



Raymond Select Board Meeting

FEBRUARY 20, 2024

Raymond High School – Room 109
45 Harriman Hill Rd
6:00 p.m.

Please Note: The Board of Selectmen may at any time during a public meeting, enter a non-public session to conduct and facilitate town business. The Board of Selectmen will announce the RSA in which the session will be conducted and follow proper protocol under the confines of State Laws.

AGENDA

1. MEETING CALLED TO ORDER
2. PLEDGE OF ALLEGIANCE
3. MOMENT OF SILENCE

4. TO APPEAR BEFORE THE BOARD
Dudley Tucker / Library Trustees

5. BOS REVIEW, APPROVAL/ACCEPTANCE
 1. Permit to Conduct a Raffle/Dudley Tucker Library to be held May 1, 2024

6. NEW BUSINESS

7. OLD BUSINESS
 1. Abatement: New Sunset Realty – To Sign
 2. CRF Request: Telephone – any updates and Sign

8. OTHER BUSINESS

9. PUBLIC COMMENT – 15 Minutes

10. SPECIAL PUBLIC COMMENT for any questions regarding the Water Tower Rehabilitation Warrant Article

11. APPROVAL OF BOARD MINUTES:
 - 2/12//2024 Public
 - **Vote To Un-seal 2014 Non-Public Minutes**
 - **Vote to Unseal/Review2023 Non-Public**
 - 11/6/2023 (a,c) – Sealed Until 11/06/2028
 - 11/20,2023 (I) – Sealed Until 11/27/2026
 - 11/27/2023 (I) – Sealed Until 11/27/2026
 - 12/4/23 (Not Sealed)
 - 12/26/23 (Not Sealed)

Posted: February 16, 2024, Old Fire Station, Town Office; Town's website 24 hours in advance of meeting. **Note:** Board of Selectmen Meetings are broadcast live on Channel 22. If you need audio or visual assistance, call the Selectmen's Office 72 hours prior to the meeting at 603-895-7007.

- 1/10/2022 (a) Sealed Until 1/10/2023
- 3/16/2020 (d) Sealed Until 3/16/2023
- 5/24/2022 (b) Sealed Until TM is Hired
- 5/4/2022 (b) Sealed Until TM is Hired
- 6/29/2020 (d) Sealed Until 6/29/2023
- 6/15/2020 Sealed Until 6/15/2023
- 6/9/2020 Sealed Until 6/9/2023
- 8/24/2020 – e – Sealed Until **8/24/2023**
- 8/31/2020 (d) Sealed Until **8/31/2023**
- 11/16/2020 (3) Litigation – Sealed until **11/16/2023**
- 11/8 (no year) reads: But Motion to Pay \$100 – Sealed until **11/8/23**
- 12/20/2022 (a) Sealed until **12/20/2023**
- 10/25/2021 - e Sealed Until **10/25/2023**

12. Non-Public Meeting RSA 93-A:3 (if needed)

ADJOURNMENT

FUTURE ACTION ITEMS OF NOTE/FOR REVIEW AND UPDATE:

	<u>DEADLINE</u>	<u>PARTY</u>	<u>DATE IN</u>
WATER:			
Vision Statement (request sent 10/6/23) -			12/4/23
Source/Demand Analysis -		UE	1/24/2024
BOS Approval of Design Flows	1/31/2024	Town	1/30/24
Water Quality Evaluation	2/28/2024	UE	
Preliminary list of Potential Projects/Alter	2/28/2024	UE	
BOS Appr of Prelim List of Capital Projects/Alter	3/12/2024	Town	
Evaluation of Alternatives & Draft Source Impro Plan	4/23/2024	UE	
BOS Approval of the Proposed Source Improve Plan	4/30/2024	Town	
Cost & Funding evaluation	5/13/2024	UE	
Draft report to Town	5/17/2024	UE	
BOS approval of Draft report	5/27/2024	Town	
Draft report to Town for DES submittal	5/30/2024	UE	
Draft Report to DES - CAP deadline	5/31/2024	Town	
<u>Traffic Study</u> – (Tony to talk with Highway Safety Committee) Re: Community		Tony	
<u>Land Use Application</u> – Review, Revise, Procedures		BOS	
MEGA X -		who to update?	
<u>TOWN POLICY MANUAL</u> – Review and update beginning of 2024			
DIALOG SCHOOL / AGING POPULATION		BOS	
E360 GENERAL CODE UPDATES AND RECODIFATION (UPGRADE)		BOS	
BOS EMAIL ADDRESS		TM	

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Town of Raymond Permit to Conduct a Raffle

In accordance with RSA 287-A, the Raymond Board of Selectmen hereby grants this permit for the use by The Friends of Dudley Tucker Library charitable organization, in the conduction of a raffle drawing. The drawing will be May 1, 2024 at the library. The prizes will be A Gardening Basket and \$200.00 Landscaping gift certificate.

