

**WATERVILLE VALLEY, NH  
BOARD OF SELECTMEN  
REGULAR MEETING MINUTES  
Town Offices Lower Meeting Room**

**DATE:** December 10, 2014

**MEMBERS PRESENT:** Bill Larsen, Mike Aronson, Margaret Turner.

**MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Mark Decoteau, Tom Quackenbush, Rachel Gasowski, Sharon Charron.

**1. The public meeting was called to order at 3:00 PM.**

**2. Privilege of the Floor I**

**3. Approval of Minutes of November 12, 2014**

Mike Aronson motions to approve the minutes of 11/12/14 as amended.

Margaret Turner: 2nds.

The motion passed on a unanimous voice vote.

**4. Financial Update**

BOS members have been in meetings this past week with department heads regarding the budget. Mark reviews the debt service numbers, as they relate to the Capital Improvement Plan (CIP). Currently omitted from the CIP are proposed warrant articles, which are not yet approved. Board comments upon the presented graph are that it ends at year 2020, or the graphed line is dotted after year 2020, with a foot note indicating that capital expenses beyond that year are not yet planned.

**5. Department Head Updates**

- **Recreation Department**

Rachel reports that the Rec Dept is busy gearing up for vacation week programs. Programs include laser tag, climbing wall (everyday). New Year Eve Party is schedule for older kids on 12/31. Good attendance is expected.

- **Public Safety**

DPS is getting settled in their new areas in the garage and upstairs lodging quarters, and clean up in those areas. They received their 1<sup>st</sup> ski resort transport today. Otherwise things are quiet.

- **Public Works**

Quarterly water quality tests are done, and resulted in 3 sites showing slightly elevated lead levels. The last time elevated levels were detected was in 2007. WV has no lead in the town water system. Owners of the sites where the tests were performed will be notified. Concern was expressed by Mark as to the last time these particular units were used as water sitting in pipes of

units not often used can show higher levels of lead. The test must capture the water that is in the pipes, and it cannot be run first on the day on the test. Some older unit may have lead pipes. When water is tested at the wells, there are no reported levels of lead detected. It was suggested that these unit owners have their property manager run water the day prior to the tests to eliminate water sitting in pipes for extended periods of time.

## **6. Calendar**

BOS Meetings Dates:

December: 12/24 (only if needed) - BOS regular meeting; 12noon after employee lunch

December: 12/24 Employee Christmas Lunch @ Silver Fox.

## **7. New Business**

- **DRA – Ratio Study**

Mark presents the notice from DRA stating they have completed our property valuation ratio study. The current medium ratio is 90.05%, otherwise known as the equalization ratio. This translates that properties are selling for 10% on average above their assessed value. The Price Related Differential (PRD) measures the vertical inequities and PRD's > 1.03 tend to indicate assessment regressively and PRD's < .98 tends to indicate assessment progressively, with the norm being 1. WV's PRD is at 1.05. The Coefficient of Dispersion (COD) is the average percentage deviation from the median value with the acceptable levels being anything below 21, and WV's rate is 13.2%. Discussion followed concerning real estate sales for all property types (condo's, single family homes) and there is a wide range of pricing differentials. Due to WV being a small town, one large sale above assessed value can have a large impact on the PRD. Last year the PRD was at 94%. There is not a statistical update scheduled for 2015.

## **8. Old Business**

- **Report from Public Meeting on Selectman Ordinance #7 (Dogs) potential changes**

Bill Larsen distributes proposed changes which include the addition of a background statement and items 2, 3, 4. Items 1 and 5 remain unchanged, while item 4 is in addition to the existing wording.

**Item 2** *In public spaces occupied by more than 25 persons all dogs must be physically restrained.*

**Item 3** *In public spaces the owner of the keeper of the dog is responsible to clean up any waste left by the dog.*

**Item 4** *Any person authorized by the Board of Selectman may require that a dog be physically restrained in the interests of public safety.*

Margaret Turner asks for clarification of what are public spaces. Bill Larsen explains anything that is not privately owned residential property, this would include properties where there is no restricted access to them (Town Square for example). Mike Aronson provides an example being that if someone wants to run with their dog on Packard's Field by themselves, that no restraint is required. If they are watching a soccer game at Packard's Field, then the dog needs to be restrained. Also discussed was providing signage and trash cans for disposing of dog waste in these public areas. Also noted was that any condo association or owners group can create stricter rules in their development if they choose, but not any lesser rules, and also being in compliance with the State Laws relating to dogs. The DPS would be the Dog Control Officer or potentially a citizen whom might be interested and has knowledge of dogs. A public hearing is required for this to be added to the warrant article for town meeting 2015. The public hearing will be mid

January, which would allow for any changes, to be approved for the proposed warrant, and the indication of whether or not the BOS are in favor of adoption of it as presented.

**9. Correspondence**

None.

**10. Privilege of the Floor II**

None.

**11. Board Concerns & Directive**

None.

**13. Non-Public Session**

The 3 BOS members and Mark & Sharon go into non-public session to review 2 domicile requests at 3:44pm

They come out of non-public at 3:46pm.

Bill Larsen motions to approve the domicile requests of Judith Ritchie and Gaetano & Sara Bavaro and family.

Mike Aronson: 2nds.

The motion passed on a unanimous voice vote.

Bill Larsen motions to adjourn the meeting.

Mike Aronson: 2nds.

The meeting was adjourned on a unanimous voice vote at 3:47pm.

Respectfully Submitted,  
Sharon Charron  
Town Clerk Assistant  
Town of Waterville Valley