Wentworth Select Board  
Meeting Minutes  
December 1, 2020  

Those present: Arnold Scheller, Omer Ahern, Jordan King, Chief Trott, Chief Ames, Paul Manson, Francis Muzzey, Kay Bailey, Andrew Lasser and Linda Franz.

Called to Order: Arnold Scheller, Chairperson, called the meeting to order at 5:02pm. After the Pledge of Allegiance, A. Scheller read a Right to Know Meeting Checklist regarding meeting electronically and providing public access to the meeting. This document is a part of these minutes.

The Select Board approved and signed the following:
Payroll and vendor checks
Minutes from November 17 and 24, 2020

Discussed Notice of Perambulation with the Town of Orford. L. Franz to contact Doug Campbell for further information and will report at next meeting.

Department heads presented their preliminary budgets.

Police Department - Budget is the same as last year with the exception that police detail expenses are now showing on the budget whereas they did not in past years. The detail is offset by income from the racetrack and OHRV. This is strictly an accounting/reporting adjustment in order to match the way the expense and income is reported to the DRA.

Fire Department - Budget increased by $3,000 to cover incentive pay to the volunteers of which there are four new members.

Highway Department - Budget increased by $15,800 with the major increase is to gravel budget. It is up by $25,000. Road Agent wants to be able to gravel three major roads in 2021. Other budgeted expenses are down by $9,200. Discussed the relation between highway block grant and highway budget. Block grant gets recorded as income and does not reduce the budget. Road Agent may explain this at the Town Meeting. Kay Baily suggested that the fuel and lube/oil expenses be recorded in separate accounts. L. Franz will make adjustments.

Town Clerk/Tax Collector - Overall budget is down due to fewer elections in 2021. TC/TC requested a salary increase which requires a warrant article. TCTC advised that there may be a scholarship available to cover certification courses if requested by Select Board. L. Franz to write warrant article and letter for scholarship.

Administration and Other Departments - Administration budget is down by $20,400 mainly due to decrease in auditing, digital mapping, insurance and welfare expenses. There is an estimated increase of $4,000 for ambulance services. The elimination of conservation budget of $750 and funding for Emergency Lanes Capital Reserve of $5,000 decreases the budget. The Transfer Station budget is up by $8,900 reflecting long overdue wage increases and increased collection expenses. The parks and recreation budget increased by $650 for wage
increase. The net decrease for the total budgets for administration and other departments is $13,228.

**J.King made a motion to eliminate the $750 budget for conservation expenses as there is no Town interest. Seconded by O.Ahern. All three voted in the affirmative, and the motion carried.**

Possible date for a budget hearing is Tuesday, January 12, 2021. L.Franz to contact the school to see if we can hold the hearing there. Contingency plan is to use the highway department garage.

L.Franz to contact Jen Meade for an update on the Town Hall project.

L.Franz to contact Warren-Wentworth Ambulance regarding 2021 fee.

L.Franz to contact the New Hampshire Municipal Association for key due dates in 2021. These include petition for warrant articles, last day of public hearing for 2021 budget and last day to notify of that date.

L.Franz informed the Select Board that Eugene Garrett would like to get a new lawn mower for the Parks and Recreation department. Select Board not in favor of replacing in 2021 as it is still running fine. Paul Manson volunteered to maintain and winterize. L.Franz to contact Eugene.

Chief Ames reported that the WFD had two mutual aid calls, one for CO2. Christmas on the Common went very well. WFD doing lots of training such as entering the elementary school, communications, terminology, channels, zones.

A.Scheller reported that it looks like the Black Hawks will be here for the January 16, 2021 training. The pilots and crew will need overnight accommodations. More information to come.

O.Ahern expressed his concern for the safety of vehicles and pedestrians along Route 25 between Ellsworth Hill Road and up beyond Atwell Hill Road. Vehicles are traveling at more than the speed limit, and he wants to find a way to slow them down. He suggested painting the white lines further into the road making lanes narrower to slow traffic. He is willing to speak with NHDOT and Executive Councillor Kenney about slowing the traffic.

**J.King made a motion to have O.Ahern speak on behalf of the Town with the NHDOT in regard to slowing the traffic down on a section of Route 25 between Ellsworth Hill Road and beyond Atwell Hill Road as it is a safety concern. Seconded by A.Scheller. All three voted in the affirmative, and the motion carried.**

P.Manson reported that he and the highway crew reported to work on Thanksgiving for three hours to sand some roads. They have also been doing some much-needed cleaning and painting in the garage.
Francis Muzzey prepared a handout regarding the gravel pit, and it is a part of these minutes. The handout includes among other things, proof that the Town does indeed own the gravel pit parcel. Francis volunteered to conduct more research regarding a survey.

