



**Selectmen's Meeting
Tuesday, February 21, 2023
5:00 pm**

Board: R. Gil Rand, Charyl Reardon, Scott Rice

Staff: Judy Welch, Cathy Riley, Kevin Millar

In-Person Public: Doug Russell, Stephen Medeiros, Bayli Mason, Bill Waterhouse

Zoom Public: Mark Stiles, Mike Donahue

Call to Order

Charyl called the meeting to order at 5:00 pm

Approve & Sign Minutes/February 7, 2023

Motion to approve and sign minutes for February 7, 2023, was made by Scott, seconded by Gil and the vote was unanimous.

Approve & Sign Public Hearing Minutes/February 8, 2023

Motion to approve and sign Public Hearing minutes for February 8, 2023, was made by Gil, seconded by Scott and the vote was unanimous.

Agenda Items Requested by Residents

Bill Waterhouse/Usage of and activity on Town own property/103-002

Bill stated that he had encountered three guys hiking with dogs coming off a trail at his property up on Gordon Farm Road, asking if he knew where the trail to Gordon Pond was. The men were staying at the Dartmouth Club cabin and spoke with one of Bill's neighbors, who told them that he believed the trailhead had been moved.

Bill told them about some other entry points and later called the Forest Service, spoke with Mike Moseley, and asked him if the trailhead was moved.

Mike informed him that although the trailhead had yet to be moved, supposedly, the USFS was negotiating with the Town of Woodstock to relocate the trailhead to Lost Valley.

Bill told him that the trail had gone through the town's lot.

Bill stated that in 1982, a person had purchased the lot across the street from the town lot, and the contingency was that the trailhead would be moved out of Lost Valley. Bill noted that the owner of the lot worked with the Forest Service and was able to pull the trailhead out of Lost Valley and route it up the power line into the woods and down onto the railroad bed. Mike Moseley stated that he was unaware of it but would give that info to someone else. Bill also mentioned that Lost Valley was very stringent with its restrictive covenants. The first covenants say the "lots can only be used for residential purposes." In 1972, it was amended to add "except a home office."

Bill was curious about what was going on at the property with the ribbons about 30 feet apart.

Charyl stated that she had yet to hear that the Forest Service was negotiating about moving the trailhead.

Gil said he had been talking to the Forest Service for less than a year. He had noticed several of them on the railroad grade, so he followed them up and asked them what they were doing; the Forest Service said they were looking at the trail that went along the railroad grade to Sundance because they were talking about moving it.

Gil agreed it was a good idea.

Gil then talked about the original property, which later became Govoni's, and how it was set up so hikers would go into a gift shop after hiking. A very vague trail originally came out in that area. When Gil closed off the parking lot to that area, people no longer had a place to park with the private property on both sides of the road.

Gil stated that the Forest Service was unaware of that information until he told them. He also said that later in the summer, he had another conversation with the FS about moving the trail to where the trail comes out on the town's property on Sundance since the town was leaving that area open to the public for recreational purposes so that they could move it there. They could park on the side of the town's road.

Bill stated that the Forest Service said they were considering 2-4 parking spots. He is currently trying to look through past deeds. He needs help finding where the roads were deeded to the town.

Gil stated that it was classified as a town road.

Scott recalled that he believed the residents up there wanted the town to take it over, but they had to agree to upgrade the road. He thought that it was a warrant article.

Judy confirmed that there would have had to have been a warrant article for the town to acquire the road and that the town reports are available in the library for Bill to look through.

Gil believed that they had the trail starting at the bottom of Mountainside, and the trail was supposed to be moving by April of this year.

Gil stated that he spoke with Ryan at the Forest Service office. Ryan discussed that there would be room for 4-6 cars in a parking lot, but Gil stated that they felt that just by widening the shoulder, they would get the room for four cars or so, but the town was not interested in building a parking lot.

Gil is unaware of where they are with moving the trail at this point.

After more discussion, Charyl suggested that they would be reaching out to the Forest Service via email to get something in writing or a timeline of what is being done.

Sign Deed & CD-57-S/9 Lilac Street

Bayli Mason, the bidder on the Lilac Street property, presented the checks to Judy, who told her the deed would be signed and recorded. Judy noted that once she received the recorded deed, she would mail it to her.

Charyl requested a motion to sign the deed on 9 Lilac Street and the CD-57. Gil made the motion, Scott seconded the motion, and the vote was affirmative.

Judy let the buyer know that she also needs to complete a PA-34 and CD-57.

Bill asked if he understood correctly that anything above the back taxes goes to the previous owners.

Charyl said that was correct, and also any admin or legal fees.

Sign Deed & CD-57-S/17 Lost River Road

Mike Stiles had a question about the deed before signing. First, he stated that the title referred to Book 439 when it should be Book 438. Also, he said that for the Grantor Town of Woodstock, one of the deeds comes into the name of the Commissioner of the North Woodstock Fire District or the North Woodstock Precinct and wanted clarification.

Judy explained that she spoke with the lawyer, and they thought that it was just the Town of Woodstock in general.

