

MINUTES OF 2006 NORTHFIELD, NH ANNUAL TOWN MEETING

The 2006 annual Town Meeting of Northfield, NH was called to order by Moderator Scott McGuffin at 10:00 a.m. at the Northfield Town Hall. The ballot box was inspected the warrant was read and ballot clerks were sworn in. Voting was terminated at 7:00 p.m. with 333 ballots cast. The results of the voting were:

ARTICLE 1. To choose all necessary Town officers and School District officers for the ensuing year.

For Selectman	
Edward Bezanson, Jr.....	121
Glen Brown.....	128
Nadine Marshall.....	76
For Treasurer	
Roland Seymour.....	304
For Trustee of Trust Funds	
Robin Steady.....	2
Eliza Conde.....	5
Scott Caveney.....	2
Chris Tolme.....	2
For Supervisor of Checklist	
Terry Anne Steady.....	292
For Library Trustee	
Ginny Timmons.....	127
Mary Todt.....	176
For Moderator	
Scott McGuffin.....	303

ARTICLE 2 To see if the Town will vote to adopt amendments to the Town of Northfield Zoning Ordinance recommended by the Northfield Planning Board.

Amendment #1: Shall the Town vote to amend Article 10.1a of the Zoning Ordinance (page 37) to read: On a buildable lot, the Board of Selectmen may approve the use of a manufactured home as an office, storeroom or shop in connection with construction work, or for whom a residence is being built provided that a building permit has been issued. The use may continue for a period of one year provided it complies with all applicable sanitary and sewage disposal requirements. The Northfield Planning Board recommends this amendment.

Yes.....259 No.....60

Amendment #2: Shall the Town vote to amend Article 10.1d of the Zoning Ordinance (page 37) by striking the words “*manufactured home (mobile home)*”. The Northfield Planning Board recommends this amendment.

Yes.....227 No.....83

Amendment #3: Shall the Town vote to amend the definition of “ACCESSORY USE/STRUCTURE” in the Zoning Ordinance (page 3) to read: “A detached building or use which is located on the same lot as the principal building and the use of which is incidental and subordinate to that of the principal use, *including, but not limited to, pools, sheds, shipping containers, canvas garages and garages, including a freestanding structure with a flexible or rigid sheathing material such as fabric, canvas, rubber, plastic, wood, metal or glass used as a workspace or for the enclosure and/or storage of*

property, vehicles, animals or persona.” The Northfield Planning Board recommends this amendment.

Yes.....211 No.....104

Amendment #4: Shall the Town vote to add the following areas of the R-2 Multi-Family Residential District to the R-1 Single-Family Residential District (page 19): 1) Areas 1,000 feet Westerly of the center line of Forrest Road, Southerly of Sargent Street, Southerly of Scribner Road; and Northerly of Forrest Road and Northerly of Hodgdon Road.

2) Areas Westerly of Cross Mill Road and Northerly of Hodgdon Road to town lines. The Northfield Planning Board recommends this amendment.

Yes.....211 No.....103

The annual Town Meeting was called to order again by Moderator Scott McGuffin at 10:05 a.m. on Saturday March 18, 2006 at the Pines Community Center to act upon the following articles

ARTICLE 3: To see if the Town will vote, in accordance with RSA 33:8 and :8-a, to authorize the issuance of not more than \$930,000 in bonds and notes for the purpose of constructing the sewer improvements outlined in the duly adopted Development Plan for the Route 140 Corridor Tax Increment Financing District; and, further, to authorize the Board of Selectmen to issue and negotiate such bonds or notes and determine the rate of interest thereon, at only such time as the Board of Selectmen has entered into a binding Agreement with a Developer and the Town has secured additional construction financing through either a Community Development Economic Development Block Grant and/or the NH Department Environmental Services Revolving Loan Fund or USDA Rural Development funds. The polls shall remain open and the Moderator shall accept ballots for a period of not less than one hour following the completion of discussion of the article. The Board of Selectmen and the Budget Committee recommends this article. (Two-thirds ballot majority vote is required for adoption).

