



Selectmen's Meeting
Tuesday, August 9, 2022
9:00 am

Board: R. Gil Rand, Scott Rice

Staff: Judy Welch, Ethan Recco

In-Person Public: Bill Waterhouse, Cheri Caulder, Kim Pickering, Kevin Bell, Tracy Shamberger-Prohel, Jay & Maureen Polimeno, Michael & Bobbi Donahue, Patrick Griffin, Helen Jones, Renee Blood, Donna Wyre

Zoom Participants: Sarah's Iphone, Dave Beaudin, Nicole Tewksbury

Call to Order

Gil called the meeting to order at 9:00 am.

Approve & Sign Minutes/July 26, 2022

Scott motioned to accept the minutes of July 26, 2022, Selectmen's Meeting. Gil seconded the motion, and the vote was affirmative.

Bill Waterhouse/Johnson Rd a/k/a Mountainside Road Research

Bill Waterhouse provided the Board with additional documentation relevant to Johnson Road a/k/a Mountainside Road.

Michael Donahue/Affordable Housing

Mike stated that he is not against Affordable Housing; however, when AHEAD came before the Board and asked them to sign the CBDG Grant and suggested a possible PILOT, Mike felt that they opened it up for the public to ask questions. Mike stated that he wouldn't be asking these questions if it were a private development because it would be within their right to do what they wanted.

Mike asked questions about the PILOT (Payment in Lieu of Taxes). Mike questioned if the PILOT agreement is negotiated between the Selectmen and the owner, if there would be a timeframe attached to it, whether the negotiation would take place in a public forum, and asked why the Board hasn't begun these discussions with the owners yet.

Scott referenced minutes from a July 2019 Select Board Meeting; Scott noted that they typically paid taxes through a PILOT and indicated that if one was not worked out with the Town, it defaults to the State; there is an RSA that governs how much they will pay. Scott stated that the PILOT usually worked out to be about 80% of the assessed value and informed Mike that the Board has already received legal advice from the Town Attorney, who does not recommend an extended timeframe. Scott thinks it will be long and negotiate somewhere in the middle. Scott noted that is all the information they have at this point and assured Mike that it is up to the Board to do the best they can for the Town. Scott didn't see why the negotiation wouldn't take place in a public forum.

Gil and Scott explained that it is too early to start negotiating; AHEAD hasn't received all their funding yet and hasn't received all their construction quotes.

Mike stated the night AHEAD came in asking the Board to sign the grant; there was a discussion about the tax impact of adding more kids to the school system. He noted that Charyl said we could add 30-50 kids to the school system without tax impact. Mike is having a hard time understanding how that

statement could be made. Mike stated that there will be an impact, noting that they are getting ready to look at the funding formula, and one of the first things they always talk about is how many students are from each Town. Mike stated that in the past, the number of students from each Town has been within one or two. Still, if you start adding a significant amount the next time it comes around, Lincoln will use that as leverage, and that formula could change. The taxpayers of Woodstock could see a huge difference.

Scott does not feel the formula should be based on the number of students; he feels the apportioned by the school budget and the whole value of both towns.

Mike asked how the water was going to be metered. Scott stated that any new developments would have a master meter, and the Town would bill the property owner, and it would be up to them to collect it from their tenants. Scott noted that we have the capacity, and this connection could help the water and sewer rates.

Mike wanted to know if AHEAD would be in again to explain this project further.

Mike stated that he has a hard time giving AHEAD a break; they are a business, and we have elderly and young people that have bought homes in Town and lived here their whole lives and have the same income and no break is given to them.

Jay Polimeno explained that 90% of the business owners he speaks with are having trouble finding employees and housing for those employees close to their work. Jay says this is one of the significant items this community must address because of how housing is changing here. He says people buy properties that convert them to Air BnB or buy homes to use seasonally. We need to look at the needs of this community. Jay agreed that there would be some impact but doesn't think it will be as great as people think. Jay noted that most of the younger generation is looking to rent; they are not interested in purchasing. Jay favors a tax break; he feels that 80% of something is better than what the property is currently paying.

Patrick pointed out that the Board is charged with doing what's best for all Woodstock residents, not what is best for the businesses. He feels only certain people will benefit from this project, and the school will be the biggest hit.

Scott stated that this is not just for businesses but for families and kids who want to stay here and be part of the community.

Kevin spoke about how fortunate he was to live here and stated that he would not be here if he didn't find affordable housing 15 years ago that he could afford at \$10.00/hr. Since then, he has been able to build a career, start a family, and he has been able to make an impact in the local community that is very important to him, and he continues to do. Kevin supports this project because of that; some people need a start or restart that want to play a positive role in this community and need a little help. Kevin thinks this project can benefit them. Kevin state that someone's financial situation does not dictate their intention or motives. Kevin feels that giving these people that can use that housing a start to build a career, build a family, and play a positive role in this community.

