

TOWN OF RICHMOND
NEW HAMPSHIRE
Office of Selectmen



June 5, 2017 Meeting

Selectmen present: Christin Daugherty, Carol Jameson and William Daniels

Absent:

Meeting opened at 5:30pm at the Vets Hall

*****Administrators Report**

Wood gave update report from the Health Officer. Wood notified the Board that the change in Veteran's Tax Credit was not updated; \$50 was applied 1st billing the remaining \$150 will be applied at the 2nd billing (December). Wood relayed several inquiries about whether or not a particular property had received a building permit. Inquiry from realtor if a certain town owned property was for sale-discussed. Inquiry from T. Hubert about M408 L020; whether camper on property will be removed (town owned). Reviewed Warrant Article 9 with the Board. Advised the Board that additional memory was purchased for the Assistant's computer (\$48) to meet demands of the assessing software. Discussed pilot light for stove at Vets Hall now that the Hall has a generator installed.

*****Approve Manifest**

Jameson moved; Daniels 2nd; the Board voted to approve the manifest dated June 5, 2017 for week of May 30 – June 5, 2017, in the amount of \$ 15,117.26 for accounts payable/payroll.

*****Selectmen**

Daugherty moved; Daniels 2nd; the Board approved the building permit application for M415 L008 after review and approval of the ZCO.

Daugherty moved; Jameson 2nd; the Board approved the Certification of Yield Tax Assessed and Yield Tax Levy for OPERATION #16-385-13-T.

Memo from NH DOT, reference District 4 Resurfacing – read.

Letter from NH DOT reference Driveway Appeal of Penelope Wilson – read.

Letter from NH DOT reference driveway approval for M407 L092 – read.

Letter from NH DES reference Notice of Acceptance of Permit Application M408 L071.

Letter from NH DOT reference Preliminary Estimate – Bridge Aid (Whipple Hill over Roaring Brook) – read.

Public Appointments

Douglas Bersaw/MRSD Budget Committee Member met with the Board, reference MRSD Ad Hoc Committee, Richmond Ad Hoc Committee on Education and review of last Budget Committee meeting. Bersaw expressed that the School Board meeting will be at Camp Takodah at 7pm. Bersaw handed out school data to the Board. Daugherty requested same matrix but specific to Richmond students.

Bersaw also complained about roads, speaking for several residents. Bersaw has, at home, an envelope with several photos of damage to vehicles due to road conditions. Daugherty explained that gravel is being laid down but it does include some rock and that mix does get worked down by passing vehicles.

Board reviewed requirements of Right to Know, expectation of the board for the Committee, posting of meetings, etc. reference Richmond Ad Hoc Committee on Education with Bersaw.

Daugherty requested stats on PSAT, and photos from road complaint.

Meeting adjourned at 6:54pm

PUBLIC HEARING

CDBG PUBLIC HEARING Feasibility Study for the Commercial Redevelopment of Four Corners.

Meeting opened at 7:02pm by Sandra Gillis

Gillis reviewed reason for hearing as well as activity of area to date.

Mike Petrovick/Architect

Ann Connor/RDCA Reviewed study and results

Objective of study; is general store desirable, feasible, and sustainable on the Four Corners site. Petrovick reviewed criteria and results from the study – provide mixture of services and goods, 2300 sq ft building size is optimal, building quality and image is important, developer & ownership ideally should be a non-profit, creates 4-6 fulltime/part-time jobs.

Public comment/questions:

Q: what's upstairs? A; Petrovick open no 2nd level

Q: was a 2nd floor considered? A: No. Would then need an elevator

Q: Parking? A: In back

Q: Multiple Entrances? A: Still in design stage

Q: who is responsible for landscape? A: tenant

Q: Mortgage? A: if 100% mortgage \$8-10,000/month but will have grant funding

Q: Can we have a copy of the Business plan? A: Business plan will be posted on Town's website.

Q: Common business policy? A: Town would convey to 501c3? Comment: if 501(c)3 then no tax income.

Q: who pays for furnishing? A: tenant

Q: does traffic study support success of store? A: ultimately the residents of Richmond will need to use store to make success.

Q: more information on grant? A: this study is ready to go to apply for grant. Q: good candidate? A; Yes.

Q: is this project feasible? A: yes, very feasible.

Q: Risks? A: always risks; need to find good management team.

Q: how much cash needed? A: Petrovick named several grants this would be eligible; also huge fund raising options. Q: what if more funds are needed? A: 501(c)3 would need to get a mortgage.

Q: how much grant money could be expected? A: about 50%.

Q: business plan uses traffic count and 100% mortgage. A: business plan assumes 501(c)3 owns property outright.

Q did you look at smaller startup? A: not feasible; to increase size after the fact very difficult.

Q: study w/o fuel? A: yes, numbers did not work.

Q: What has to happen to move forward? A: RCDA needs to decide what they want to do next. Maybe some landscaping, large sign but no need to invest a lot of money.

Public Hearing adjourned 8:08pm