adjustment based on market conditions. There is also an abatement process that is available at no charge. There are safety nets in place. Mr. Horner felt if this miscommunication continued, there could be a class action suit involving refunds that the town is not prepared for. He felt the data should be made available to the owners a month before the tax bills come out. In this case, it was after the tax rolls were sent to Concord so no changes could be made. Ms. Noel stated the MS1 is delivered by September 1 but extensions have been filed in the past. The tax bills go out at the end of October. Mr. Horne reiterated the properties were looked at in

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1 June and July and he didn't know about it until October. Ms. Noel stated she is still waiting for Mr. Horne to make
2 an appointment for her to come out and look at his properties. Chairman Daniels stated the Board had heard both
3 sides of the discussion and felt the Board and the assessor need to work on a process to be more efficient. He won-
4 dered why Mr. Horne and Ms. Noel couldn't get together to resolve the dispute. Mr. Horne stated the issue was with
5 the process itself and he wondered if he would be able to come back to the Board if they can't resolve the dispute.
6 Selectman Bauer suggested Mr. Horne obtain the services of an attorney, if that is the end result. Chairman Daniels
7 reiterated there is no special district in his neighborhood and there is no data available regarding any special valua-
8 tion. Selectman Federico noted he has lived in the same neighborhood as Mr. Horne's homes for the last 14 years
9 and has encountered the same maintenance issues but he was not aware of any special district. The Board will not
10 be making a decision this evening but would take this information under advisement and he hoped Mr. Horne and
11 Ms. Noel could come to some kind of agreement or common understanding.
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13 **5:30 p.m. – Middle Street Parking Discussion.** Chairman Daniels noted this discussion was a result of proposed
14 parallel parking along Middle Street. Bill Parker stated he was asked to let the abutters know there was a plan to
15 stripe parallel spaces along the street. There were concerns by the abutters, as relayed by Chief Viola. The abutters
16 were invited to the BOS meeting at 5:30 to voice their concerns and each property owner is present.
17

18 Ron Racicot, owner of 50 Nashua Street stated his property backs up to Middle Street. He's worked with his neigh-
19 bors and DPW to not be a nuisance with regard to deliveries and his business. His business, Son's Chimney, uses
20 that space on Middle Street to not impede traffic on Nashua Street. He opposes having parking on Middle Street
21 because he doesn't want to have his delivery trucks load and unload on Nashua Street.
22

23 Brendan Philbrick, owner of 40 Nashua Street, stated he wouldn't want parking to be behind his building because
24 the oil fill is located there and it would be a bad idea. Last year 15 gallons of oil spilled out of the fill pipe; it would
25 have been worse if a car was there. The dumpster is located there and is emptied twice a week and he's constantly
26 getting calls to move the cars parked in front of it. There are storage areas in the basement and the access to that is
27 where the parking spaces would be. Also, his coin operated laundry room is back there. The tavern needs access to
28 the basement area, which is also the area where he stores large appliances. Last year during a snow removal emer-
29 gency, a tenant with an infant had to park by the police station and walk in the cold and snow, over unplowed side-
30 walks to get home. Since then, he's told his tenants with the youngest children they can park below in a snow emer-
31 gency. He noted 52-54 Nashua Street has potential for many tenants who would need access to the lower doors. He
32 had also noticed that town employees take up all the parking on Middle Street and the parking lot. Melissa Grant,
33 representing the Hardman's who are owners of 52-54 Nashua Street, said there is a large concern with parking on
34 Middle Street. If there is additional parking and an 18 wheeler is unloading and someone speeds down Middle Street
35 and there was a fire, it would be a catastrophe waiting to happen. The additional parking would be too much for the
36 road. Chairman Daniels asked if there were any questions from the Board. Selectman Bauer noted downtown park-
37 ing is a problem and would like to do what's best for the town. Chairman Daniels noted they would not be making
38 any decisions this evening and would wait for a full board to discuss it further. He thanked the abutters for their in-
39 put.
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41 **3. PUBLIC COMMENTS (regarding items that are not on the agenda).** There were no public comments.
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43 **4. DECISIONS**
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- 45 a) **CONSENT CALENDAR.** 1. Request for Acceptance of Property tax warrant – Second half of 2014.
46 Selectman Federico made the motion to accept the Property Tax warrant as presented. Selectman Bauer
47 seconded the motion. Motion passed 3/0.
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- 49 b) **OTHER DECISIONS.** 1. Assessing – Land Use Change Tax – Map 8, Lot 31.
50 Selectman Federico made the motion to table this item to the next meeting when a full board would be pre-
51 sent for discussion. Selectman Bauer seconded the motion. Motion passed 3/0.
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53 **5. TOWN STATUS REPORT:**

54 Chairman Daniels noted a staff meeting would be on Thursday, November 6, 2014 at 9 a.m.
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56 **6. DISCUSSIONS.**

- 57 a) **Traffic Safety Concern – Street light requested on Shady Lane.**

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2 sent for discussion. Selectman Bauer seconded the motion. Motion passed 3/0.
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5 **7. SELECTMEN’S REPORTS / DISCUSSIONS.**
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7 a) **FROM PROJECTS, SPECIAL BOARDS, COMMISSIONS & COMMITTEES.** Chairman Daniels
8 noted he had met with Fred Elkind, Bill Parker, Rick Riendeau and a representative from Fish and Game
9 regarding possible funds to extend the dredging of Osgood Pond. There is a Habitat Fund of \$600,000 and
10 some of the money is already promised to other agencies but between \$25,000 and \$50,000 may be availa-
11 ble by application. This is not federal money and there are no state strings attached. Also, it was suggested
12 in the future, if the town should decide to sell Osgood Pond, easements should be put in place to allow for
13 public access to the pond.
14

15 Chairman Daniels also noted the town had received papers from the Mayo Group regarding an extension on
16 the purchase and sales agreement for the Elm Street property. He asked if there was a motion to extend it.
17 Selectman Federico asked if it was because they were waiting on the report from DES; the town needs a
18 clean bill of health on the property. Chairman Daniels noted the extension would be valid until February
19 2015 and the extension to take possession of the property would be until March 2015. Selectman Federico
20 made the motion to approve the extension of the purchase and sales agreement. Selectman Bauer seconded
21 the motion. Motion passed 3/0.
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23 Chairman Daniels stated the three volumes of the feasibility study for the Goldman and McLane Dams is
24 available in the Selectman’s office and will be on the town website.
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26 b) **OTHER ITEMS (that are not on the agenda).**
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28 **8. APPROVAL OF FINAL MINUTES.** Selectman Bauer moved to approve the minutes from October 20, 2014
29 as presented. Selectman Federico seconded the motion. All were in favor with none opposed. Motion passed 3/0.
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31 **9. INFORMATION ITEMS REQUIRING NO DECISIONS.** There were no information items.
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33 **10. NOTICES.** Notices were read by Chairman Daniels.
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35 **11. NON-PUBLIC SESSION.** There were no items to be discussed in the non-public session.
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37 **12. ADJOURNMENT:** There being no further business to come before this Meeting, Selectman Federico moved
38 to adjourn at 6:34 p.m. Selectman Bauer seconded. All were in favor with none opposed. Motion passed 3/0.
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43 Gary L. Daniels, Chairman
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Mark Fougere, Vice Chairman

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48 Katherine Bauer, Member
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Mike Putnam, Member
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53 Kevin Federico, Member