The price will be \$ 1.00 for 1 ticket or 6 tickets for \$ 5.00.

Any violations of the provisions of the RSA 287-D-2 will be cause for revocation of this permit. In particular, all tickets must be printed with the following information:

Name of Organization
Place of the drawing
Amount of "donation"

Date & Time of the drawing
Prize(s) Awarded

RAYMOND BOARD OF SELECTMEN

[Signature]
Chairman

[Signature]
Vice Chairman

[Signature]
Selectman

[Signature]
Selectman

[Signature]
Selectman

2/20/24
Date:

cc: Raymond Police Department

Date: 14 February 2024

To: Representative, Kathleen McDonald (Name of Organization) Friends of Dudley Tucker Library
Phone Number: 603-895-6706 h 494-9761 Cell
Email Address: macpark1@comcast.net

From: ^{Denise} ~~Kimberly Galipeau~~, Executive Administrative Assistant

In order for consideration of the submitted permits requested to be approved, the Board of Selectmen and the Raymond Police Department, are hereby requesting the additional information for compliancy purposes:

1. Rules of the Game:

Game of Chance = 1 ticket to win.

2. Pay Out Plan:

Pick up prize at time of drawing

3. Time Frame of Games:

Feb 29-2024 till MAY 1, 2024

Kathleen McDonald
Representative Signature

KATHLEEN McDONALD
Print Name Here

Thank you for providing this information. Upon receipt and review you will be notified once a determination of the permit requests is made by the Board of Selectmen.

If you have any questions, or need additional information in the meantime, please call 603-895-7007.

Cathy Ann Sealey

RECORDING 14.00
SURCHARGE 2.00



(M)
TOWN of Raymond
Yepping St.
Raymond NH 03077

Town of Raymond, NH
Lot Consolidation Form

The undersigned applicant requires that the Town of Raymond, New Hampshire, Herby consolidate the following parcels of land for the purpose of being assessed and treated for regulatory purposes as a single tract or parcel of land:

Name of Owner of Record-Owner must be identical for all lot consolidated:

New Sunset Realty, LLC

Mailing Address of Owner:

73 Macintosh Lane, Bedford NH 03110

The following existing parcels are to be consolidated into a single parcel:

Map #	Lot #	Street Address	Deed Reference	
<u>22</u>	<u>9</u>	<u>Old Manchester Road</u>	Book: <u>6284</u>	Page: <u>310</u>
<u>22</u>	<u>9-1</u>	<u>Old Manchester Road</u>	Book: <u>6085</u>	Page: <u>71</u>

It is a condition of this application that each of the above parcels shall (I) not be subject to separate liens or mortgages, or (II) any such liens apply equally to all parcels submitted. In addition, all real estate taxes on all parcels shall be current. By signing below, all legal counsel for the owner certified to the facts either (I) or (II) above.

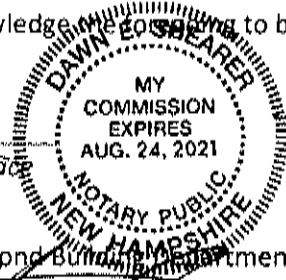
Dated this 09 day of August, in the year 2021

New Sunset Realty LLC _____
Owner Owner

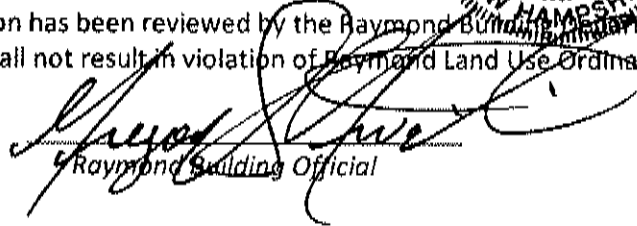
Elie El Chalfoun _____
Print Name Print Name

Then personally appeared the above names owner(s) and acknowledged the foregoing to be his/her/their free act and deed.


