

**Charlestown Board of Selectmen  
Workshop Minutes  
March 24, 2021 @ 4:30 pm  
Community Room and Zoom**

Selectboard present and location: Chairman Scott Wade (community room), Jeff Lessels (community room), William Rescsanski (community room), Shelly Blouin-Andrus (community room), Jeremy Wood (community room).

Staff Present: Jessica Dennis- Administrative Assistant (community room)  
Patricia Chaffee- Tax Collector/Town Clerk (via Zoom)

Public Present: two attended via zoom

Chairman Mr. Wade called the meeting to order at 4:30 pm. Mr. Wade recited the protocol for holding public zoom meetings due to the Covid- 19 executive order per the Governor Christopher Sununu. All meetings will be recorded and any motions will be on a roll call for the recording secretary.

**Selectboard Agenda:**

Tax Deeded Mobile Homes –

Mr. Julio Jaramillo, new owner of Twin Valley Estates (aka Morways), was present to discuss the tax deeded mobile homes in the park. There was a discussion as to how Mr. Jaramillo and the Town can work together to better the park community. He also noted that there is now management on site and present. Ms. Dennis noted that there are still occupants in one of the homes and it is a complicated situation to eject them. Mr. Jaramillo was willing to help to eject them if there was a violation of the park rules. The Board noted that they were not able to do any sale or arrangement prior to the auction. Mr. Jaramillo noted that he would be at the auction and possibly purchase the homes.

Mr. Domenic Mangano, new owner of Connecticut River Mobile Park, joined the meeting to review the situation with the Town owned properties in that park. As previously discussed, the mobile home on lot #3 will be removed. The asbestos removal is completed and Mr. Weed has a quote to have the remainder of the home demolished; the quote is for \$3,250 or the Highway crew could do the work. Mr. Wood made a motion to accept the bid of \$3,250 for the removal of the mobile home at lot #3 Connecticut River Park. Mr. Rescsanski seconded the motion and on a roll call vote; motion passed. Mr. Lessels (yes), Mr. Wade (not present at time of vote), Mr. Rescsanski (yes), Mr. Wood (yes), Ms. Blouin-Andrus (yes).

There was further discussion about the home on Lot #4 and it was noted that it will be handled the same as the homes in the other parks. Mr. Mangano asked that when auctioning the homes a disclaimer is added noting that purchase of the mobile home does not include approval to live in the mobile home park. New owners would have to be approved or the home removed from the park.

Ms. Dennis noted that due to an heir coming forward one of the properties will not be included in the May 1 auction. Possibly another auction can be held later in the year or the property could be sold by sealed bid. Mr. Wood noted that there were other Town owned properties that should be looked at and possibly included in a later auction.

The Selectboard then reviewed the list of properties to auction and determined what, if any, minimum bids should be placed on each. List has been attached.

Ms. Blouin-Andrus asked about the process of the auction. Ms. Dennis reported that it will be at one location, the Town Hall, 19 Summer St, not at the physical locations. St. Jean Auctioneers will

schedule times for interested parties to review the properties. The Auctioneers have also noted that a representative from the Board needs to be at the auction. Mr. Wade, Mr. Wood and Ms. Blouin-Andrus would be in attendance.

Ms. Dennis reviewed the possible schedule to meet with our State Representatives and Executive Councilor. It was asked that Ms. Cinde Warmington and Ms. Suzanne Prentiss be invited to attend the meeting on April 21, and possibly the other on April 7, 2021. It was also stated that the workshop on April 14, 2021, time should be included to review the list of priorities and goals for the year.

Mr. Wade noted that he will not be in attendance for the workshop in March 31, 2021. This will be to go over the Department Head reviews and the recommendations for any employee pay increases. Ms. Dennis noted that 1% was added for most positions and will review numbers with Department Heads if so needed.

Ms. Dennis asked if the Board had a chance to review the interim Fire Chief job description. Mr. Wood made a motion to accept and post the job description as written. Mr. Lessels seconded the motion and on a roll call vote; motion passed. Mr. Lessels (yes), Mr. Wade (yes), Mr. Rescsanski (yes), Mr. Wood (yes), Ms. Blouin-Andrus (yes).