A. Scheller made a motion for Francis Muzzey to conduct more research on the gravel pit which will be a precedent for establishing a warrant article. Seconded by J. King. All three voted in the affirmative, and the motion carried.

A. Lasser reported that the Broadband Committee is waiting on an RFP from Consolidated Communications and should hear by the next meeting. He is expecting to get more information about bonds and will be working with bond lawyers. He will need a couple of public meetings before Town Meeting to educate the townspeople.

A. Scheller made a motion to adjourn. Seconded by J. King. All three voted in the affirmative, and meeting was adjourned at 7:33 pm.

Respectfully submitted by: Linda Franz, Administrative Assistant

Arnold Scheller, Chair  Omer C. Ahern, Jr.  Jordan King
WENTWORTH
RIGHT TO KNOW MEETING CHECKLIST

As chair of the Town of Wentworth, due to COVID-19/Coronavirus crisis and in accordance with Governor Sununu’s Emergency Order #12 pursuant to Executive Order 2020-04, the Select Board is authorized to meet electronically.

Please note that there is a physical location to observe and listen contemporaneously to the meeting at 7 Atwell Hill Road, Wentworth, NH. However, in accordance with the Emergency Order, this is to confirm that we are:

1. Providing public access to the meetings by telephone or by tuning into LasserTV via YouTube or Facebook using Wentworth Bulletin Board.

2. Provide a mechanism for the public to alert the public body during the meeting if there are problems with access.

   Call Linda Franz at 764-9955

3. The meeting will be adjourned if the public is unable to access the meeting.

4. All procedures for running the meeting will stay the same.
Property Known As Rt. 25 Gravel Pit  
Map 05 Lot 04 Parcel 04

Data For Tax Purposes For Which Information Exists (Reference: A-1 to A-5)

<table>
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<tr>
<th>Date</th>
<th>Acres</th>
<th>Value</th>
<th>Buildings</th>
<th>Source</th>
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<td>17.7</td>
<td>$26,960</td>
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<td>17.7</td>
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<td>Sep. 14, 2004</td>
<td>15.93</td>
<td>$37,700</td>
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<td>Oct. 07, 2006</td>
<td>15.93</td>
<td>$82,100</td>
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<td>Nov. 30, 2020</td>
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<td>$54,400</td>
<td>No</td>
<td>Avitar</td>
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Map or Other Identifying Property Information (Reference B-1 to B-3)

Note: A survey by H. A. Webster “in 1967 and 1968” is said by deed (Tripp to Martha Book 1156 Page 63-64) to exist but has not been found at this date (11/30/2020).

B-1 A rough hand-drawn map showing Baker River and Secondary (now primary) course is in folder.

B-2 A map of the tax map showing Grave Pit and surrounding lands (Map 5 Lot 4 Parcel 4) is in folder.

B-3 A computer generated map showing northerly and southerly lines as per deed of Dec. 2, 1971, drawn by FAM (Note: Layout along river does not reflect meandering course of stream nor is Route 25 properly shown).

What is believed to be the northerly line along land of Ron and Linda Franz has been located in part “over a brook and two ledges to a point by an elm tree”, including the elm tree.

Questions: Where is boundary pin referenced in deed at southerly extent of property along Route 25? Not located at this time.

History/Correspondence Etc. (From most recent and back)

C-1 SUPERIOR COURT DECREE Dated and signed May 28, 1997; Marked as Received June 16, 1997. Cc: Curtis W. Martha. Recorded Book 2255 Page 0808.

Property herein described as “Martha Property: Located in Wentworth and described as follows: Curtis W. Martha and described in the Invoice Book as Land – Route 25. A more particular description of said is understood to be as follows: Tax Map #5-4-4.” “the same is quieted and established as against the Defendants and other persons claiming under them any right, title or interest in and to the above-described parcels of land adversely to the Plaintiff.”

Note: A second lot identified as Tax Map #2-6-4 is also forfeited to TOW by this decree but not further addressed in this summary.

C-2 Correspondence/Notice of Options to Curtis Martha, 33 Stinson Road, Andover, MA 01810, dated March 26, 1996, signed by Stephen Davis.

C-3 Tax Sale of property to Town of Wentworth by Loretta J. Muzzey

a. “Taxed by the Selectmen/Assessors in 1991 to Curtis Martha”
b. “in consideration of **One thousand one hundredseventy four and 29/100 ** Dollars”

TO DO: Are tax liens Bk Pg needed since the judge “certified?” Town’s ownership? See Decree cited above.

See Dec. 2, 1971, deed of Lester and Viola Tripp to Curtis Martha Bk 1156 Pg. 63 - 64. Copy provided.
STATE OF NEW HAMPSHIRE

SUPERIOR COURT

GRAFTON, ss.

TOWN OF WENTWORTH

DOCKET NO. 96-E-132

V.

