

TOWN OF LANGDON
UNAPPROVED SELECT BOARD MINUTES

February 22nd, 2021

Meeting called to order at 7:00 p.m. by Chair, Nate Chaffee

Present: Nate Chaffee, Devin Gallagher, Lou Beam

The minutes from the February 8th meeting, budget hearing, and bond hearing were approved as written.

Calendar: Checklist Supervisors on Feb. 27th, Town Meeting on March 9th. There will be no Selectboard Meeting on March 15th.

1. Visitors: **Fred Markham** spoke with the Board about his tax bill. He indicated he didn't understand figures provided by the Tax Collector. The Selectboard encouraged him to meet with the Tax Collector and get an explanation of the charges. He also indicated that he had no quarrel with the assessment but asked the Board to consider an abatement of some of the interest and penalties. After he left Nate made a motion not abate any of the interest and penalties, seconded by Devin. 3-0. Mr. Markham will be notified by letter and encouraged again to meet with the Tax Collector so he understands what he is being charged.

New Business:

1. Lou told the Board about the NH State Dept. of Labor inspection of all Town Facilities and operations on Wednesday, Feb. 17th. Lou took the inspector to all Town Buildings and to see all Town Equipment over a period of about five hours. A report will be sent to the Town within 30 days, at that point the Town will have 30 days to comply and bring everything up to State Dept. of Labor Standards. If some issues cannot be resolved, the Town can apply for an extension of Time. In addition to physical issues the Town will need to have policies and procedures written and adopted. They will have to be read by all employees. The Town will need to have a joint loss management committee which will meet quarterly.

The Board will act when the report is received. Devin will start looking at other Town's policies. It was noted that all injuries including very minor ones have to be reported to the Department of Labor. Devin requested a number of Town Employees. Devin will take on the safety report, Lou will work on the violations. The need for MSD sheets was discussed. Nate will obtain them for the Fire Dept.

2. The Board discussed a request from Gina Beach for a statement on the Town Website requesting donations for the Congregational Church Building, one of "seven to save" in NH this year. The issue of separation of Church and State was raised. Bob will check with Nate Graves at the Municipal Association for an opinion.

3. The Board reviewed a permit issued by NH DES allowing Putnam Farms to spread Sludge on the Wood property in Langdon.

4. The Board read a letter from Southwest Regional Planning that indicated the Town's Emergency Operations Plan (EOP) had expired. (2019). There is grant money available to fund the development of an updated plan. A motion was made by Nate, seconded by Devin to contact Southwest Regional Planning about starting the process to develop a new plan. (3-0)

Old Business:

1. The Board reviewed advertisements to be placed in the paper for the administrative assistant position and the sale of a non-buildable lot on Tory Hill Road owned by the Town. It was agreed to advertise in the two shoppers for the administrative assistant position and the Keene Sentinel for the sale of the lot. The Board will reserve the right to refuse any and all bids on the lot and a letter will be sent to abutters advising them of bid process.

2. Lou told the Board that the heating oil price being charged to the Town \$3.049 was higher than Landry Oil's price of \$2.54 per gallon. It was agreed to change all Town Buildings to Landry Oil for Oil Delivery. Lou will take care of the details. Need for repairs

to the outer wall to the right of the front door in the vestibule in the municipal building was discussed. Board members will look at the issue.

3. The Board was told that a letter had been sent to Griffin Construction to initiate repairs to the Town Hall that the Board agreed to at their February 8th meeting.

4. Nate raised the idea of a new tenant in the old fire station, currently rented by the FMRSD for storage. After a brief discussion it was agreed to continue to rent to the School District.

5. Lou informed the Board that the Planning Board:

- a. Was working on standards for generator installation in Town. Proposed standards were passed out.
- b. Was reviewing Board Fees and costs for notifying abutters.
- c. Had voted at its last meeting to change to a five member board.

There was a brief discussion about whether the Board could change from a seven member board to a five member board without a vote of the Town. That will be checked.

Lou also informed the Board that Hubbard Farms will be tearing down all existing Buildings on their farm with the exception of the Farm Manager's House and Barn and replacing them with larger more modern facilities. The New Poultry Buildings will be 300 ft. by 50 ft. The "new" farm to be built on the property just south of the current farm will include a manager's house, new changing facilities and several 300 by 50 foot poultry buildings. The entire property will be enclosed by a chain link fence.

The Master Plan update is moving along. It is expected that the transportation section will be done by April and the land use section by June.

At 8:40 pm., Nate made a motion to adjourn, seconded by Devin.

Respectfully submitted.

Robert Cunniff