Notary Public/Justice of the Peace




By signing below, the application has been reviewed by the Raymond Building Department and the requested consolidation shall not result in violation of Raymond Land Use Ordinances.


Raymond Building Official

By signing below, this request has been approved by the Raymond Tax Assessor, delegated authority by the Raymond Board of Selectmen.

Previous Map and Lot #: Map: _____ Lot _____

Newly Assigned Map and Lot #: Map: 022 Lot 009


Chief Assessor

One copy to be retained in Town files. One copy shall be forwarded to the Rockingham County Registry of Deeds for recording upon approval. Recorded copy to be returned to Owner(s).

*****Note to Registry of Deeds*****

Upon recording, return to: Town of Raymond, NH
Assessing Department
4 Epping Street
Raymond, NH 03077

Abatements

Batch Number	Transaction Date	Tax Year	Source	Sub Source	Reference	Amount
69922	2/23/2021	2020	AP	INV	2/23/2021	20,000.00
78366	3/1/2022	2021	AP	INV	3/1/2022	20,000.00
86628	3/7/2023	2022	AP	INV	3/7/2023	20,000.00

Transaction Description

Granite Meadows, LLC - Abatement Refund: (1of5) M/L 022/000/009.

New Sunset Realty LLC. - Abatement Refund (2of5) M/L 022/000/009.

New Sunset Realty LLC. - Abatement Refund (3of5) M/L022/000/009.



**Town of Raymond
Permit to Conduct a Raffle**

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Amount of "donation"	

RAYMOND BOARD OF SELECTMEN

Chairman

Vice Chairman

Selectman

Selectman

Selectman

Date:

cc: Raymond Police Department

Date: 14 February 2024

To: Representative, Kathleen McDonald (Name of Organization) Friends of Dudley Tucker Library
Phone Number: 603-895-6706 h 494-9761 Cell
Email Address: macpark1@comcast.net

From: ^{Denise} ~~Kimberly~~ Galipeau, Executive Administrative Assistant

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Kathleen McDonald
Representative Signature

KATHLEEN McDONALD
Print Name Here

Thank you for providing this information. Upon receipt and review you will be notified once a determination of the permit requests is made by the Board of Selectmen.

If you have any questions, or need additional information in the meantime, please call 603-895-7007.

Property Billing Statement

Town of Raymond

4 Epping Street
Raymond, NH 03077

(603) 895-7060

Summary of Account by Property

Interest Calculated as of: 2/13/2024

NEW SUNSET REALTY, LLC
73 MACINTOSH LANE
BEDFORD, NH 03110

Map Lot: 022/000/009
PID: 006067
Alt ID: 005/ 052/ A1 /
Location: 51 OLD MANCHESTER ROAD

Date	Activity	Chk#	Amount	Costs	Penalties	Interest	Rate	Per Diem	Total
Current Assessments									
Land:	2,225,143.00	Bldg:	19,600.00	CU:	0.00	Other:	0.00	Total:	2,244,743.00
Year: 2023	Total Assessment:		2,244,743.00	Exemptions:		Credits:			
Land:	2,225,143.00	CU:	0.00						
Bldg:	19,600.00	Other:	0.00						
Bill #:	208925	Date:	5/17/2023	Due:	7/03/2023	Year:	2023	Type:	TAX
						Original Amnt:	20,527.00		
7/03/2023	Payment	1429	20,527.00	0.00	0.00	0.00	20,527.00		
			NEW SUNSET REALTY, LLC			PD BY NEW SUNSET REALTY, LLC			
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
Bill #:	214050	Date:	11/14/2023	Due:	12/29/2023	Year:	2023	Type:	TAX
						Original Amnt:	25,984.00		
12/14/2023	Payment	1445	25,984.00	0.00	0.00	0.00	25,984.00		
			NEW SUNSET REALTY, LLC			PD BY NEW SUNSET REALTY			
Balance Due:			0.00	0.00	0.00	0.00	8.00	0.0000	0.00
2023 Balance:			0.00	0.00	0.00	0.00	0.0000		0.00
Totals Parcel - 022/000/009			0.00	0.00	0.00	0.00	0.0000		0.00

Settlement Agreement

This Settlement Agreement is entered this 12th day of January, 2021, by and between the Town of Raymond, New Hampshire ("Town") and Granite Meadows, LLC, a New Hampshire limited liability company ("GM").

