

BOARD OF SELECTMEN

April 11, 2022

MEMORIAL BUILDING

4:30 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

The meeting was called to order at 4:30 p.m.

Selectmen present: Dick Hendl, Amy Lewis and Poul Heilmann
Others: Whit Smith, Keith Cutting, Heidi Ramsay, Susan Chiarella, Sarah Anderson, Jocelyn Fraser, Kevin Roberts, Pete Lacaillade and Lydia Sarnevitz

Scheduled Appointments:

Keith Cutting appeared before the Board to reconfirm the members of the Agricultural Commission for 2022. The current members are as follows: Keith Cutting, Chair; Alison Patten, Vice Chair; Bill Ellis, recording secretary; Cynthia Bruss, member; Neal Huntoon, member. Currently there are no alternates. Tamara will check and confirm term expirations for these members. Keith was made aware that the commission has \$500 available to the Agricultural Commission for 2022.

Heidi Ramsay appeared before the Board to discuss her property located at 2380 Main Street. Dick provided some background on the zoning ordinance regarding short term rentals and that there are steps to take to comply with that. Heidi started off by saying this is not a rental property, but their second home and requested the town's definition of a lodging business. Dick stated the definition is that if you hold out your property to the general public for remuneration and advertise on public platforms, that in a nutshell describes a business. Mrs. Ramsay was informed this was for rentals of less than 185 nights, this tracks with the requirements of the State of NH to collect rooms and meals tax on any length of rental. Mrs. Ramsay provided some examples of her rental situations and added that she and her family use it probably eight months out of the year. The property is advertised on VRBO, but she does not book anything off VRBO. The Selectboard asked several questions regarding Mrs. Ramsay's rental situations. Mrs. Ramsay informed the Board that the house is owned by a trust. Whit Smith, the town's zoning coordinator, also asked Mrs. Ramsay a few questions regarding the rental as well. The Board thanked her for the information and will let her know when a decision is made.

Susan Chiarella, as a representative of the Garden Club, came before the board to discuss using some of their extra funds to help improve the town beach. Susan would like to see a committee formed, made up one representative from clubs in town. Currently there is a representative from Recreation, Conservation and Garden Club. Theresa Quinn, from the Lake Kolemook Association, has already said she is on board but was not able to attend tonight's meeting. They are missing a representative from the snowmobile club. The idea they have right now is just to make the beach area better, right now it's a mess. The paved area in front is crumbling, which gets into the sand. Susan feels the town beach should be the gem of Springfield. Susan would

like to know what the Board has explored in the past and what they envision for that area in town.

Dick informed them that the DES permit for sand has expired, and the state was not enthusiastic about issuing another permit to just dump more sand; They are stressing perched beaches. There has not been much enthusiasm to pursue that. Dick favors a perched beach, because once you have that you do not need a DES permit to replenish the sand. There have been objections from a lot of different points of view whether people would support the construction of a perched beach. Susan asked if the Board would allow a member of this committee to talk to DES to get some options. Susan thought maybe at this point it's worth looking into the current status of helping municipalities improve these locations.

Poul remembered there being a significant cost for doing a perched beach. Tamara remembers the preliminary estimate being between \$35,000 and \$45,000. Whit feels there might be several things this committee could do without focusing solely on the perched beach. A good step in the right direction might be repairing the parking area. Dick feels DES might need to get involved with this project as well since it is so close to the lake. Poul applauded them for getting multiple committees together to address one issue; and they have the right mix and energy. Selectmen Lewis volunteered to be an ad hoc member of the committee. Dick made a motion to appoint the Beach Improvement Committee to contact DES and get some preliminary requirements of what we are faced with. The motion was seconded by Poul. Dick, Poul and Amy voted in favor of the motion.

Kevin Roberts, representing the Fire Department, stated they have settled on a truck. There are some extras they are going to add to it on top of what they have been given for a price. The cost is still under the \$525,000. Kevin asked if any loan paperwork had been started. Whit stated there has and he is just waiting to hear. He said it would help if he could send the USDA the specifications on the actual truck saying we are ready to order. Kevin said they are offering a prepayment on this truck if it's paid in full, by a certain date in May, with a discount of about \$15,000. The total cost of the truck right now is \$479,000 and delivery would be in 600 days. Whit said if he could get the order or quote with firm specs for the truck, he can find out how to move things along. Kevin will get that information for him.

Dick has added all the equipment needs that the Fire Department has requested, and the cost is around \$100,000. Dick feels there needs to be some prioritizing. Lydia is looking for a grant to pay for the LUCAS and feels that the compressor for the cascade system takes priority over the LUCAS. Dick stated the American Rescue Fund Program is providing us with \$140,000, of which we have already spent \$14,000. Dick proposes the fire departments needs get first priority over the American Rescue Fund money; the Selectboard agrees. Dick made a motion that the fire department's needs have first priority on the American Rescue Fund Program money. Having said that he hopes the fire department tries to get as many grants as they can. The motion is seconded by Amy with amendment that grant opportunities be exhausted first. Dick, Amy and Poul voted in favor of the motion.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, April 11, 2022.

