

BOARD OF SELECTMEN

NOVEMBER 13 2017

MEMORIAL BUILDING

4:00 P.M.

The following are to be considered draft minutes until approved by the Board.

Present: Leigh Callaway, Chairman; Tamara Butcher and Dick Hendl.

Others present: Bryan O'Day.

Open Bids: Town Hall Roof Project: No bids were received.

Beach Sand: Pierre Bedard reviewed survey work for beach sand replenishment. The Department of Revenue usually only allows 10 cubic yards of sand every 5 years. Twice the DES has allowed the town 20 c.y. Comparison with the 2012 survey, the level of the beach has eroded. The steepness is part of the problem. He noted his concern with the State continuing to allow more than the maximum sand. He discussed an alternative idea of a perched type beach that would provide for a couple of level areas and the addition of retention walls to keep the sand from eroding and would be a more permanent solution. This would require different permitting and Pierre recommends a pre-application meeting with the DES before pursuing. Leigh stated he would like to review this idea with the Garden Club in response to the letter they sent the Board of Selectmen concerning the beach. The Board agreed they like the idea and it is worth investigating with the DES. They will spend some time researching ideas and costs. Pierre noted in the long term it is a much better solution for the lake. Leigh suggested the Board may wish to encumber engineering costs as more work will be needed on the permit process if the Board recommends a perched beach.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, November 13, 2017.

Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, Approved:

1. Mr./Mrs. (Jay & Dorothy) Martin, 566 Hogg Hill Rd; Application (after the fact) to place or construct 12' x 20' shed. Fee received; Zoning permit approved. Email w/ Mr. Martin advising same.
2. American Tower Corporation, Oak Hill Road; Application to replace 6 Verizon antennas on existing guyed wire cell tower. There are no set back issues, no wetlands issue. Application reviewed with Janet Roberts. APPROVED by Zoning Coordinator pursuant to delegation of authority.
3. Mr./Mrs. Cleaveland, Hogg Hill Road; Application to place 23 solar panels on existing barn structure. There are no set back issues, no wetlands issue, and the structure is less than 35' high. Application reviewed and forwarded to BOS members. APPROVED by Zoning Coordinator pursuant to delegation of authority.

4. Mr. Whiting, Four Corners Road; Application to construct front and rear decks attached to primary residence. There are no set back issues, no wetlands issue, and the structure is less than 35' high. Application reviewed and forwarded to BOS members. APPROVED by Zoning Coordinator pursuant to delegation of authority.

Application for Permit PENDING:

NONE

Other Matters.

A. Inquiry from Mr. Jeffery Rosen regarding building home on lot at 18 Glenwood Road (Eastman); Emails with property owner; research regarding proper procedure; emails with wetlands scientist. Meeting scheduled with Mr. Rosen for Nov.14.

B. Workshop with BOS regarding public awareness campaign, compliance with and enforcement of town's zoning ordinance.

C. Telephone conference calls with Chairman Callaway regarding snow mobiles, registered and unregistered trailers and semi-trailers;

D. Review letters to DES and BOS regarding complaint regarding Woodcrest property on Lake Kolelemook.

E. Research regarding approaches to "Public Awareness" campaign

<< RWS 11/12/2017 >>

Whit reported he will meet with Mr. Rosen tomorrow to look at the wetland's scientist opinion regarding designated or non-designated wetlands on the property. According to the ARC GIS mapping, there are designated wetlands. Mr. Rosen indicated that Eastman presented the lot to him as buildable. His team has been reviewing to see if there is room to build without the need for a variance. The leach field can be located in the buffer. Whit will review the findings of the wetlands scientist with the Planning Board to determine whether the findings impact the buffer. Whit told Mr. Rosen that he can do site prep, tree clearing, and excavation without a completes zoning permit, but no forms, concrete or building may be done without permit approval.

Minutes of October 23, 2017: Dick moved to approve, seconded by Tamara and unanimously approved.

Projects: Dick reported Frank Sparrow was going to return today to finish the skate park but delayed due to weather.

The carpenter Dick met with is too busy to do the projects for us.

Dick noted Ken Jacques spoke to him about the roofing at the town hall. Ken believes the shingles are architectural and should have a longer warranty. Dick found roofing company was from Newport but appears to be out of business. There had been two proposals on the signed contract, and he is not sure which contract the town went with. He will speak to former Selectmen, Bill Sullivan, who signed the agreement in 1998.

Dick will revise the roofing RFP and send to roofing companies.

