

Memo

To: Board of Selectmen
From: Sean James, Chairman
Date: October 27, 2014
Re: Sale of tax deeded properties

We understand that the Board of Selectman discussed the possible sale of tax deeded property at their October 13th meeting and are soliciting input from the Planning Board and Conservation Commission relative to these parcels. We have reviewed the parcels in terms of their use by the Town based on the goals established in the 2004 Town of Candia Master Plan. A summary of our comments on each parcel are included below. Should the Select board have any questions or require additional information, please feel free to contact me.

The following property is located in the Light Industrial I zoning district.

- **409-116-002 308 Raymond Road - land and building.** This property is currently developed and meets the Master Plan goal of supporting the establishment of business and economic opportunities located in designated commercial district. In addition, the location of the parcel on the far eastern side of Town and parcel size do not make it attractive for use as a potential public safety facility, therefore there does not appear to be any advantage to the Town to retain ownership of the property.

The following property is located in Light Industrial II zoning district.

- **413-105 Old Candia Road – land only.** This property is located adjacent to NH Route 101 and due to its limited 1.3 acres, there does not appear to be any advantage to the Town to retain ownership of the property.

The following properties are located in the Residential zoning district.

- **414-138 256 Depot Road - land and building.** This is a small (0.53 parcel) which meets the Master Plan of maintaining residential buildings in the Town, therefore there does not appear to be any advantage to the Town to retain ownership of the property.
- **407-036 Critchett Road - land only. 405-042-002 Off High Street – land only.** The Master Plan includes several recommendations to protect and preserve clean water and natural resources. Each of these properties appears to contain enough wet areas that we defer to the Conservation Commission for their opinion of the parcels value to the Town.
- **411-038 Donovan Road – land only. 404-118 Donovan Road – land only.** Parcel 411-038 is a relatively large (35 acre) parcel located in the vicinity of Kinnicum Pond, and therefore appears to have good potential to meet the Master Plan goal of protecting clean water and natural resources. Parcel 404-118 is located in the same general vicinity, therefore we recommend that further study of these parcels be completed in consultation with the Conservation Commission to determine their potential value to the Town.
- **414-137 Depot Road – land only.** This is a small (3.8 acre) parcel that there does not appear to be any advantage included in the Master Plan for the Town to retain ownership of the property.

If you have any questions or need further information, please let me know. Thank you.

Andria Hansen

From: Elizabeth Kruse [poods@comcast.net]
Sent: Wednesday, October 15, 2014 4:52 PM
To: Andria Hansen
Cc: Sean James
Subject: Re: Tax deeded property

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PLEASE REAL
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Mimi
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Hi Andria -

Thanks for letting us know about this.

The Conservation Commission will not be meeting until after the BOS meeting. We have rescheduled our regular October meeting from the 21st to the 28th so we can attend a public meeting of the Hooksett CC regarding a management plan for properties that abut our conserved land in Candia.

I believe some of the properties listed below have been voted by the town to be supervised by the Conservation Commission. If that is the case, it may take another town vote to remove them from CCC supervision. Some of these properties may lie within important unfragmented blocks of land that is/are high priority for conservation. The CCC really needs to look at the list and determine what to recommend, so I encourage the BOS not to make decisions yet. We will be happy to forward our thoughts after the 28th.

Also, has there been a decision about whether/when to discuss the CCC recommendation to upgrade Mimi Alberu to full member? I'd like to know whether I need to plan to attend the BOS meeting on the 27th.

Thanks.

Betsy

Hi Sean and Betsy:

The Board of Selectmen discussed the sale of tax deeded property at their October 13th meeting. The majority of the Board decided that they would like input from the Planning Board and Conservation Commission regarding the properties. They will be discussing this at their October 27th meeting. Please forward to the members of your Board/Committee. The properties that have been deeded are listed below. If you have any questions, feel free to contact me.