Application for Permit – APPROVED

1. Megan Baxter, 78 Hazzard Road, would like Revision Energy Inc (Brentwood, NH) to install a ground-mounted photo-voltaic solar panel array on her lot. The area has been prepped and is clearly delineated. Zoning Coordinator has been to the site and discussed the plan with Ms. Baxter and she confirmed ReVision Energy is doing the install. There are no setback or wetlands issues, and the structure will be less than 35' tall. Zoning Coordinator observed no home business or commercial activity. Zoning Permit approved per delegation of authority.
2. Megan Baxter, 78 Hazzard Road, would like to erect a 42' x 18' plastic covered metal pole structure to use as a 3-season greenhouse ("hoop house") in which to grow vegetables. The hoop house does not have a foundation or piers and there is no running water. Zoning Coordinator has been to the site and has discussed the plan with Ms. Baxter. There are no setback or wetlands issues, and the structure will be less than 35' tall. Zoning Coordinator observed no home business or commercial activity. Zoning Permit approved per delegation of authority.

Application for Permit – For Review and Discussion

3. Town of Springfield Zoning Permit *recommended*. Following discussion with the Select Board (meeting on March 28, 2022) Zoning Coordinator contacted the New Hampshire Municipal Association legal staff to ask about requirement for a Zoning Permit in connection with the Barn/Shed that Historical Society would like to build on *town property* near the Meeting House (43 Four Corners Road). A variance for the project was previously granted by the Zoning Board of Adjustment – July 6, 2021- 20 feet of relief, encroachment into rear lot line setback (required as the activity of the Historical Society is not in the nature of municipal business). This is an unusual case with no clear precedent. After discussion it was agreed the best course would be for the Town, as owner of the property, to apply for a Zoning Permit (since it is “non-governmental use”). Permit Application prepared by the Zoning Coordinator and will be submitted to the Select Board for review, discussion and approval. See attached Permit Application.

Other Matters.

- A. Meeting with property owner regarding carving out section of lot to allow sale of existing house thereon (technical subdivision, Crowell)
- B. At request of Mr. Hendl, review draft letter containing “Notice of Violation.” (Kazenas)
- C. Review status of various matter with new Select Board member, Mr. Heilmann.
- D. Attend Zoning Board meeting. Following meeting, follow-up with applicant regarding (i) Special Exception notice requirements and (ii) need to apply for Conditional Use Permit (Planning Board) to allow placement of shed (less than 150 square feet in size) within Shoreland Protection buffer. (Cahill)

E. Inquiry regarding replacement of generator – same size, same location – no permit required.

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Whit drafted an application for a zoning permit for the Historical Society to build the barn/shed. There are no questions from the Selectboard and one of the board members will sign the application to be processed.

Whit visited with Crystal Diamond about the blue storage container on her property. He has been informed this is being used only for staging their construction materials and for security. The board agrees it is fine for it to be there during the time of construction and does not see the need for a zoning permit.

Minutes of March 28, 2022:

Dick made a motion to accept the minutes of March 28th as written. The motion was seconded by Poul. Dick, Poul and Amy voted in favor of the motion.

Court Status:

No status updates to report.

Unfinished Business:

Regarding the sand shed Poul would like to create a sub-committee with himself, Ken Jacques, Darrin Patten, Dan Saulnier and to some degree Pete Abair. Poul spoke with Dan and his firm can't handle this project, but he is reaching out to someone else that might be able to help.

Poul has done some work with Whit on the short-term rentals. Poul will be meeting with Whit and Tim Bray to do further work on a template.

Dick stated so far there has been no response from Hogg Hill.

Dick asked how things were going with the 91-A request. Tamara informed the Board that she received a call today from a paralegal. It was unclear what was being requested so the paralegal was going to check with the lawyer and call Tamara back.

New Business:

Poul stated that no more than one appointed or elected member of the planning board can serve on the Conservation Commission. Currently Ken Jacques and Dan Saulnier are on both and there are no alternates.

The Historical Society is planning on having volunteers help with the barn build. Each of the contractors who have volunteered have their own liability insurance. Would the other volunteers need to have waivers to work on the project? Dick said in the past we have requested insurance companies to send the town a certificate of liability. Dick and Amy would prefer these volunteers be covered by insurance rather than signing a waiver.

Amy asked about the check to City of Claremont Water and Sewer Department for \$1,900. Dick explained when a service comes to your house and pumps out your septic the homeowner is charged \$.08 a gallon so they can dump in Claremont; the fee gives the town the right to pump the septage into Claremont.

Selectmen Lewis had to leave the meeting at 6:10 p.m.

Dick informed the Board on the benefits available to Tim Julian as a part time employee. The benefits were agreed upon with Chief Beaulieu and Sergeant Zullo.

Town Clerk/Tax Collector Assistant – Pixie would like to advertise that she is looking for an assistant to replace Maryanne when she retires or to begin training someone to replace herself when her term expires as Town Clerk. Pixie has created an advertisement and would like it made public to see if she can find someone. There was some discussion on the suggested advertisement and parts of these elected and non-elected positions. The Board decided not to run the advertisement for the time being. Poul feels the best first step is for the Board to have a discussion with Pixie and Maryanne about future plans. Dick asked that Pixie and Maryanne be added to the agenda for the next meeting.

Correspondence/Signatures:

An email was received this morning from Emily Cleaveland Bill Waddell about hold the Protectworth Games this summer now that things have settled down. They would like to hold it on July 9th on the recreation field like in years past. Dick stated they should complete the form for use of the recreation field.

Dick made a motion to adjourn the meeting. The motion was seconded by Poul. Dick and Poul voted in favor of the motion.

The meeting was adjourned at 6:25 p.m.

Jill Hastings
Deputy Administrative Assistant