Whereas, GM is the owner of a parcel of property in the Town identified as Tax Map 22, Lot 9.

Whereas, the Town and GM are parties to a certain Memorandum of Understanding dated October 28, 2005; and to a certain First Amendment to Memorandum of Understanding dated June 2006 (collectively, the "MOUs");

Whereas, the MOUs entitle GM to reimbursement of funds advanced to the Town to determine the feasibility of a municipal wastewater treatment plant;

Whereas, a dispute has arisen between the parties relative to the mechanism and process for reimbursement;

Whereas, in settlement of threatened litigation, the parties have reached an agreement to liquidate the debt as stated herein.

Now therefore, for consideration received, the parties agree as follows:

1. The Town agrees to abate GM's, its successors and assigns' real estate taxes pertaining exclusively to Tax Map 22, Lot 9 over 5 years in the total amount of \$100,000 as follows. GM, its successors and assigns shall file, on or before March 1, 2021, and prior to March 1 in each of the following four (4) years hereafter until March 1, 2025, an abatement application or applications with the Town's Board of Selectmen. The application or applications shall request an abatement in the cumulative amount of \$20,000 of taxes otherwise due and payable each year, which the Town's Board of Selectmen shall grant upon presentment. Said Abatements are limited to the property identified as Tax map 22, lot 9, as the same may be hereafter subdivided, and in such case of any subdivision any abatements received shall not exceed the tax amount due on any subdivided parcel.
2. The parties agree that this Settlement Agreement shall be considered settlement of threatened litigation and confidential, subject, however, to NH RSA 91-A:4, VI.
3. This Settlement Agreement shall be the entire agreement between the parties and replaces all prior oral or written agreements. The \$100,000 payment resolves all claims for payment under the MOUs and GM hereby releases the Town from any further claim for any payments, costs, or interest due under the MOUs.
4. This Settlement Agreement shall run with the land and may be assigned by GM for the benefit of GM or its successors and assigns, provided the total abatement in any given tax year shall not exceed the actual taxes paid or \$20,000, whichever is lower.
5. This Settlement Agreement shall be governed by New Hampshire law, with any dispute arising hereunder litigated in the Rockingham County Superior Court.

6. This Settlement Agreement is conditional upon ratification by the Board of Selectmen.

Witnesseth, the parties hereto set their hands as of the first date written above.

Granite Meadow, LLC
By: [Signature]
Henry K. Hyder, III
Member

Town of Raymond, NH
By: [Signature]
Joseph Ilsley
Town Manager

Ratified and Approved by:

Board of Selectmen, Town of Raymond

Date: 2/5/21

[Signature]
Selectmen

Date: 2/3/21

[Signature]
Selectmen

Date: 2/3/21

[Signature]
Selectmen

Date: 2/3/21

[Signature]
Selectmen

Date: 2/3/21

[Signature]
Selectmen

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NEW SUNSET REALTY, LLC		1 Level		1 Paved	3 Rural	Description	Code	Appraised	Assessed	2230 RAYMOND, NH VISION
73 MACINTOSH LANE					COMMERC.	3110	14,200	14,200		
BEDFORD NH 03110					COM LAND	3110	2,225,143	2,225,143		
					COMMERC.	3110	5,400	5,400		
SUPPLEMENTAL DATA										
All Prcl ID 005/052/A177				SALES RE						
SERIAL#				TIF YES						
BMSI ACC				DBL WIDE (not used)						
LAND/BLD				Assoc Pid#						
LAND_US										
BLDG_US										
GIS ID										
							Total	2,244,743	2,244,743	

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
NEW SUNSET REALTY, LLC	6284 310	05-27-2021	Q	V	1,500,000 00	2023	3110	14,200	2022	3900	2,197,700	2021	3900	1,422,400		
GRANITE MEADOWS, LLC	5018 0398	05-29-2009	Q	V	1,175,000 00		3110	2,225,143								
COMMUNITY DEVELOPMENT FINANCE	3155 1582	05-17-1996	U	V	0		3110	5,400								
						Total	2,244,743			Total	2,197,700			Total	1,422,400	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			Total	0.00			