Properties

- 409-116-002 308 Raymond Road - land and building
- 414-138 256 Depot Road - land and building
- 407-036 Critchett Road - land only
- 413-105 Old Candia Road - land only
- 405-042-002 Off High Street - land only
- 411-038 Donovan Road - land only
- 404-118 Donovan Road - land only
- 414-137 Depot Road - land only

Sincerely,

Andria Hansen
Candia Selectmen's Office
Tel: 483-8101
Fax: 483-0252

Andria Hansen

From: Matthew Broadhead [mtbroadhead@gmail.com]
Sent: Thursday, October 23, 2014 2:53 PM
To: Andria Hansen
Subject: Re: BC recording secretary

Here is the list of questions:

Questions regarding proposed BOS budget '15

- COLA in '15 budget is at 2.5 percent, but CPI is 1.7 percent. How did you get 2.5 percent?
- What is the reason for the \$15k increase for Building Inspector?
- Are the benefits included in the Building Inspector \$15k request?
- Does the increase in building permits requests justify the need for a FTE?
- Why is the building inspector still budgeting \$2k when he has spent \$374.18 vehicle/fuel and maintenance?
- Why are we budgeting \$25k when we have spent around \$5k for direct assistance?
- How often do we have to program the voting machine each year, and how much does that cost?
- Why the \$2k bump in protective clothing for Fire Dept., when we have only spent \$5k in '14?
- Can we lower the cost for legal expenses, considering that we have only spent \$10.8k?
- Are the cruiser laptops replacing old ones or are they in addition to what the Police Department has?
- What is the basis for the prosecution services number in the Police Department line item?
- Can we adjust the gasoline number for Police, considering we have spent about 60 percent of line item in '14 and the gas price outlook looks <\$3.00 in '15?
- Can you go into the accounting of the Police's Special Detail fund?
- Why is the Police cruiser line item \$28k instead of \$24k? (Was there was an understanding that CPD would ask for \$12k in '14 and \$12k in '15)
- Should we have \$1 in the old incinerator closure line item?
- Is there money for the remainder of the clean-up of the old incinerator (i.e. fencing, remaining concrete)?
- What is the reason for the increase in the part-time line item in Solid Waste from \$18k to \$24k?
- Why does Solid Waste need a new baler?
- What justifies the increase in the line-item for the old Library and what is the maintenance plan for the coming year?
- Is there a more efficient way to address the phone system in our town (i.e. one integrated phone system for town hall)?
- What is the plan for the town's website and the costs associated with it?

-MTB

On Thu, Oct 23, 2014 at 12:00 PM, Matt Broadhead <mtbroadhead@gmail.com> wrote:
Thanks Andrea!! You will have the list shortly! Mark typed then up at the meeting

Sent from my iPhone

On Oct 23, 2014, at 11:20 AM, Andria Hansen <AHansen@TownofCandia.org> wrote:



Town of Candia
Conservation Commission
74 High Street
Candia, New Hampshire
03034

LOON
PLEASE REAL
*10/27/14 BOS mtg

October 6, 2014

Mr. Carlton Robie, Chairperson
Board of Selectmen
Town of Candia
74 High Street
Candia, NH 03034

Re: Reassignment of Conservation Commission members

Dear Carlton,

David Ickes, who was a full member of the Conservation Commission, has had to step down from his position to attend to family matters.

Therefore, the Conservation Commission requests that Mimi Alberu, currently an alternate, be appointed full member to replace him. She would be serving out his term, which expires in 2015.

If the Board of Selectmen has any concerns about this reassignment, I respectfully request that it be placed on your October 27, 2014 agenda, since I will be unavailable to attend the scheduled October 13 meeting.

Thank you for your consideration.