“Concerned Citizen Letter” Dick reported he has been in contact with Jeffrey Blecharczyk at DES regarding the status of permits at 150 Woodcrest. Jeff reported the DES database is up to date and applications, whether approved or not, are posted every morning. Dick went back to 1970 and there are none. The variances for that property were granted contingent on the appropriate Shoreland Permits. The Selectboard needs to address this since the variances appear to be invalid because the owner did not comply. CLD engineering also found, during their survey work on abutting property, that the carport built in 2014 is 14.47 feet from the property line and not 35’. A permit for the carport was not found. The Board agreed to contact town counsel for an opinion as to how to proceed.

Dick reported that Jeff Blecharczyk will be arranging contacting the owner at 2489 Main Street sometime this week to arrange a site visit.

Tamara reported the new fire truck is being built and is on schedule for delivery the middle to end of January.

Cemetery report: Tamara reported the cemetery trustees discussed Cody’s hours. The Trustees were under the impression that Frank’s weekly hours would be done by Cody as was discussed when Cody’s position was made full-time. The amount of hours spent at the cemeteries has not been near what they should have been. The trustees are not happy with that. Tamara stated, from Mid-April or beginning of May until the cemeteries close for the year, Cody should be able to get a day or day and a half at the cemetery (10 hours) and the usual 30 for the highway. Leigh stated it is not up to the Selectmen to micro-manage how Pete manages highway hours. As long as the cemeteries look ok, it is not a matter of who puts in what number of hours. It was Pete’s idea to put Cody on full-time and have him take care of the cemeteries. Leigh has suggested that Pete contact Dale Milne, Cemetery Trustee Chairman. Dick stated he would like Dale and Pete to work this out, and figure out what needs to be done that hasn’t been done. Tamara stated the Trustees are pleased with the work that Cody has been able to do in the amount of time that he has been able to be at the cemetery.

Meetinghouse: Selectmen discussed e-mail received from Jim Bednar on behalf of the 250th Celebration Committee requesting the meetinghouse be kept open over the winter, this year and next for events that are being proposed. The Board reviewed the current calendar of events. Tamara stated if it is left open, there is a possibility that other citizens might like to use the facility in the colder months. Dick stated he is not in favor of keeping the hall open this winter,

if there is only one event a month for Jan, Feb, and March. Fuel costs, and costs to open and close were discussed. Dick will speak to the committee at their meeting Wednesday night.

Attorney Shawn Tanguay called regarding an e-mail request from Don Hill in regards to the 250th Celebration Committee. He asked if the Board of Selectmen approve of him drafting a response. The Board agreed.

Leigh reported he spoke with the lawyer at Primex regarding insurance coverage for the 250th celebration. Primex recommends that the committee stay under the umbrella of a town function and not spin off on their own, and try to obtain their own indemnity coverage.

The Board signed the 2017 property tax warrant. Bills have been printed and will be due December 18th. Leigh reported the Selectmen had a choice of staying with the Department of Revenue town tax rate of \$4.13 this year or using up to \$35,000 from the Unreserved Fund Balance to bring the town rate down. The Board discussed anticipated expenses for 2018 they may apply fund balance to. The voted to accept the DRA rate. Leigh stated he was against not using URFB to lower the rate unless there was something to use it against next year. With proposal for a chipper, SCBA equipment, town hall roofing, and possible beach revisions, it made sense to accept the DRA rate.

Leigh reviewed the spreadsheet he had prepared with guestimates as to where the budget may wind up at the end of the year.

Board and Department Updates: Selectboard reported on their respective departments.

No update on Library Director

Board discussed ideas or thoughts about the 16K remaining in debt service for the fire truck
Highway department has not blown the leaves from the ditches.

There is a collapsed culvert on Philbrick Hill that needs replacing after the frost is out of the ground.

Reviewed request from Matt Hill to waive the failure to file property inventory. The board noted the inventory forms were mailed on March 6th. The completed form was not signed or postmarked until May 19th. If there are concerns with mail being received in time, a forwarding address should be made available. The Board voted to deny the request.

Board approved Town Clerk's request for the Office to be closed on Weds, and Thursday November 22, and 23 for Thanksgiving.

Dick will pick up turkeys at Hannaford to give to employees as a thank you.

Leigh reported he bought a new flag at Clarke's for the Cemetery for Veteran's day.
Dick stated some of the roadside flags and holders need replacement

Tamara and her daughter took the flags off the veteran's graves at the cemetery and took a picture of each headstone and marker at each site for reference and to get a list of the Veteran's there.

Tamara will speak to George West about an invoice for the Memorial Day Service.

Meeting adjourned at 6:25 p.m.

Submitted by,

Janet Roberts.

DRAFT