Mr. Lessels remarked about the Ambulance Association and any possible funds they may still have. Mr. Wade commented that the Association is a private organization and has nothing to do with the Town. Mr. Wood asked if any of these funds could possibly be used towards start-up costs for the EMS service. As a private organization and their by-laws dictate what and how they can spend the funds. The by-laws are being researched to determine those very questions.

Mr. Lessels made a motion to enter non-public at 6:27 pm RSA 91-A:3 II (b-Hiring), Mr. Rescsanski seconded the motion and on a roll call vote ; motion passed. Mr. Lessels (yes), Mr. Wade (yes), Mr. Rescsanski (yes), Mr. Wood (yes), Ms. Blouin-Andrus (yes).

The Selectboard reconvened public session at 6:46 pm.

Mr. Lessels made a motion to adjourn at 6:46 pm; Mr. Wood seconded the motion and on a roll call vote; motion passed. Mr. Lessels (yes), Mr. Wade (yes), Mr. Rescsanski (yes), Mr. Wood (yes), Ms. Blouin-Andrus (yes).

Respectfully Submitted,  
Patricia Chaffee, Recording Secretary

Scott Wade

Jeff Lessels

William Rescsanski

Shelly Blouin-Andrus

Jeremy Wood

(Note: these are unapproved meeting minutes. Any corrections will be made at the next Selectboard meeting on April 7, 2021)

MAP/LOT	PROPERTY ADDRESS	Minimum Bid \$	Assessed value	Amount owed	Park Rent
107-009	Emile Ave (land)	3,500	23,000	6,560	
109-007-0MH-0151	151 Morways Park	-	25,900	12,550	\$380 * May be removed from
208-005	564 Morningside Ln	5,000	30,800	8,425	
109-007-0MH-0142	142 Morways Park	2,000	39,900	17,400	\$380
252-028-0MH-0004	4 Connecticut River Park	-	13,700	10,400	\$325
229-005-0MH-0011	11 Blueberry Hill Park	-	12,100	4,370	\$345 we think
109-007-0MH-0035	35 Morways Park	-	5,900	10,220	\$380
118-146	76 Briggs Hill Rd	3,500	78,500	18,900	
116-029	274 Old Springfield Road	5,000	151,700	59,000	
209-008	Morningside Lane	3,500	15,200	7,500	
255-007	150 Wetherby Road	-	102,800	44,655	
238-019	592 Sam Putnam Road	-	56,600	22,900	
			556,100		

Properties in red are in mobile home parks.

	Will not be auctioned				
103-015	77 Cobb Road		38,500	40,520	
110-055	33 Morway St	2,000	25,700	9,060	
108-017	918 Old Claremont Road	32,000	96,100	31,600	

m auction list

**Charlestown Board of Selectmen  
Non-Public Meeting Minutes #1  
RSA 91-A:3 II (b-Hiring)  
March 24, 2021 @ 4:30pm  
Zoom and Community Room Meeting**

Selectboard present and location: Chairman Scott Wade (community room), Jeff Lessels (community room), William Rescsanski (community room), Shelly Blouin-Andrus (community room), Jeremy Wood (community room).

Staff Present: Jessica Dennis- Administrator (via Zoom)  
Patricia Chaffee –Recording Secretary (via Zoom)

Ms. Dennis and Ms. Chaffee have met and will be working to reorganize the office staff, this will include hiring a new person to do Human Resources. The Board ask that a plan be brought forward for the April 7 meeting with a job description for the new position.

Mr. Rescsanski made a motion to reconvene public session at 6:46 pm, Mr. Wood seconded the motion and on a roll call; motion passed. Mr. Lessels (yes), Mr. Wade (yes), Mr. Rescsanski (yes), Mr. Wood (yes), Ms. Blouin-Andrus (yes).

Respectfully Submitted  
Patricia Chaffee, Recording Secretary

Scott Wade

Jeff Lessels

William Rescsanski

Shelly Blouin-Andrus

Jeremy Wood

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