Sincerely,

Betsy Kruse, Chairperson

Cc:
David Ickes
Mimi Alberu
Dick Snow
Donna DelRosso

COMMERFORD ❖ NIEDER ❖ PERKINS, LLC
APPRAISAL AND ASSESSMENT SERVICES

INVOICE

Bill To
BOARD OF SELECTMEN TOWN OF CANDIA 74 HIGH STREET CANDIA NH 03034

Date	Invoice #
10/21/2014	3036

Description	Qty	Rate	Terms
			Due on receipt
			Amount
FIELD REVIEWS COMPLETE	1	1,859.00	1,859.00
INFORMAL REVIEW SET UP	1	620.00	620.00
<p><i>Due from Trustees</i> <i>01-1310-06-000</i></p>			

Thank you for your business.

Invoice Total	\$2,479.00
Applied Payment/credits	\$0.00
Total Balance Due	\$2,479.00

FRANK SARRA

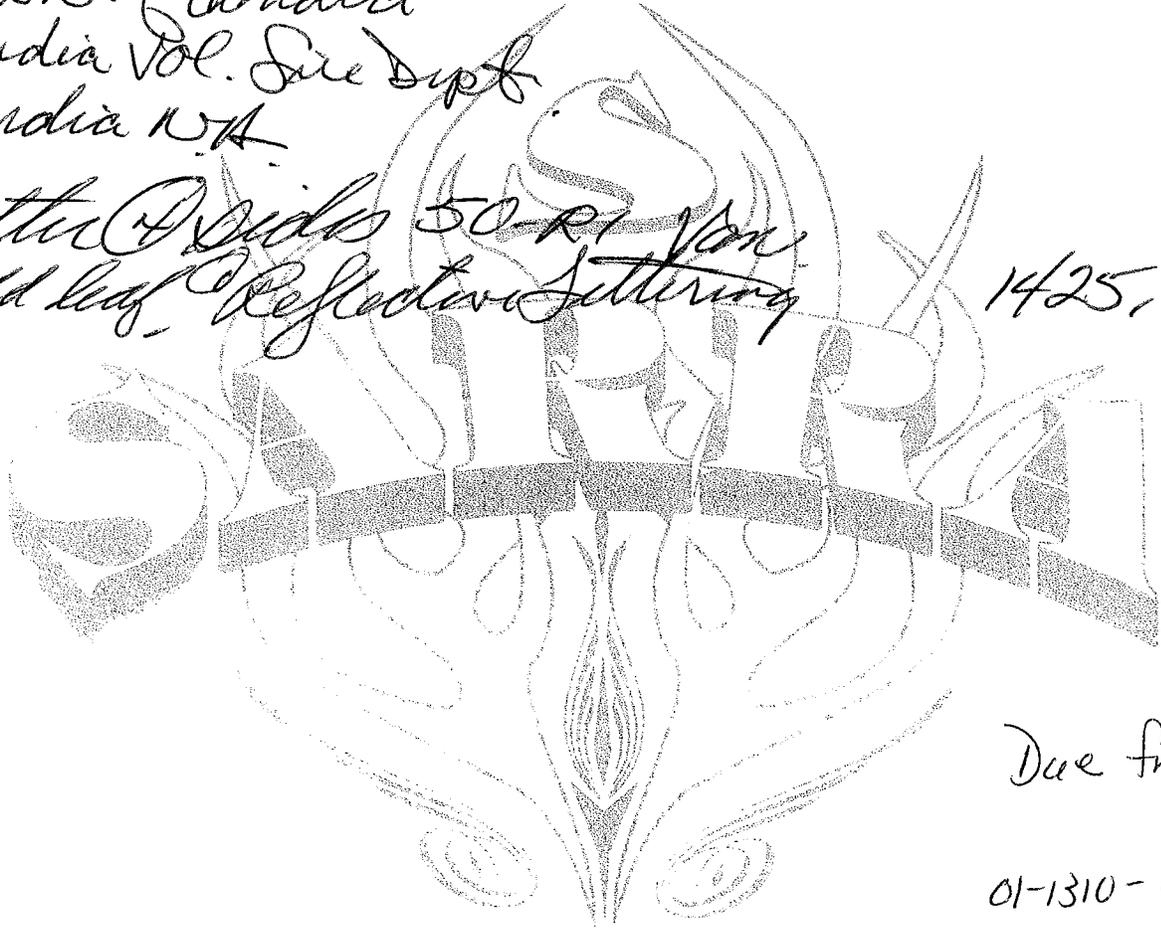
133 New Boston Road
Candia, New Hampshire 03034

