

# Minutes of the Westmoreland Selectmen's Meeting

Tuesday July 2, 2024

**BOARD MEMBERS PRESENT:** John Snowdon, Bill McGahie and Mark Terry

1. The meeting was called to order at 10am by John Snowdon.
2. Approval of Minutes: June 18, 2024. Motion was made by Mark Terry, seconded by Bill McGahie to accept the minutes as printed. Motion passed 3-0.
3. Guest: Melissa Bonito - Tax Collector - Deeding Process
  - Deeding notices to be sent July 9th
  - Arrearage notices sent to property owners 90 days after taxes are not paid. If remains unpaid a notice of lien is sent 30 days prior to the lien date. notice sent, then placed on the property.
  - If the account is not paid by the deadline, a lien is placed on the property and recorded at the Cheshire County Registry of Deeds.
  - If after 2 years from the lien date, the lien amount is still unpaid, the municipality begins the deeding process to acquire the property by Tax Collector Deed for delinquent taxes.
  - Selectmen typically reach out to offer a payment plan to the property owner, but are not required to do so.
  - A 30 day notice is sent to the current owner of the property or their representative or executor, and each person holding a mortgage or other legal interest upon such property by certified mail. Notices may also be delivered by a Sheriff.
  - If total taxes, accrued interest and costs for the tax lien are not paid in full by the deeding date property is then taken by tax collector deed and becomes property of the Town of Westmoreland.
  - Property owners can regain ownership of the property by paying all that is due. This process is done through the Selectmen.
  - Selectmen can decide not to take a property. This is usually because property value is less than potential cost of environmental or other issues.
4. Old Business
  - A. Bump Road - Owner, Scott Fifield requested in writing a 6 month extension for the tenant living in a camper on the property.
    - a. Snowdon - Notice given May 24, 2024 in accordance with ordinances which gave the owner 30 days to be in compliance with Town ordinances. The tenant has lived in a camper on the property for 11 years and it is reasonable to extend this time. Six months from the original notice date would be too long and mean a winter moving date. If all conditions laid out by the health officer have been met suggest an extension to October 31. Selectmen all agreed on this date.
    - b. John Orkins - There are at least 33 trailers hooked up to power that can be seen from the road. Should not enforce ordinances on just this property.
    - c. Terry - Zoning Enforcement Policy has only been in place since 2019. It says when a complaint is filed in writing that the Selectmen then follow up on that complaint according to the Town ordinances. Selectmen's duty is to enforce ordinances the

Town voted on. A complaint was received about this property so Selectmen are responding per policy.

- d. Fifield - Conditions of health officer will be met once port-a-potty can be delivered July 8th.
- e. Motion was made by John Snowdon, seconded by Bill McGahie to allow the tenant until October 31, 2024 to vacate the trailer on Fifield property provided all health officer conditions are met by July 8th approved by health officer. Motion passed 3-0.
- f. Snowdon - Enforcement Policy is not a blanket policy. Each case is handled separately. Selectmen work within the policy to fulfill obligation to the town while taking the needs of its residents into consideration..

B. Aldrich Road - Because activity was noticed at previously advertised rentals the Zoning Administrator passed by the property on more than one occasion. No activity was seen and no action is to be taken at this time.

C. Bake Stand - Planning Board gave Bake Stand 6 months based on a site plan to revisit Zoning and have permits in place. In addition to the pop-up building that is too close to the boundary that the Planning Board suggested they move, another structure is now being added to the property. Owners are not in compliance with what the Planning Board allowed. Snowdon - would like for the owners to attend a Selectboard Meeting and explain what is going on and where they are at with becoming compliant with ordinances.

5. Accounts Payable: Motion was made by John Snowdon, seconded by Bill McGahie to approve Manifests for: General Fund \$239,475.62 Motion passed 3-0.

6. New Business

Signature Approval was given for the following:

Payroll 6/25/2024	Retirement \$2804.13	General Journal #863
Payroll Taxes 6/25/2024	USPS \$289.56	Restitution
HealthTrust \$6463.92	Amazon \$249.00	

A. Upgrade Class VI Road Policy - Selectboard would like to have a policy to outline steps to upgrade a Class VI road per RSA's and Westmoreland Road Standards that is user friendly. The Town Administrator will work with the Zoning Administrator and Planning Board Chair to create a draft.

B. Old Home Days - Flamingo fundraiser raised over \$3000. First Flyer to go out to Town week of August 8th.

C. Town Hall - Selectmen researching and working to implement security measures at the Town Hall to make it a safer work environment.

D. Window restoration to begin in near future. New storm windows are being made for all windows which will be installed prior to removal of windows.

E. August 6th Meeting rescheduled to August 8th

7. Correspondence: CPCNH will offer electric rates 18% below Eversource starting August 1st.

8. Meeting Adjourned 12:20pm

Respectfully submitted,  
Jodi Scanlan  
Town Administrator

NEXT MEETING THURSDAY AUGUST 8, 2024 1:00PM  
MINUTES ARE INITIALLY POSTED AS UNAPPROVED  
SELECTMEN SIGNATURES DENOTE APPROVAL

BOARD OF SELECTMEN

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John Snowdon, Chairman

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William McGahie

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Mark Terry