Maureen stated that every week in the real estate office, she takes calls from families and individuals living here now in a rental unit or a house that is being sold, and they have to get out. Maureen says these families or individuals have kids in School and want to stay in the community, but they can't find a place to live, causing the numbers in our school system to shrink. Maureen receives calls from people who have taken jobs in this community but cannot find a place to live. Maureen feels this

housing would be helpful; she pointed out that these people have jobs and can afford to pay their bills and contribute to our community, but we don't have anywhere for them to live. Maureen noted that this is not changing.

Patrick stated there is no guarantee that people who move in here this year will stay and work here; they may move to a different AHEAD project in another Town because they can get a better deal there. Patrick is concerned once the school budget goes up, it will never come down.

Donna suggested dumping this project on the Town of Lincoln like they dumped the Ice Castles on us.

Tracy said she gets two to three calls daily from people and businesses looking for rentals. Tracy doesn't want her taxes to go up but doesn't think there is any other options. Tracy feels like the community is getting smaller; where are the people that are going to work for these businesses? Tracy says if we don't find some housing for people, this community will be in trouble.

Cheri said there is no guarantee that people from this area will get in, and they might not even work here.

Both Scott and Jay believe they have a priority to local people and that they will advertise within the community first and they will make every effort to notify people.

Helen disagrees with giving a 20% discount to people not from here.

Jay explained that this would increase the tax base; they get a discount because they bring a big thing to the area. Jay feels getting 80% of something is better than getting 100% of nothing.

Patrick expanded on Jay's comment and stated that we are getting 100% of nothing but that 100% is using nothing for services. When nothing because of something is the services being used going to be more than the 80% they are paying.

Jay believes the only service that may be impacted is the School but doesn't believe it will be substantial because the value will outweigh the number of students. Woodstock will still be on the plus side from an economic standpoint and a community standpoint.

Scott noted that it could potentially lower people's tax rates. Gil said that about 60% of this community would move into this development. Scott expanded and stated that many people living in horrible apartments, paying a lot of money for something terrible, will be able to transition into this place, pay the same, and have a nice place to live.

Renee state that the reality is that we have a problem here; there are not enough places to live. Renee believes we can figure this out and work together to do what's best for our community.

Patrick pointed out that Lincoln and Woodstock are two different Towns with their own identities but one community. Patrick said there comes a time for the government to say, okay, we shouldn't be subsidies to the other side of our community because they govern themselves.

Patrick believes the Select Board should vote for items based on the opinion of the people in attendance, similar to a Town Meeting.

Jay questioned how that would be fair.

Donna would like to see the growth slow down instead of over-compensating. Donna would like some zoning.

Mike asked the Board to reach out to AHEAD to ask them to come in to discuss the project and PILOT with the public.

Sewer Ordinance

Judy provided the Board with a draft of a Sewer Use Ordinance and asked the Board to review it for accuracy. Judy noted that she would also give a copy to Kathy and Mike to proof.

Accept Donations/Woodstock Firefighter Fund

Woodstock Inn/T-Shirt Sales/\$320.00

The Woodstock Fire Department presented the Board with a gift from T-Shirt sales at Woodstock Inn for \$320.00 on behalf of the Woodstock Firefighters, to be deposited in the previously established Woodstock Firefighter Fund. Scott motioned to accept the gift of \$320.00 from the Woodstock Firefighters and requested that the Trustees of Trust Funds deposit it into the Woodstock Firefighter Fund. Gil seconded the motion, and the vote was affirmative.

Woodstock Inn/T-Shirt Sales/\$322.00

The Woodstock Fire Department presented the Board with a gift from T-Shirt sales at Woodstock Inn for \$322.00 on behalf of the Woodstock Firefighters, to be deposited in the previously established Woodstock Firefighter Fund. Scott motioned to accept the gift of \$320.00 from the Woodstock Firefighters and requested that the Trustees of Trust Funds deposit it into the Woodstock Firefighter Fund. Gil seconded the motion, and the vote was affirmative.

Old/Other Business/Brought forth by the Board

There was no old or other business discussed.

Public Participation

No public participation.

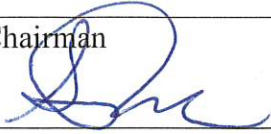
Adjournment

Scott motioned to adjourn the meeting at 10:40 am. Gil seconded the motion, and the vote was affirmative.

The public could 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**.

Those wishing to hear the recording of the whole meeting may access it by using this link:
<https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>

Charyl Reardon, Chairman



Scott Rice



R. Gil Rand

September 20, 2022
Date

