

**Town of Woodstock
Selectmen's Meeting
Tuesday, April 6, 2021
Via ZOOM**

Selectmen: R. Gil Rand, Charyl Reardon, Scott Rice

Staff: Judy Welch, Kevin Millar, Betsy Scrafford

Public: David & Karen Barretto, Bill Waterhouse, Jim Young, Kelly & Dan Trinkle, Melissa Sabourn

Scott called the meeting to order at 5:00 p.m.

Minutes of the March 23, 2021 Meeting:

Charyl motioned to accept the minutes of the March 23, 2021 Selectmen's Meeting and sign them at the office. Scott seconded the motion and the vote was affirmative.

Minutes of the March 26, 2021 Workshop:

Charyl motioned to accept the minutes of the March 26, 2021 Selectmen's Workshop and sign them at the office. Scott seconded the motion and the vote was affirmative.

Jim Young/Old Fairfield Road:

Jim Young requested permission to pave the Class VI portion of Old Fairfield Road to his house. Charyl motioned to allow Jim to make this improvement to Old Fairfield Road with approval from the Town's Attorney. Charyl asked that an agreement be drawn up relieving the Town of any responsibility or liability. Gil seconded the motion and the vote was affirmative. Jim also offered to pay for the paving of the Class V portion of Old Fairfield Road from Route 175 to the Class VI portion as long as the Town prepares the subgrating. Scott informed Jim that he had done a site visit with the Town's Attorney and Mike. Scott said the Town Attorney was okay with allowing the paving of the Class VI portion of the road but was not okay with any work being done to the Class V portion of the road.

Bill Waterhouse/Email/Tax Deeding Process:

The Board received an email from Bill Waterhouse asking to be added to the agenda for an overview of the tax deeding process. Scott recognized Bill Waterhouse:

Bill is concerned that looking back at the taxes and the delinquency rate; the delinquencies seemed to be going up. He knows that there is not a whole lot the Town can do about that but feels the Town is turning into a bank or credit card company that has fantastic rates. Bill stated that the Town is loaning money to people at 14% without an application or credit score. He is concerned that the Town and community is being eroded. Bill went on to point out that the only definitive action the Town has; is after a certain period of delinquencies the Town is offered a Tax Deed from the Tax Collector, which is done in a non-public session. Bill wants to assure case to case, year to year, and from Select Board to Select Board that the proceedings are consistent and the decisions that are reached are free of bias. He asked the Board to give an overview of the process involved during the non-public sessions. Bill questioned if there are any guides the Board uses to provides consistency. Bill questioned if there is a checklist they go through, regulations, or RSA's before making these decisions.

Charyl outlined the tax lien and tax deeding process:

TAX DEEDING PROCESS:

Begins when the taxes remain unpaid for 2 years and 1 day per RSA 80:76

- Tax Collector sends out Delinquency Notices within 90 days of due date of the last tax bill of the year. (Notices just went out last week)
- Tax Collector sends a list to a deed searcher to see if any mortgages have changed or if parcel has changed hands.
- Tax Collector sends certified notices for Liening. These notices are sent certified return receipt. (Notices sent in April - Lien is placed in May)

- Around the same time the Tax Collector sends out the deeding notices to all interested parties attached to the parcel (owners, mortgagees). These are also sent certified returned receipt.
- Tax Collector then sends a list of the parcels that are up for deeding to the Selectmen for review. (April -May)
- Tax Collector sends same notices regular mail and if she has contact information, she will try and contact the owner directly as the deadline to deeding gets closer.
- Tax Collector presents any remaining parcels with all of her supporting documentation to the Select Board for review.
- The Select Board will then determine whether to accept the deed offered by the Tax Collector or sign a deed waiver. This determination based on whether this parcel would be in the best interest of the municipality. Parcel will not be accepted if the municipality could have liability risks or in the ownership of this property would involve undesirable obligations.