MARTHA, ET AL.

DECREE

It appearing that due notice has been given as ordered to the Defendants and the Defendants have defaulted as they have not appeared and have not filed answers as ordered, and that the facts alleged in the petition are taken pro confesso and the Plaintiff is entitled to the relief prayed for,

NOW THEREFORE, it is Ordered, Adjudged and Decreed pursuant to RSA 498:5-d:

1. That the Plaintiff's petition be and hereby is taken as confessed.

2. That the title of the Plaintiff in and to the following described property:

   A. Martha Property: Located in Wentworth and described as follows:

   "Curtis W. Martha and described in the Invoice Book as Land - Route 25. A more particular description of said property is understood to be as follows: Tax Map #5-4-4."

   B. Brown Property: Located in Wentworth and described as follows:

   "Linda Brown and described in the Invoice Book as Land - Paradise Lane. A more particular description of said property is understood to be as follows: Tax Map #2-6-4."

be and the same is quieted and established as against the Defendants and other persons claiming under them any right, title or interest in and to the above-described parcels of land adversely to the Plaintiff.
3. That all rights, titles, claims and demands of the Defendants and all persons claiming under them are hereby removed, vacated and annulled as clouds upon the title of the Plaintiffs in and to the above-described parcels and every part thereof.

DATED this 2nd day of May, 1997.

Presiding Justice

[Signature]

State of New Hampshire
Grafton, SS
Certified to be a true copy
Attest: [Signature]

RECEIVED
97 JUN 16 AM 9:26
GRAFTON COUNTY
REGISTRY OF DEEDS
WARRANTY DEED

We, Lester I. Tripp and Viola L. Tripp, husband and wife, of Raymond, County of Rockingham, and State of New Hampshire, for consideration paid, grant to Curtis W. Murtha, 10 George St, Andover, County of Essex and Commonwealth of Massachusetts, with Warranty covenants:

A certain tract of land with the buildings thereon situated in Wentworth, County of Grafton and State of New Hampshire, bounded and described as follows:

Beginning on the West side of N. H. Route 25, at the corner of land of Forest; thence
(1) North 60° 15' West along said Forest land, partially following a wire fence, 211.14 chains [1,315 feet more or less]  to a hemlock tree marked with a V; thence
(2) South 15° West along land now or formerly of Allie M. Smith, following a red painted line, 10.64 chains (1,217 feet more or less) to an iron pipe by a 7/8-inch pine tree; thence
(3) South 42° 15' West, following an orange painted line, bordering on land of William and Arlene Russell, 12.93 chains (855 feet more or less) to an iron stake at the North end of a rest great thence
(4) Northeasternly along the Westerly limit of Route 25, 1,000 feet more or less to the point of beginning. Containing 37.7 acres more or less.

The above description is based on a survey by Richard Dearborn in November, 1971.

Also a certain tract of land on the opposite side of Route 25 in said Wentworth, bounded and described as follows:

Beginning at an iron pipe which also marks the Northerly corner of land now or formerly of Burgess; thence
(1) South 53° 30' East along said Burgess land, 53.6 feet to an iron pipe by an apple tree; thence
(2) South 42° 15' East along land of said Burgess, 325.7 feet to an iron pipe near a pool; thence
(3) Northeasternly 330 feet more or less along said pool to the Baker River; thence
(4) In a general Northerly direction along the Baker River, 1,350 feet more or less to a sharp bend in said river; thence

(5) Northwesterly along said river, 185 feet more or less to the corner of land now or formerly of Edward Smythe, by a maple tree; thence
(6) South 08° West along land of said Smythe, 92 feet more or less; thence
(7) North 87° 45' West along land of said Smythe, 121.5 feet more or less, passing over a brook and two ledges to a point by an elm tree on the East side of Route 25; thence
(8) Southerly and Southwesterly along Route 25, 1,000 feet more or less to the point of beginning. Containing 17.7 acres more or less.

The description of the second tract is based on a survey by H. A. Webster, Jr in 1967 and 1968.

The premises are conveyed subject to any existing public utility rights of way.

The above-described premises are all and the same conveyed by Edward W. O'Neill to Lester I. Tripp and Viola L. Tripp as Joint tenants with right of survivorship by Warranty Deed dated October 17, 1963, recorded in Grafton County Registry of Deeds, Book 994, Page 463.

In witness whereof, we have hereunto set our hands and seals this 1st day of December, 1971.

Witness:

[Signature]

[Signature]

STATE OF NEW HAMPSHIRE
Rockeyingham ss.

December 2 1971

Personally appeared Lester I. Tripp and Viola L. Tripp and acknowledged the foregoing instrument to be their voluntary act and deed. Before me,

[Signature]

Received and recorded: December 10, 1971 8:30 AM