



**TOWN OF LISBON, NEW HAMPSHIRE  
INCORPORATED 1763**

**Board of Selectmen's Meeting  
Monday April 23, 2018  
6:30 pm  
Rail Road Station**

**PRESENT:** Scott Champagne, Selectman-Chair; Brian Higgins, Selectman; Arthur Boutin, Selectman; Sharon Penney, Town Administrator; Krystle Dow, Administrative Assistant; Jennifer Trelfa, Town Clerk/Tax Collector

**PUBLIC:** Desmond Watrous, Divenchy Watrous

**Approval of minutes from April 16th BOS meeting:** Brian Higgins made a motion to approve the April 16th BOS meeting minutes as written and Scott Champagne seconded the motion. All were in favor of the motion.

**125 School Street:** Desmond Watrous came before the board in reference to the Cease and Desist Demand letter he provided the town in reference to Christopher Hodge (Building Inspector) stating that Mr. Hodge has been illegally slandering the 125 School Street property and the company Desmond works for and also harassing potential homebuyers. In the letter to Mr. Hodge it states that there is signed documentation on the door from the sheriff's office stating that if Mr. Hodge goes on to the Series 12 property it is criminal trespassing and charges will be pressed.

Scott Champagne (Chair) asked Desmond a few questions such as if Chris Hodge was asked to go to the property by a potential renter and Desmond said that Chris Hodge asked the potential buyers to let him know when they were going to look at the house and he would tag along and Desmond

stated that the potential buyers thought it was very strange behavior. Scott Champagne asked Desmond if he knew for a fact that Chris Hodge had never inspected the building and Desmond said that is what Chris Hodge told him. Scott Champagne asked Desmond what the letter he was referring to in 2 (c) of backup information he provided. Desmond stated that Chris Hodge spoke to a potential buyer and that Chris Hodge told the potential buyer he sent Desmond a letter stating that the house cannot be occupied and Mr. Watrous stated he never got a letter. Scott Champagne asked Desmond if he found his leak. Desmond stated he did find the leak and it has been fixed so there is now a better water bill. Scott Champagne stated that he does not agree with a lot of what Desmond wrote. Scott Champagne told Desmond that there are other people in the area that contradict what he says as well. Others state that the building is not up to par. Desmond stated that if the building is being rented out it may need some repairs done to it and he will have to check it out. Scott Champagne asked Mr. Watrous if he wanted Mr. Hodge to get a search warrant to get on the property and Desmond asked if there was a fire chief that could look at it and Scott Champagne stated that yes we have one and he usually works with the building inspector and the two of them go in together. Desmond stated it seems to him that Mr. Hodge and the previous tenants might have been friends and Scott Champagne stated or there could be something wrong with the house. Desmond stated he has inspected the house and Scott then asked him if he was certified to inspect a house in which Desmond stated he was not. Scott asked Desmond what makes him think he is certified and more qualified than Mr. Hodge. Mr. Watrous stated he believes Chris has a bias opinion. Scott Champagne stated to Mr. Watrous that a neighbor came in who also received a Cease and Desist order as well and has independent other information as well from other people that have nothing to do with Mr. Hodge what so ever that say there are issues with the house. Desmond said it was obviously from the renters that were evicted and Scott stated he didn't know. Scott stated he would be keeping the letter on file and told Desmond that if he thinks the town has done him wrong the town will give all the information to our Attorney and we can go from there. Desmond stated he thinks right now its Christopher Hodge that is acting unprofessional and Scott stated we would note that. Scott stated that if there are issues with the house then there will be issues weather he rents it or sells it. Scott Champagne stated that if anyone gets a mortgage on the home then it will need to be inspected. Desmond stated that with owner financing or cash it would not need to be inspected. Scott stated that with owner financing, if you finance something and it's not up to par and something happens whose fault does it become?

Desmond stated it would be the homeowner who resumes responsibility of the house. Scott stated it wouldn't be the seller that sold something that wasn't up to par? Desmond stated not if they buy it "as is" and Scott asked if it was listed "As is" and Desmond stated it was. Desmond also stated that rent to own is different than owner financing. He stated that rent to own is them renting until they can put a down payment on it and owner financing the house is in their name. Brian Higgins (Selectman) asked if he was trying to sell the house himself and not through a realtor or company and he said no he's selling it on his own. Desmond stated a private inspector would then inspect the house and Brian asked if it would be a licensed inspector in which Desmond stated if they want a licensed one. Brian asked if the foundation was leaning in and he stated it was not. Brian asked if there was water in the basement and he said no. Brian asked if the roof leaked and he stated the roof is about nine years old and Brian asked again if the roof leaked and he said no. Scott Champagne asked Desmond if he replaced a pellet stove that exits out to the property line next door? He stated he did move it but the neighbor didn't like it so he moved it back. Scott Champagne stated the he will be in touch with Christopher Hodge to see what he has to say.

Weekly Updates from Highway: Kevin Clement (Road Agent) provided the board with a list of weekly updates and there is someone interested in the ladder truck. Questions from Kevin, Overtime pay after eight hours worked? Scott Champagne stated no. Are we required to "add" time to a shortened day? Scott Champagne stated no. Any changes that do occur pertaining to the handbook must be signed off on by the employees at the time of change. Scott Champagne stated that unless he wants to sit down and re-write it nobody else is going to do it until they have time and Scott stated that if he recognizes everyone is busy he would know that and when it's done they will get it. Kevin also asked if anyone was looking into a backup generator or port for the outside of the building in reference to the pump house. Scott Champagne asked Zac and JA Corey (because they are the ones that fixed it) the same thing. Scott also stated that JA Corey suggested the generator be tested once a week not once a month. Kevin had a volunteer come to the garage in reference to painting the gazebo. Scott stated that Mr. Trombly has until the first of May to get it done and then if not then they could have the volunteer do it.

