

**Town of Woodstock
Selectmen Public 2nd Bond Hearing
March 3, 2021
Via Zoom**

Selectmen: R. Gil Rand, Charyl Reardon

Staff: Judy Welch

Moderator: D. Kenneth Chapman

Budget Committee Members: Roberta Vigneault, Kara Sellingham, Chad Morris, Steph Tower, Helen Jones

Public: Paul Bankosky, Jim & Connie Chesebrough, Bill Waterhouse, Bill & Jackie Mellett, Betsy Scrafford, Mike Donahue, Barbara Avery, Ellie Harvey, Dean & Doris Roth, Peggy & Frank Aurelio, Dan & Janet Adams

Charyl opened the public hearing at 5:02pm and read the following:

This public hearing is being recorded and held via ZOOM for the purpose of a bond in the amount of \$480,000.00. This bond amount will be used to support Article 3 on the 2021 Warrant which reads:

To see if the town will vote to raise and appropriate the sum of Four Hundred Eighty Thousand Dollars (\$480,000) (gross budget) to purchase the land and building located at 459 Daniel Webster Highway(Avery's Garage) (Tax Map 115, Lot 004), currently owned by the Dalton Avery Revocable Trust, for the purpose of relocating the Highway Department and for future expansion of the town office space; and to authorize the issuance of Four Hundred Eighty Thousand Dollars (\$480,000) of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33); and to authorize the Board of Selectmen to issue, negotiate, sell and deliver such bonds or notes and to determine the rate of interest thereon and the maturity and other terms thereof; to authorize the Board of Selectmen to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; and to authorize the Board of Selectmen to take any other action or to pass any other vote relative thereto. (3/5 ballot vote required). The Selectmen and the Budget Committee recommend this appropriation.

Charyl opened the hearing up to public participation.

Bill Mellett questioned the purpose of purchasing the Avery Garage.

Charyl stated that the primary purpose of this purchase is for the Highway Department. Charyl noted that this property has a lot of potential and there may be opportunity to move the Town Offices down there in the future.

Dan Adams questioned the acreage of the parcel.

Gil stated the parcel is 5.15 acres.

Bill Mellett questioned how much of the 5.15 acres is usable land?

Gil stated the 5.15 acres goes all the way to the river and includes the driveway and parking lot for the racetrack.

Charyl specified that the 5.15 acres includes a Joint Easement with the racetrack of a little over an acre.

Bill Waterhouse pointed out that there is a surveyed plan of this parcel at the registry. The plan shows a line through all three sections of the parcel that references a top of bank. Bill was unclear what this meant so he pulled the current tax property card from the Town's website and found that the property is broken out as one acre being improved commercial property with a \$95,000 and other the four and half acres labeled as rear acreage with rolling topography with a total assessed value of \$12,500. Bill pointed out that in past meetings the Board had stated that this has been an ongoing process and questioned what those 4.50 acres of rolling topography look like on a property that seems to be flat and questioned if there really is potential for growth in the future.

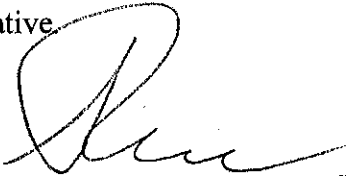
Charyl shared the survey plan. Discussion was had pertaining to the layout of the property.

Bill stated that if Board elected to act on the Town's best interest, they would have gathered the information to prove that this parcel is in fact a property that will remedy the environmental issue concerns that we have at the present highway department location, as well as a provide a building that is in good shape; that meets the needs of the highway department, and allows room for the town to grow into.

Bill feels that the Board should have just focused on buying the building. Bill stated that by mentioning other items such as the sale of the old fire house, the sale of the highway garage, and the rental of storage units the Board has clouded the matter.

Gil noted that the Board's intent was not to cloud the matter but to give the voters options and to show the potential of the property.

Gil motioned to adjourned the public hearing at 5:21pm. Charyl seconded the motion and the vote was affirmative.



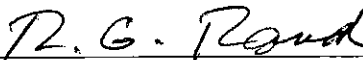
Scott Rice, Chairman

March 23, 2021

Date



Charyl Reardon



R. Gil Rand