*Signs - Truck Lettering
Custom Striping & Paint*

DATE 10-18-14

*Sold to:
Town of Candia
Candia Vol. Fire Dept.
Candia NH.*

*Lettering 50-R Van
and leaf Reflective Lettering 1425.00*



Due from Trustees

01-1310-06-000

603-483-2292

**50% DEPOSIT REQUIRED TO START JOB
1.5% PER MONTH ON UNPAID BALANCES
PRICES SUBJECT TO CHANGE IN 30 DAYS**

Matthew T. Broadhead
73 Jane Drive
Candia, NH 03034

To the Select Board of Candia:

As you know, there is a vacancy for the position of Recording Secretary for the Municipal Budget Committee. I am pleased to recommend Geraldine Holmes for the position.

Geri has lived in Candia since 1999 and for the past fourteen years has worked as an Accountant at the Hanover Health Care Center. She has a profound understanding of the budgeting and accounting process as well as preparing financial reports. Geri and I have met and she has a good understanding of the duties and responsibilities of the Recording Secretary position and I feel that she would be a very reliable employee.

It is without any hesitation that I recommend Geri to be hired as soon as possible. Of course, should you wish to speak with Geri or myself please do not hesitate to do so. Should you wish to see Geri's letter of interest and resume, please let me know and I will forward it to you. Thank you very much for your attention to this matter.

Sincerely,

/s/ MTB

Matthew T. Broadhead

RECEIVED
OCT 21 2014
BY:.....

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To whom it may concern,

Please allow me to introduce myself. My name is Kevin Coughlin. I have recently been made aware of an opening on the Candia Budget Committee. I would like to submit my name for consideration in the filling of that position. I was on the ballot for the budget committee in the March election but failed to obtain the necessary number of votes to win a seat at that time.

I moved to Candia in 2007 when I married a local woman. I am a Christian man. Some may find that to be a detriment to my candidacy but I would contend that it is an extreme advantage. I am accountable to something higher than my own thoughts and opinions. I am not a politician and never will be. There is no personal agenda to my candidacy, just a feeling of civic duty. What I offer you is a strong commitment to fiscal conservatism, highly motivated by budgetary responsibility.

I'm 57 years old and earned a BS in Business Administration from UNH. I minored in accounting. For the last twenty years my career has been in sales management, prior to that I was a project manager at Raytheon. I am conservative. I grew up poor and recognize that living responsibly within a personal budget is essential to success. I analyze the requirements before purchasing to assure a wise decision is made. I've learned the hard way to buy quality, but not to buy a Cadillac when all I need is a Chevy.

If I earn a seat on the board, I will commit to you, the same level of conservative fiscal spending when town budget decisions are made. In my job, I spend the company's money as if it were my own. While I acknowledge that it does take money to successfully manage our town, I will never forget that it is the tax payer's hard earned money that we are spending. I promise to always represent the town's interests to the best of my ability. I will take very seriously the responsibility associated with a budget committee seat. Please consider my commitment to you when you fill the open position.

I can be contacted by mail, email or by phone. My contact information is below:

Kevin Coughlin

96 Langford Road

Ks_coughlin@yahoo.com

603-587-0991 (home)

603-305-6524 (cell)

Subject: Lights for Skate Park
From: marc.gagnon@nu.com
Date: 10/7/2014 11:13 AM
To: rherbertsnow@netscape.net

Dick,

The cost to put in a pole with two 150W high pressure sodium flood lights for the skate park :

Under the Town of Candia EOL account \$2475.18 with an average monthly cost of \$18.77

Under a separate OL account \$2,116.88 with an average monthly cost of \$36.70

Please email or call with any questions or concerns.

