

*Office of the Select Board  
Town of Orange, New Hampshire  
Minutes of May 11, 2021*

*Present:* Dorothy Heinrichs, Chair; Tamara Fairbank, Aaron Allen, and Sandi Pierson (clerical).

*Others:* David and Lisa Collins

*Meeting opened at 6 p.m. Attendance taken by the secretary.*

*Approval of minutes:*

- The minutes of April 13, 2021 were unanimously approved as submitted.
- The minutes of April 19, 2021 were unanimously approved as submitted.

*Property deed:* David and Lisa Collins came before the Board to discuss the uncertainty of there being a deed to the property they are renting. They would like to purchase the one-acre lot where they have placed their mobile home but their attorney can find no deed of record to the property at the Registry of Deeds. Sandi said that Lisa had previously brought that inquiry to the office and all they could find in the files was an undated, hand-drawn plan of the late Laura Sturtevant's land that penciled off a one-acre parcel to her son, Warren Morrill. There are no deeds in the file nor could Sandi find any on the Grafton County Registry of Deed's website database. Sandi said there is also no documentation that the estate was ever probated following Mrs. Sturtevant's death in 1996, and that her property since then has been taxed as the Estate of Laura Sturtevant. The Board felt that since the one-acre lot has had a separate tax bill (to Mr. Morrill) and has had its own map and lot number for decades, the town does consider it a separate lot and that it was probably entered into the town records before a Planning Board was established and without a transfer deed being in hand. The Board concurred that it was the responsibility of the property owner to produce a deed. They suggested the property owner present a survey map to the Planning Board which includes the allocated lot and have a subdivision formally approved. Because it does not meet the two-acre minimum, it may have to go before the ZBA for approval—though the Board felt that the one-acre piece may be considered “grandfathered.” Whether this can be done if the land was not formally put in Mr. Morrill's name is also the property owner's concern.

*Timber:*

- The Board signed a yield tax warrant for \$1,655.28 for Ossipee Mountain Land Company/Cardigan Mountain State Forest timber cut on New Colony Road.
- The Board signed an Intent to Cut for John Morse/Old Colony Road (at the Groton town line)/Map 6, Lot 6. Access will be via the Sculptured Rocks Road in Groton. Logger is Full Circle Forestry.
- The Board reviewed the Report of Timber Cut for the above property for 2019-2020. No harvest was done thus there is no yield tax.

*Treasury:*

- The March 2021 Treasurer's report and Select Board reconciliation was reviewed. All figures were on target and the Chair signed the report.
- FEMA Recovery Anticipation Note: After discussion, Tamara motioned to roll over the FEMA Recovery Anticipation Note held by Mascoma Savings Bank. Aaron seconded. Motion passed unanimously in favor.

*Highway:* FEMA update via an email from Road Agent Scott Sanborn:

- FEMA: Scott has consulted with Richard Remacle regarding the timeline of the FEMA projects he is contracted to do. Richard has hired a couple of new workers and feels confident he will be able to complete the work per his contract. If it appears he can't, he is open to the idea of subcontracting some of the tasks to other contractors. Scott and Richard will review the progress of the projects in early summer.
- Art Conkey will be finishing up the remaining FEMA work on Tug Mountain Road in a few weeks.
- Scott is close to having the FEMA reimbursement package for Tug Mountain Road ready for Paul Hatch's and Vanessa Urango's review. He will then work on the FEMA reimbursement for New Colony Road.

*Sale of the old town truck:* The Select Board received one sealed bid for the sale of the old town truck. Brian Rogers bid \$3,850. Scott, in the email noted above, recommended the Board consider accepting a bid lower than the \$5000 minimum if that should be the case. He wrote that it would be permissible because the bidding package noted that the town reserves the right to accept any bid that may be deemed to be in the best interest of the town. Aaron felt that they should put the Invitation to Bid out again at a lower minimum bid because others may have wanted to bid under the \$5,000 that was specified in the bid package. Dorothy suggested a minimum bid of \$3,500. After discussion, Aaron motioned to put the old town truck out to bid with the minimum bid being \$3,500. Tamara seconded. Motion passed unanimously in favor.

*Town-owned property:* The Board reviewed a Purchase and Sales agreement drafted by Vanessa Stone Real Estate for the town-owned 200 Tuttle Hill Road property. The offer from William Van Orden is \$24,000. At the April 19 Select Board meeting, the Board agreed to that a \$24,000 sale price would cover all back taxes, clean-up costs, and all other liabilities incurred by the town. In the agreement, Mr. Van Orden requested the Board sign off on the following provisions: The town acknowledges that it is a buildable lot for either a manufactured or single family home, the buyer may use his camper on the lot while he prepares for a more permanent structure, the town has given proper notice to the previous owner [of the town having the authority and intent to sell the property], and that the property is insurable. After discussion, Tamara motioned to accept the \$24,000 offer and terms of the agreement. Aaron seconded. Motion passed unanimously in favor. Aaron to follow up with the real estate agent.