Inquiry about 1980 International Fire Truck: An offer was made in the amount of \$1,013.98 for the truck by Ben Jellison. Brian Higgins (Selectman) asked how long the truck had been sitting and Scott

Champagne (Chair) stated roughly two years because the drive shaft is gone on it. Scott stated that Mr. Jellison is aware of the issue. Brian Higgins made a motion to sell the 1980 International Fire Truck and Scott Champagne seconded the motion. All were in favor.

Town Clerk/Tax Collector-Jennifer Trelfa: A final water/sewer bill for 116 Savageville Rd needed signatures and all board members signed.

Jennifer Trelfa presented the board with a final water/sewer bill for 69 Water Street that needed signatures and then 34.95 for water needed to be abated and 41.22 for sewer needed to be abated. Scott Champagne made a motion to abate the water and sewer amounts and Brian Higgins seconded the motion. All were in favor of the motion.

Jennifer Trelfa (Town Clerk/Tax Collector) wrote to our contracted assessors in reference to an abatement that came in on April 4<sup>th</sup> and asked what she should do with it because they are actually due March 1. The assessors got back to Jenny and stated that she was informed that out of courtesy the selectmen can reply but no reply at all means an automatic denial. Scott Champagne (Chair) stated we should send the land owners a letter stating that the abatement was late and they are denied and they need to reapply.

Jennifer received a letter in reference to some property the town deeded back in 2016 and now the owner of the property would like it back. Jenny stated we cannot actually refuse to give the property back however the landowner must pay back everything that was owed on the day that it was deeded and must pay interest on it and the town can charge a 15% penalty fee based on the assessed price of the property and they only have something like 15 days to pay in full once they are told the full amount they need to pay.

Cemetery Deed-Signatures Needed: This a duplicate deed for plot #90 near the fountain section. All board members signed.

Emergency Management Director-Oath of Office: Arthur Boutin made a motion to have the Emergency Management Director position be a sworn in position and he also made a motion to swear in Scott Champagne and Brian Higgins seconded the motion. All were in favor of the motion.

Intent to Excavate-signatures needed- The town had received 5 Intent to Excavate documents in which the board needed to sign. Scott Champagne had reviewed all the documents earlier in the week and only one of the five was missing information in which Krystle Dow (Administrative Assistant) contacted the pit owner and they were able to make the correction. All board members signed the forms.

Town Administrator Updates: Sharon Penney (Town Administrator) attended a Health Trust seminar on Wednesday 4/18/2018 in Whitefield NH. Sharon stated that Peter Chapel from Health Trust is more than willing to come up this summer and do a presentation if this was something the board was still interested in doing. Scott Champagne (Chair) stated for Sharon to set a date but make sure that it is a day Fred Garofalo (Transfer Station Manager) is able to attend as well. Scott suggested it maybe being a Monday or Wednesday.

Sharon also stated that she will be sending out a short quiz to employees in reference to a new diabetes program that health trust is offering as the numbers are high. She also stated that for employees that work for the town and don't have any health benefits they are entitled to use the life benefits programs that health trust offers as well.

Sharon passed out a monthly report from Utility Partners. It included site visits to the Lippards and Culvers. Sharon stated both were complaining of copper issues. Scott Champagne asked if Zac explained that our system does not have copper, which would be the homeowner's responsibility if they have copper.

Sharon stated they have a continuing Economic Development meeting with NH Electric Coop and Taylor Caswell tentatively for May 24, 2018.

Sharon stated she completed the narrative on the Lowes Grant for Matthew Champagne and she stated he sent her a few more questions this morning that she needs to complete.

Arthur Boutin (Selectman) asked Sharon if they got a copy of the GIS mapping for the street lights as she was supposed to get a better copy for the board to review and the exact number of lights. Sharon stated she sent JB (John Branagan) from Affinity and cc'd his boss Steve Lieber and then she sent Randy Perkins from Eversource an email to see if he could help and she got no response from all three of them. She stated she had emailed them last Tuesday 4/17/2018 or Wednesday 4/18/2018.

Sharon stated she got an email from North Country Council in reference to the traffic counts and she asked the board if they had any area of concerns where they thought the traffic counts could go. The board stated they don't have any specifics of where they need to go but suggested outing one on Rte. 302.

Scott Champagne stated that Jennifer Trelfa received an email from Bishop Farm in reference to Bishop Cutoff and he just wanted to bring it up. It was stated that in all reality Bishop Cutoff is a driveway. Scott Champagne wanted Krystle Dow (Administrative Assistant) to email Kevin Clement (Road Agent) and ask him what they do for maintenance of the road.

**7:53PM Scott Champagne made a motion to go into nonpublic in reference to the Buffington Fund and Brian Higgins seconded the motion. All were in favor of the motion.**

**7:55 PM Back into Public Session**

**8:08 PM Arthur Boutin made a motion to adjourn and Brian Higgins seconded the motion. All were in favor of the motion.**

**NEXT BOS MEETING: May 1<sup>st</sup> @6:30 at the Rail Road Station.**

*Respectfully submitted by Krystle Dow*

Board of Selectmen:



Chairman  
Scott Champagne



Selectmen  
Arthur Boutin



Selectmen  
Brian Higgins

Approved / Not Approved on: 5/01/2018