(Note: The Moderator will accept a motion from the floor to take action upon this article after Article 5, because state law (RSA 33:8-a, II) requires bonding articles to be placed first on the posted warrant. Passage of this article is dependent upon the Town adopting articles #4 and #5.)

Motion made by Lana Dearborn seconded by Glen Brown to take action upon this article after Article #5. **Motion passed.**

ARTICLE 4: To see if the Town shall vote to adopt the provisions of RSA 162-K, Municipal Economic Development and Revitalization Districts. The Board of Selectmen recommends this article. (Majority Vote required for adoption.)

Motion made by Glen Brown seconded by David Liberatore. The Moderator recognized the Town Administrator to speak to the motion. Joyce Fuweiler explained that before voting on the actual bond authorization warrant article, the Town needs to take certain steps to implement a tax increment financing district. This is why Article #3 will be taken up after Articles #4 and #5.

The first vote to be taken is to adopt the Municipal Economic Development and Revitalization Districts Statute (RSA 162-K). This allows municipalities to utilize

future tax revenues gained from “incremental assessed value” to pay for improvements within an established district. These TIF revenues can then be used to pay the debt service on bonds used to make the public improvements in the district. TIF revenue can also be used to pay for operation and expenses for the new public improvements constructed in the district. After the Town meeting votes to adopt the statute, then the Town can vote on Article #5 which is to establish the boundaries of the district; approve the development plan; and approve the financing plan. All of this information is outlined on pages 25 through 34 in your Town Report.

Both Kevin Waldron and Wesley Desousa spoke in favor of this article.

Richard Maher also spoke in favor of this article on behalf of the Northfield-Tilton Economic Development Committee **Article #4 passed.**

ARTICLE 5: To see if the Town will vote to create a Route 140 Corridor Development District in accordance with RSA 162-K:5 whose boundaries encompass the 33 parcels along the Route 140 Corridor; adopt the development program in accordance with RSA 162-K:6; and, adopt the tax increment-financing plan in accordance with RSA 162-K:9. The Board of Selectmen recommends this article. (Majority Vote required for adoption).

Note: Copies of the Tax Increment Financing District Map, Development Program and Tax Increment Financing plan are printed in the Annual Report.

Motion made by Glen Brown seconded by Steve Bluhm. The Moderator recognized the Town Administrator to speak to the motion. The boundaries of the district are the 33 parcels abutting Route 140. The Route 140 corridor is located in the Commercial / Industrial Zone. All 33 property owners were notified of the public hearing and of the 9 who responded, 8 were in favor and 1 was opposed. The Development Plan is to construct a sewer line along Route 140 and includes annual maintenance costs. The total estimated project cost is \$1.4 million. The estimated annual debt service on a bond for \$930,000 over twenty years at 5% interest would be approximately \$75,000. For example, using the current tax rate, less the state education portion, the Town would need new development assessed at approximately \$9 million to retire the debt and cover annual maintenance expenses. The plan proposes to use only 50% of the revenues generated by the new assessed value. The objective of the Program and Plan are to create opportunities for business expansion, enhance employment opportunities and expand the property tax base. The Plan also addresses protection of the aquifer. It is consistent with the Town’s Master Plan by protecting natural resources and promoting responsible growth along the Route 140 corridor.

The Board of Selectmen and the Town Administrator answered questions about the financing plan. **Article #5 passed.**

ARTICLE 3: To see if the Town will vote, in accordance with RSA 33:8 and 8-a to authorize the issuance of not more than \$930,000 in bonds and notes for the purpose of constructing the sewer improvements outlined in the duly adopted Development Plan for the Route 140 Corridor Tax Increment Financing District; and, further to authorize the Board of Selectmen to issue and negotiate such bonds or notes and determine the rate of interest thereon, at only such time as the Board of Selectmen has entered into a binding Agreement with a Developer and the Town has secured additional construction financing through either a Community Development Economic Development Block Grant and/or

the NH Department Environmental Services Revolving Loan Fund or USDA Rural Development Funds. The polls shall remain open and the Moderator shall accept ballots for a period of not less than one hour following the completion of discussion of the article. The Board of Selectmen and the Budget Committee recommends this article. (Two-thirds ballot majority vote is required for adoption).