Mike asked if there was a way to acknowledge that it all is the same as the Town of Woodstock.

Judy will look into it and suggested not signing the deed tonight. Judy accepted the checks and will speak to the lawyer.

Mike would like representation in the title provision or a signed affidavit saying it is the same.

Judy will look into it and have something done.

His representative Steve was there with the checks and the PA-34.

Charyl asked for a motion to sign the corrected deed in the office when it arrives and for the signing of the CD 57 this evening. Gil made the motion, Scott seconded the motion, and the vote was affirmative.

After looking at the checks, Judy asked for clarification since the deed was not made out to the name on the check.

Mike stated it came from his law firm using a client's funds account and confirmed the name of the deed was correct.

After being presented with PA-34, usually given to the Department of Revenue, Judy asked if she could hold onto the paperwork to review, and Mark would contact her later.

When Stephen Medeiros asked about the keys to the building, noting that there was a lock, and when they would have access, Judy informed him that he could stop by the office the next day after she speaks with legal and gets the paperwork taken care of to pick up the keys.

Stephen agreed and asked what time. Judy replied that she would take his number and call him when everything was ready.

Morris Street/Waterline Easement

Charyl brought up an email from the attorney regarding the Morris Street/ Waterline easement.

While some of the Board had yet to review the email, Judy explained that the corner property owner was looking for \$50,000. This has been going on for over two years, and there was an agreement that he would give the town the easement, and the mortgage company would sign off if the town relocated the road.

Judy stated that the town spent about \$19,000 because it required the town to through shoreland permitting, surveying, and hiring an engineer.

Judy also stated that the shoreland process has been in limbo because she was still waiting for the owner to sign the documents needed. After being stonewalled, the owner returned with the request for \$50,000, which was not part of the agreement. The building also needs water access.

Judy stated that there was an offer to the owner of \$10,000 if he signed the purchase and sales agreement within seven days, but the Board does not have the authority to purchase or sell land until 41:14a is adopted, which is on the Warrant this year. It would allow the Board with a public hearing, but that was not done this year, so if 41:14a does not pass, it is too late for a Warrant article to do that. At this point, we can only push through with eminent domain, hoping that the warrant article passes and the public hearing can be held. If not, the town would end up in court, and they would ultimately give the town the right.

Scott suggested we go directly to court; with Charyl's offering, we just wait and see what happens with the Warrant.

Judy stated the importance of the Warrant passing and that most communities have adopted it.

Accept Donations/Woodstock Firefighter Fund

Woodstock Firefighters/Woodstock Inn/T-Shirt Sales/\$100.00

The Woodstock Fire Department presented the Board with a gift from the T-Shirt sales totaling \$100.00, to be deposited in the previously established Woodstock Firefighter Fund. Charyl motioned to accept the gift of \$100.00 from the Woodstock Firefighters and requested that the Trustees for Trust Funds deposit it into the Woodstock Firefighter fund. Gil seconded the motion, and the vote was affirmative.

Woodstock Firefighters/Donations/\$200.00

The Woodstock Fire Department presented the Board with a gift totaling \$200.00 from a donation, to be deposited in the previously established Woodstock Firefighter Fund. Charyl motioned to accept the gift of \$200.00 from the Woodstock Firefighters and requested that the Trustees for Trust Funds deposit it into the Woodstock Firefighter fund. Gil seconded the motion, and the vote was affirmative.

Approve Check Requests/Woodstock Firefighter Fund

St. Joseph's College/Sienna Mack Scholarship/\$500.00

Gil motioned to approve the check request for \$500.00, payable to St. Joseph College, for Sienna Mack's Scholarship. This money is to be withdrawn from the Woodstock Firefighter Capital Reserve Fund. Scott seconded the motion, and the vote was affirmative.

Old/Other Business/Brought forth by the Board

Joint Meeting/In Lincoln/March 27th???

Charyl asked the board if they could all attend the joint meeting in Lincoln at Lincoln's request. All board members stated that they would all be able to attend.

Public Participation

After Charyl asked if there was anything under public participation, after there was none, Gil wanted to bring up the floors here in the town office and requested to get that going. The project would require about \$5400 for materials with free labor. The amount would be taken from the Town Building Fund.

When Judy asked Chief Millar what the total amount for the Police Department renovation would be, he said it was about \$19,000, including office furniture, countertop, and flooring.

Charyl made a motion to have Gil move forward with purchasing the flooring. Scott seconded the motion, and the vote was affirmative.

Gil stated that it would be March or April for a start.

After more discussion on the project, the board moved on to adjournment.


Adjournment

Charyl motioned for an adjournment at 5:45pm. Gil seconded the motion and the vote was affirmative.

The public could participate remotely over Zoom by going to www.zoom.us, using the Zoom App on a cellphone, or on a **landline calling 1-646-558-8656 Password: 432845** and entering **Meeting ID: 840 0082 0895 Password: 395022**.

Those wishing to hear the recording of the whole meeting may access it by using this link:

<https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>


Charyl Reardon, Chairman

April 4, 2023
Date

Scott Rice



R. Gil Rand