Thank you

Marc N Gagnon
Field Technician Specialist
Hooksett AWC
(603) 634-2076



- Interstate Roads
- US and State Routes
- Local Roads



**DES
Massabesic Watershed Protection Grant**

Map & Lot	Acreage	Appraised	Assessed	Easement Match	Easement Costs	State Match	Difference	Notes
403-009	12.20	\$ 40,500.00	\$ 40,500.00	\$ 10,125.00	\$ 7,500.00	\$ 3,750.00	\$ 6,375.00	Unknown - North/Knowlton Road
404-064	30.00	\$ 154,800.00	\$ 154,800.00	\$ 38,700.00	\$ 12,000.00	\$ 6,000.00	\$ 32,700.00	High Street
404-068	1.00	\$ 7,800.00	\$ 7,800.00	\$ 1,950.00	\$ -	\$ -	\$ 1,950.00	p/o 404-064
404-115	4.60	\$ 8,900.00	\$ 8,900.00	\$ 2,225.00	\$ 7,500.00	\$ 3,750.00	\$ (1,525.00)	Donovan Road
404-118	10.30	\$ 9,200.00	\$ 9,200.00	\$ 2,300.00	\$ 7,500.00	\$ 3,750.00	\$ (1,450.00)	Donovan Road
405-042-1	2.38	\$ 3,600.00	\$ 3,600.00	\$ 900.00	\$ 3,750.00	\$ 1,875.00	\$ (975.00)	Old RR Bed off High Street
405-042-2	5.10	\$ 7,700.00	\$ 7,700.00	\$ 1,925.00	\$ 3,750.00	\$ 1,875.00	\$ 50.00	Old RR Bed off High Street
410-010	64.00	\$ 229,400.00	\$ 229,400.00	\$ 57,350.00	\$ 12,000.00	\$ 6,000.00	\$ 51,350.00	Flint Road Town Forest
410-100	8.80	\$ 11,300.00	\$ 11,300.00	\$ (10,500.00)	\$ 6,000.00	\$ 3,000.00	\$ (13,500.00)	Old RR Bed off High Street
410-101	7.00	\$ 10,600.00	\$ 10,600.00	\$ (10,500.00)	\$ 6,000.00	\$ 3,000.00	\$ (13,500.00)	Old RR Bed off High Street
411-036	40.00	\$ 50,600.00	\$ 50,600.00	\$ 12,650.00	\$ 12,000.00	\$ 6,000.00	\$ 6,650.00	Kinnicum Pond
411-038	35.00	\$ 17,900.00	\$ 17,900.00	\$ 4,475.00	\$ 7,500.00	\$ 3,750.00	\$ 725.00	Donovan Road
412-003	51.00	\$ 31,700.00	\$ 31,700.00	\$ 7,925.00	\$ 12,000.00	\$ 6,000.00	\$ 1,925.00	Hemlock Drive Town Forest
412-004	12.75	\$ 105,300.00	\$ 105,300.00	\$ 26,325.00	\$ 12,000.00	\$ 6,000.00	\$ 20,325.00	Auburn/Hemlock Drive
413-067C	0.08	\$ 2,600.00	\$ 2,600.00	\$ 650.00	\$ 7,500.00	\$ 3,750.00	\$ (3,100.00)	Old Mill Road
413-082	0.25	\$ 6,800.00	\$ 6,800.00	\$ 1,700.00	\$ 7,500.00	\$ 3,750.00	\$ (2,050.00)	Chester Turnpike
Totals	284.46	\$ 698,700.00	\$ 698,700.00	\$ 148,200.00	\$ 124,500.00	\$ 62,250.00	\$ 85,950.00	