Motion made by Lana Dearborn, seconded by Glen Brown.

The Board of Selectmen spoke in favor of the proposal, as it will reduce the reliance on the residential property tax base. This is an excellent opportunity for the Town to invest in infrastructure improvements at no cost to the taxpayer. The Town is positioning itself to take advantage of opportunities as they come along. The TIF revenues can only be used for sewer improvements. The Town will be protected by an ironclad developer's agreement/performance guarantee. The sewer project will not commence unless a binding agreement with a developer is secured prior to any design or construction. This is to ensure that the developer will be responsible for paying the debt service. The language in the bonding warrant article is worded such that in addition, the Town must secure additional sources of funding for construction.

The Board of Selectmen and the Town Administrator answered questions concerning grant and loan options available.

The Moderator declared the polls open at 11:01 a.m. and that the polls will close in one hour. At 12:08 p.m. the Moderator declared the polls closed.

Article #3 passed on a ballot vote 149 to 9.

ARTICLE 6: To see if the Town will vote to create a revolving fund pursuant to RSA 31:95-h, for the purpose of police special details. All revenues received from special details (less the administrative fee) will be deposited into the fund, and shall be allowed to accumulate from year to year, and shall not be considered part of the town's general surplus. The Town Treasurer shall have custody of all moneys in the fund and shall pay out the same only upon order of the Selectmen and no further approval of the Town Meeting shall be required. Such funds may be expended only for the purpose of police special details. The Board of Selectmen recommends this article. (Majority Vote required for adoption).

Motion made by Scott Hilliard seconded by Glen Brown. Scott explained that the reason for this article was to eliminate the line item of special detail in the budget process. Kevin Waldron asked if this was a "money maker" and Scott explained that the revenues offset the costs. **Article #6 passed.**

ARTICLE 7: To see if the Town will vote to raise and appropriate the sum of \$6,800 for the purpose of purchasing a trailer mounted, 2006 Annual Town Meeting Minutes Page 7 Town of Northfield, NH radar speed display board, for use by the Northfield Police Department to assist in the enforcement of speed limits within the Town. **This article was submitted by petition.** The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Scott Hillard seconded by Mary Todt. Emily Spear explained the reason she submitted this petition was due to the excess speed that vehicles travel on Bay Street. Scott explained that this speed board could also be used on other roads and streets. Mary Todt expressed her concern of the excess speed on Hodgdon Road. After lengthy discussion motion was moved. Aurlow Stanley requested a division of the house vote:

Article #7 Failed

ARTICLE 8: To see if the Town will vote to raise and appropriate the sum of \$17,500 for emergency management to purchase a new generator for the highway department. The Town will apply for a NH Office of Emergency Management grant to offset this expense. This is a special, non-lapsing appropriation and shall lapse when purchased or until December 31, 2007, which ever is sooner. The Board of the Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Glenn Brown seconded by David Liberatore. **Article #8 passed**

ARTICLE 9: To see if the Town will vote to authorize the Selectmen to enter into a two (2) year lease/purchase agreement for two (2) replacement cruisers for the Police Department and to raise and appropriate the sum of \$28,000 as the first year's payment. This lease/purchase agreement contains a non-appropriation clause. The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by David Liberatore seconded by Glen Brown. Kevin Waldron asked why the Town leased and doesn't purchase out right Scott explained that it doesn't have as much of an increase in the Town's budget in one year. Denny French felt that the Town should only ask for 1 cruiser per year . **Article #9 passed**

ARTICLE 10: To see if the Town to will vote to authorize the Selectmen to purchase a replacement sander body and to raise and appropriate the sum of \$5,420 for this purpose. The Board of Selectmen and the Budget Committee recommend this warrant article. (Majority vote required for adoption).