EXAMPLES OF PROPERTIES THAT THE TOWN WOULD NOT ACCEPT:

- The taxes on the parcel are unpaid because the owner has died and there is no family or other interested person willing to come forward and administer the estate because the owner did not create a will or other estate plan. (Unsettled Estates)
- The property consists of building/buildings in poor condition. (Liability and Cost)
- The property consists of a single unit in a development which may be subjected to ongoing monthly fees by an association.
- The land under the building is owned by someone else (such as a mobile home park)
- The property contains excess junk or hazardous materials. (Liability and Cost)
- An undeveloped parcel of land has been clear cut of its trees and the land now has minimal value for development or conservation.
- The land is landlocked. Select Board would make an attempt to reach abutters to see if they are interested.

THE GOVERNOR ISSUED EMERGENCY ORDER 25 WHICH ALLOWED FOR THE LIENING PROCESSES TO CONTINUE BUT DISCONTINUED TAX DEEDING UNTIL THE STATE OF EMERGENCY IS OVER. TAX DEEDS WERE NOT PROCESSED IN 2020.

Bill Waterhouse asked if there are specifics, definitions, or requirements listed anywhere that say you can hold a property or refuse to accept a deed for the Town. Bill says there has to be something that ensures process is consistent and the decisions are made within the same definitions.

Gil explained that if the Town were to deed a piece of property; they would sell that property, take what was owed in back taxes and fees, and return the rest of the money to the owner.

Gil questioned if Bill was referring to a specific property.

David & Karen Barretto/10 Bull Moose Road/ROW Setback Waiver:

David and Karen Barretto are building a 28'x30' two story, two bay detached garage. Due to the exiting layout of their property, the best location encroaches on setbacks from both the Town's right-of-way (30' off any ROW) and the Lost Valley Home Owner's Association setbacks (50' off any property line). The Lost Valley HOA has granted written approval to build within the 50' property line setback. The Barretto's are seeking approval from the Town to encroach 15' on the Town of Woodstock's right-of-way.

Scott informed the Barretto's that the Town is reluctant to make exceptions to the Setback Ordinance. Scott would like to schedule a site visit next week before making a decision.

Charyl asked the Barretto's to stake out the building.

License Agreement/Fadden's General Store:

Scott reviewed an agreement with Fadden's General Store to utilize Town owned property, located on Sundance Road, Map 103 Lot 002, to access the maple orchard. Charyl motioned to table the approval and revisit at Friday's Workshop. Gil seconded the motion.

Selectman Reardon/Summer Camp Program:

Charyl outlined the Summer Camp Program for 2021:

- Two Sessions
 - First Session will run July 6th -July 30th
 - Second Session will run August 2nd – August 27th
- \$150.00 per month
- Hours: 8am-4pm
- Two Locations
- 36 kids at each location (setup in PODS – Six kids per POD)
- Summer Camp (1st Grade – 4th Grade)
- Adventure Camp (5th Grade – 14 years old)
- Local fieldtrips & local hikes (based on guidelines)

Charyl noted that they will be adhering to all COVID Protocols.

Work Session:

Scott provided a recap of the March 26, 2021 workshop. Steve LaFrance will be attending the April 9th Workshop to review sewer infrastructure study and discuss water rates.

Old/Other Business:


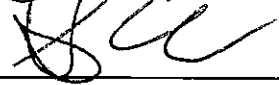
Public Participation:

No Public Participation.

The public was able to participate remotely over Zoom by going to www.zoom.us, using the Zoom App on a cellphone, or on a landline calling 1-646-558-8656 Password: 003948 and entering Meeting ID: 935 0216 8673 Password: 003948. If the public were unable to access the meeting, they were asked to call 603-348-8752 for assistance.

Gil motioned to adjourn the Selectmen's Meeting at 5:36 p.m. Charyl seconded the motion and the vote was affirmative.

April 27, 2021



R. G. Rand