*MS-232:* The Board reviewed and signed the MS-232. This lists what appropriations were approved by the voters at town meeting.

*Relay Road Race:* The Board reviewed an email from Mike St. Laurent d/b/a LOCO Sports, LLC. The company is planning a 100-mile relay road race on Saturday, August 14<sup>th</sup> with 150

teams and 150 support vans with part of the route coming through Orange. The Board earlier expressed safety concerns with their original route through Orange (Burnt Hill Road to Cardigan Mountain Road to Route 118), primarily the hazard of residential and weekend hiker traffic on the upper narrow sections of Cardigan Mountain Road. Mr. St. Laurent revised his route to come out to Mount Cardigan Road from Tuttle Hill (entering Orange via Orange Pond Road in Grafton) and then head down to Route 118. He stated in his email that directional arrows will be put up and taken down on the day of the race, participants will run in single file, there will be a two or three participants running together in ten and three minutes gaps, and cones will be placed on the road's fog lines [white lines to the side of the road] which will keep runners out of the line of traffic. (Dorothy noted that Cardigan Mountain Road does not have fog lines.) If the participants are running at dusk, they will wear reflective safety vests and flashing headlamps. He will submit a certificate of insurance to the town for the day of the race. The Board concurred with the plan.

*Meeting schedule:* At the April 19 meeting, Kathleen Stacy asked if the Board would consider changing the day of their meetings because at present they are the same as when the Mascoma School Board meets. Kathy is the Orange representative to the School Board. After discussion, the Board concurred not to change the meeting day because of the logistics of their own schedules. They supported the idea of having a couple of special meetings during the year that would afford a change in the day of the week.

*Other:*

- An Approval for Septic Construction was received from NHDES: Jay and Dorothy Heinrichs/148 Cardigan Mountain Road/Map 3, Lot 6.
- A notice was received from the State that they have deposited \$6,603.89 into the town's account for the April Block Grant payment.
- A notice was received from Vegetation Control Services re: areas in Orange where they intent to apply herbicides to undesirable vegetation within NH Electric Co-op power line corridors. Detailed maps of the proposed herbicide applications are available at the Select Board's office.

*Other Select Board business:*

- Dorothy brought to the attention of the Board a property having debris and trash in their front yard for quite some time. Aaron to follow up. It was also noted that there has been little to no action taken on the trash and junk cars on a Peaslee Road property. They will ask Health Officer Doug Weekes to revisit the property.
- Dorothy said she and Sandi reviewed this year's Inventory Forms and determined the population of Orange to be 260.
- The Board discussed the possibility of lifting the Town House mask mandate. Dorothy will ask for guidance from the Health Officer and the Board will revisit the question at the next meeting.

*Secretary's report:*

- The No Trespassing sign that was improperly posted by a land owner on State Forest property at the Hoyt Mine Road entrance has been removed. There is presently a propane tank laying across the entrance.

- The Mulreeds, who own land on the Class VI Washburn Road, inquired if there were a few old town culverts they could have that would otherwise be thrown away. They would like to mitigate the water run-off which regularly washes out the old road leading to their cabin, including the plow turn-around in Orange that is used by both Grafton and Orange highway vehicles. Sandi said that Road Agent Scott Sanborn supported the request since the old culverts are being discarded as waste. The Board concurred that the Mulreeds may have old culverts that are of no use to the town and would otherwise be thrown away.
- Sandi asked that the Board challenge the invoice from Drummond Woodsum for the review of the 2021 tax anticipation note with Mascoma Savings Bank. The cost jumped from \$265.84 in 2019 and \$342.00 in 2020 to \$1,324.90 in 2021. Sandi reiterated that both the treasurer and she were inundated with the attorney's confusion on this annual, routine process. Sandi had to guide her through the town's 2021 tax effort despite she already had the town report and DRA tax report in hand. The law firm charged the town for this extra time with the treasurer and secretary. It was unprecedented that the Board's secretary had to be involved with the TAN, be asked to review it for errors, and for the need to have a second attorney's opinion on it—all of which was included in the invoice, which is over half of the town's appropriation for the year's legal expenses. The Board concurred that Sandi will draft a letter for Dorothy to sign asking for justification for the enormous increase in time and cost to approve the TAN.

*Reports from Boards and Committees:*

- Hazardous Mitigation Committee: Dorothy encouraged more public participation so that the in-kind volunteer hours will pay for the town's share of the grant to update the Hazardous Mitigation Plan.

*Public comment: n/a*

*Bills and vouchers were reviewed and signed.*

*Nonpublic session:* At 6:50 p.m. the Board unanimously voted in favor to go into nonpublic session pursuant to RSA 91-A:3-c to revisit a tabled Elderly Exemption renewal application. Motion passed to come back into public session at 7:00. Dorothy stated that a decision was made by the Board to approve the renewal.

*Meeting adjourned 7:00 p.m.*

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Dorothy Behlen Heinrichs

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Tamara Fairbank

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Aaron Allen