Motion made by Glen Brown seconded by Steve Bluhm. Mike explained that this was replacing a 20 year old sander that was no longer usable. **Article #10 passed**

ARTICLE 11: To see if the Town will vote to authorize the Selectmen to enter into a three (3) year lease/purchase agreement for a replacement one ton Truck with Plow, and to raise and appropriate the sum of \$11,500 as the first year's payment. This lease/purchase agreement contains a non-appropriation clause. The Board of Selectmen and the Budget Committee recommend this warrant article. (Majority vote required for adoption).

Motion made by Glen Brown seconded by David Liberatore. Mike explained that this vehicle would be replacing the 1996 S10 pickup **Article #11 passed**

ARTICLE 12: To see if the Town will vote to authorize the Selectmen to enter into a five (5) year lease/purchase agreement for a replacement Back Hoe, and to raise and appropriate the sum of \$18,600 as the first year's payment. This lease/purchase agreement contains a non-appropriation clause. The Board of Selectmen and the Budget Committee recommend this warrant article. (Majority vote required for adoption).

Motion made by Richard Maher seconded by David Liberatore. Mike explained that this would be replacing the 1988 existing Caterpillar. **Article #12 passed**

ARTICLE 13:To see if the Town will vote to raise and appropriate the sum of \$25,000 for the purpose of completing Knowles Pond Road improvements. This is a special, non-lapsing warrant article and will not lapse until the project is completed or by December 2007, which ever is sooner. The Board of Selectmen and the Budget Committee recommend this article (Majority vote required for adoption).

Motion made David Liberatore seconded by Lana Dearborn. Division of the house was requested.

Yes.....64 No.....51

Article #13 passed

ARTICLE 14:To see if the Town will vote to raise and appropriate the sum of \$120,000 for the purpose of constructing Phase I and Phase IV drainage improvements included in the Zion Hill Road, Hodgdon Road and Forrest Road Drainage Improvement Plan. A complete description of the scope of work, phases and cost estimates is included in the Annual Report. This is a special, non lapsing warrant article and the funds shall not lapse until the entire project is completed or by December 31, 2009 whichever is sooner. The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Steve Bluhm seconded by Glen Brown. Lisa Martin from Quantum Construction Consultants explained the scope of work that was to be completed. Questions were asked of phases 2 and 3 and Lisa explained that due to the possibility of a sub-division in that area the Town would require the developer to construct and pay for those phases. Mary Todt, of Hodgdon Road informed the body of the drainage problems that she has been having for years.

William Dawson also expressed his concern with this problem. Wiilliam Dawson requested a division of the house.

Yes.....87 No.....31

Article #14 passed

ARTICLE 15:To see if the Town will vote to raise and appropriate the sum of \$20,000 for the purpose of designing and permitting drainage and road improvements for Twin Bridge Road. This is a special, non lapsing warrant article and the funds shall not lapse until the entire project is completed or by December 31, 2008 whichever is sooner. The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Glen Brown seconded by Joyce Fulweiler. Lisa Martin from Quantum Construction Consultants explained the drainage problems and what scope of work should be done. Hal Beyor felt the \$20,000.00 should be used for culvert improvements and not on designing. Robert Jorgenson of Twin Bridge Rd felt the contractor who built the new homes in that area should be responsible for fixing the road.

Aurlow Stanley requested a division of the house.

Yes.....40 No..... 70

Article #15 Failed

ARTICLE 16: To see if the Town will vote to raise and appropriate the sum of \$500,000 for the purpose of replacing the Oak Hill Road Bridge. This is a special, non lapsing warrant article and the funds shall not lapse until the project is completed or December 2007, whichever is sooner. The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Glen Brown seconded by David Liberatore. Lisa Martin explained that the damage to the bridge was caused due to the fall flooding. She presented the scope of work that needs to be done. After lengthly discussion - **Article #16 passed**

ARTICLE 17: To see if the Town will vote to raise and appropriate the sum of \$50,000 to be deposited in the SAR (State Aid Reconstruction Projects) Capital Reserve Fund for the purpose of making improvements to Bean Hill Road. The Board of Selectmen and the Budget Committee recommend this article. (Majority vote required for adoption).

