

**Place:** Raymond High School Media Center  
**Call to Order:** 7:00 p.m.

**Members Present:** Harold Wood, Chairman, John Barnes, Frank Bishop, Greg Bemis and Tim Auclair. Also present: Town Manager Richard Bates.

**Pledge of Allegiance**

**Public Hearing:**

Lamprey River Cooperative – CDBG Grant Application – *Note: Information packets were made available.*

Amanda Saye, Treasurer of Lamprey River Cooperative and Lynn Booth from the Community Loan Fund were present to answer any questions.

Public Hearing 1 Opened at 7:06 p.m. – Proposed implementation application to the community development finance authority for up to \$500,000 in community Development Block Grant funds. The funds will finance connection to town of Raymond water system, meters and service connections.

Lynn Booth from the Community Loan Fund stated that the Lamprey River Cooperative is in great need of this grant.

*Public Hearing 1 closed at 7:08 p.m.*

Public Hearing 2 – Opened at 7:09 p.m. Review of the Housing and Community Development Plan. Change from previous plan. The need for municipal and private water and wastewater systems that are safe, sanitary and meet DES regulations.

*Public Hearing 2 closed at 7:10 p.m.*

Public Hearing 3 Opened at 7:11p.m. – Residential Antidisplacement and Relocation Assistance Plan. The project does not involve any displacement or relocation of persons (or businesses), if the town were to undertake a CDBG project which involved displacement or relocation they would follow this plan. The plan outlines the measures they would take to find comparable, suitable housing for persons (or businesses) displaced or relocated.

*Public Hearing 3 closed at 7:12 p.m.*

**MOTION:** Tim Auclair made a motion to adopt the Updated Housing and Community Development Plan. Greg Bemis seconded. Voted unanimously in the affirmative.

MOTION: Tim Auclair made a motion to adopt the Residential Antidisplacement and Relocation Assistance Plan. John Barnes seconded. Voted unanimously in the affirmative.

MOTION: Frank Bishop made a motion to approve the submittal of the application and to authorize the Chairman or Town Manager to sign and submit the application, and upon approval of the CDBG application, authorize the Chairman or Town Manager to execute any documents which may be necessary to effectuate the CDBG contract. Tim Auclair seconded. Voted unanimously in the affirmative.

Waiver Requests from Lamprey River Cooperative, Inc.

MOTION: John Barnes made a motion to reaffirm the waiver for the water connection fee. Greg Bemis seconded. Voted unanimously in the affirmative.

MOTION: Tim Auclair made a motion to accept the easement agreement for the maintenance and repair of the town owned water main and meters provided both attorneys approve the document. Frank Bishop seconded. Voted unanimously in the affirmative.

**Work Session**

Conservation Easements under the provisions of RSA – 36-A and Chapter 16 of the Raymond Code. Susan Slack from the Local Government Center met with Selectmen to answer questions regarding Conservation Easements. Cheryl Killam, Chairman of the Conservation Commission and Cons Com Members Jan Kent and Jonathan Wood also participated in the discussion.

Susan Slack stated that the Cons Com can hire employees to provide services that it needs.

Chairman Wood asked if you had a piece of conservation land and did not live up to your promise to keep it conservation, does the Conservation Commission have the authority to sue you or does that come back to the Board of Selectmen?

Susan Slack replied that the Conservation Commission is not regulatory. They cannot enact rules like the Zoning Board of Adjustment. They could come to the Board of Selectmen. Land is given in the name of the Town and the Selectmen would have to be the ones to take any action.

Frank Bishop stated the Conservation Commission does manage the property. They could hire someone to manage the land.

Susan Slack stated that within that authority the Conservation Commission can say that this is conservation land that should remain conservation forever. The only way they can do that is to convey a conservation easement to another entity.

Tim Auclair stated that the Cassier and Dearborn lands are town owned so we do not have an easement on either of them.

Susan Slack explained that when the Town is given Conservation land, there is nothing that prevents the Town meeting, 5 or 10 years down the road, from saying that that land would be a great place for a new police station. Unity of Ownership is why the town cannot hold an easement. The Conservation Commission can make a management decision by allowing another entity to hold the easement. Most conservation land easement holders are non-profit. Some of the reason for that is for tax purposes.

Town Manager Bates stated that the town could sell the conservation properties but there would be no control unless there was a conservation easement given.

Susan Slack explained that often times parties negotiate to what level of easement goes on the property. For example, a property owner may want to keep their home and accessory buildings separate from the easement acreage. Even if a property is put into conservation, the government can take and use it for public purposes such as a library or police station.

John Barnes stated that 78% of people recently voted that they want the eminent domain law change. How would that effect things?

Susan Slack stated that it would not stop the taking of land for public purposes. The problem was taking land and transferring that land to some else. Protecting land forever is a good idea but it's not a legal issue.

Cheryl Killam read the Open Space Section from the Master Plan. She stated the Conservation Commission is following the plan.

Jonathan Wood reminded everyone of the Master Plan kick off meeting scheduled for Thursday, January 25<sup>th</sup>.

### **Other Business**

Warrant Articles will be reviewed at the January 29<sup>th</sup> meeting. There is a citizen's petition to have 100% of land use fees going back to the Conservation Commission. Gloria Carney submitted a zoning petition but it was submitted after the deadline. There are other citizen petitions as well.

American Legion/VFW – There was a question of if they could do an amendment on the floor of their petition to lease the land instead of buying it. Greg Bemis stated they would like to be on the Board of Selectmen's agenda for next week.

Selectmen discussed the process that is ongoing to hire a Town Manager.

Tim Auclair reported that the Budget Committee reduced the Town Operating budget by \$53,000. The default budget number remains higher than the proposed 2007 Operating Budget number. The Budget Committee did not recommend the Article to repair Brown Road.

Selectmen discussed the water break. The overtime for the water department and Town employees will be charged to the water users. The boil order has been lifted and food service businesses were personally notified. The 20% of residents that are water users were notified via the cable TV notices, radio and internet.

The importance of voters attending deliberative session was discussed. It was agreed that the Selectmen would work on getting a program together for channel 22 that would encourage voters to attend deliberative session. It was also suggested that the School Board be invited to join the Selectmen. Chairman Wood agreed to write a letter to the newspaper on behalf of the Selectmen. The Selectmen agreed that Chairman Wood should use the letter, written by the Town Manager, which was printed in "On the Common" as a base.

Sign ups for Town and School offices will begin on Wednesday, January 24<sup>th</sup> and end on Friday, February 2<sup>nd</sup>.

**Adjournment**

MOTION: Greg Bemis made a motion to adjourn. Frank Bishop seconded. Voted unanimously in the affirmative. MEETING ADJOURNED AT 9:23 P.M.

Respectfully submitted,

Bette Patterson  
Administrative Assistant