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD							
Nbhd	Nbhd Name	B	Tracing	Batch			
800							

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	14,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,400
Appraised Land Value (Bldg)	2,225,143
Special Land Value	0
Total Appraised Parcel Value	2,244,743
Valuation Method	C
Total Appraised Parcel Value	2,244,743

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
2022-00199	10-19-2022	CM	Commercial			0	
2022-00199	07-27-2022	CM	Commercial			0	

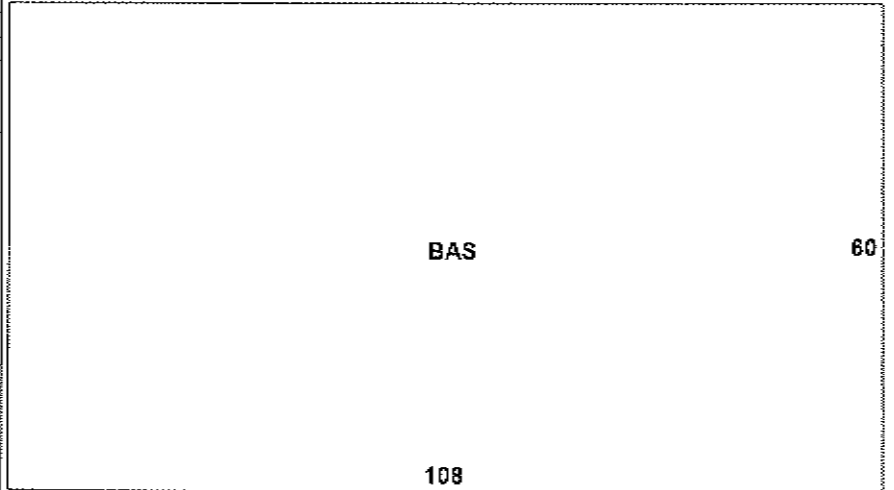
VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purposu/Result
05-12-2007	NP			00	Measur+Listed
04-05-2003	NP			00	Measur+Listed

LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value	
1	3110	RTL GAS ST	C1		43.560 SF	1.25	1.00000	A	1.00	800	2.500			3.13	124,343	
1	3110	RTL GAS ST	C1		38.110 AC	75,000.00	1.00000	0	0.35	800	2.500			55,125	2,100,800	
					Total Card Land Units	1,703.63 SF		Parcel Total Land Area: 39				Total Land Value				2,225,143

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	35	Convenient Sto			
Model	94	Comm/Ind			
Grade	03	Average			
Stories:	1				
Occupancy	1.00				
Exterior Wall 1	01	Minimum			
Exterior Wall 2	01	Minimum			
Roof Structure	01	Flat			
Roof Cover	04	T&G/Rubber			
Interior Wall 1	01	Minim/Masonry			
Interior Wall 2					
Interior Floor 1	01	Dirt/None	RCN		141,588
Interior Floor 2					
Heating Fuel	01	Coal or Wood	Year Built		2023
Heating Type	01	None	Effective Year Built		0
AC Type	01	None	Depreciation Code		A
Bldg Use	3110	RTL GAS ST	Remodel Rating		
Total Rooms			Year Remodeled		
Total Bedrms			Depreciation %		80
Total Baths			Functional Obsol		0
Heat/AC	00	NONE	External Obsol		0
Frame Type	01	NONE	Trend Factor		1
Baths/Plumbing	00	NONE	Condition		UC
Ceiling/Wall	00	NONE	Condition %		10
Rooms/Prtns	01	LIGHT	Percent Good		10
Wall Height	12.00		RCNLD		14,200
% Conn Wall			Dep % Ovr		
1st Floor Use:			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

MIXED USE		
Code	Description	Percentage
3110	RTL GAS ST	100
		0
		0

COST / MARKET VALUATION	
RCN	141,588
Year Built	2023
Effective Year Built	0
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	80
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	10
Percent Good	10
RCNLD	14,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



BAS

60

108

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
CNP1	CANOPY-AVG	L	4.512	24.00			5		0.00	5,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undegrec Value
BAS	First Floor	6,480	6,480	6,480	21.85	141,588
Tot Gross Liv / Lease Area		6,480	6,480	6,480		141,588