Motion made by Glen Brown seconded by David Liberatore. Joyce Fulwelier explained that this shows the State of New Hampshire that the Town is willing to participate in upgrading Bean Hill Road **Article #17 passed**

ARTICLE 18: To see if the Town will vote to raise and appropriate the sum of \$4,841,400 which represents the Budget Committee's recommended budget on the posted MS-7 and pass any vote in relation thereto. The posted budget includes the appropriations in Warrant Articles # 3, #7, #8, #9, #10, #11, #12,#13, #14,#15,#16 and #17. (Majority vote required for adoption).

Motion by Scott Hilliard seconded by Steve Bluhm.

Amendment #1: Steve Randall submitted an amendment to decrease the amount to \$4,807,100
Seconded by Richard Maher.

Amendment #2: Denny French submitted an amendment to decrease the amount to \$4,326,390
Seconded by Korene French.

Amendment #2 Failed

Amendment #1 passed.

Article #18 passed as amended with the sum of \$4,807,100

ARTICLE 19: To see if the Town will vote to authorize the Board of Selectmen to enter into a boundary line adjustment agreement with Manning Brothers Wood Products which conveys a buffer of approximately .528 acres from Map/Lot U3-9 to Map/Lot U3-10 in order to eliminate an encroachment that has been discovered on Town property. The negotiated sale price is the current backland value at the time of conveyance, the cost of a survey, legal fees, recording fees, and granite bound setting. In addition, the Town will be reimbursed for any costs associated with grading or sloping the boundary line and further, will retain any soil and trees removed as a result. The Board of Selectmen recommends this article. (Majority vote required for adoption). **Article #19 passed**

ARTICLE 20: To see if the Town will vote to authorize Project TNS to construct an 80' x 50' skateboard park behind the Northfield Police Station. Construction and maintenance expenses to be paid by Project TNS. **This article was submitted by petition.** The Board of Selectmen recommends this article, but not the location. (Majority vote required for adoption).

Motion made Scott Hilliard seconded by Glen Brown. Pat Troy from Project TNS explained what could be constructed this year. Lisa Swancott spoke in favor of this project and said they have worked hard at fund raising. Chief Hilliard also spoke in favor of this article. Majority of voters were in favor of the park just not the location. Lisa Swancott requested a ballot vote – request was voted down, Kevin Waldron requested a division of the house.

Yes.....26 No.....72

Article #20 Failed

ARTICLE 21: To see if the Town will vote to deed a driveway easement through the Town of Northfield’s Highway Garage Parking Lot on Park Street to access property owned by Sidney Barton. The area in question, located 16 feet from the corner pin of lot U9-1D and the Town Highway Garage, has been used as a driveway for more than 30 years, but not in writing. There is driveway access off Park Street (Route 132) but it is used only once in awhile. **This article was submitted by petition.** The Board of Selectmen does not recommend this article. (Majority vote required for adoption.)

Motion made by Glen Brown seconded by Steve Randall. Mike Summersett expressed his concerns as there has been parking problems in the past where the delivery salt truck and also Town’s vehicles could not enter. Sid Barton explained that this area has been used as a driveway for the past 30 years.

After some discussion Glen Brown moved the question seconded by Steve Randall. Kevin Waldron requested a division of the house.

Yes.....7 No.....70

Article #21 Failed

ARTICLE 22: To see if the Town will vote to authorize the Tax Collector to discount by two percent (2%) any amount in property taxes due when said taxes are paid within 30 days of the date of billing. (Majority vote required for adoption).

Motion by Lana Dearborn seconded by Glen Brown

Article #22 Passed

ARTICLE 23: To transact any other business that may legally come before this meeting.

Joyce Fulweiler presented gifts to retiring Selectmen, Lana Dearborn and also read a dedication of all her achievements she accomplished in her 12 years of service to the Town and School District.

Kent Finemore wanted to commend Mike Summersett and the Highway Department for the great job they did this passed winter

Mike Summersett announced that Amensy week would be April 24 through April 29.

Meeting adjourned at 3:10 p.m.

Respectfully Submitted,

Judy A. Huckins
Town Clerk

