

BOARD OF SELECTMEN

August 14, 2023

MEMORIAL BUILDING

4:30 P.M.

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

Selectmen Present: Poul Heilmann, Chairman; Amy Lewis, Vice Chair; Jeremiah Crosby

Others: Tim Hays, Road Agent; Keith Cutting; Susan Cutting; Dick Hendl; Whit Smith, Zoning Coordinator; Steve Dzubak

Poul started the meeting with a moment of silence for those in town who we have recently lost.

Scheduled Appointments:

None

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, August 14, 2023.

Application for Zoning Permit – APPROVED

1. Mr. Warren George, 78 Town Farm Extension, would like to build a 12' x 16' shed behind his house. The Zoning Coordinator visited the site; the location is clearly marked. There are no setback or wetlands issues, and the shed will be less than 35' tall. No business or commercial activity observed, and the applicant has represented the same on his application. Zoning Permit approved per delegation of authority.
2. Mr. James Petty, 76 Meadow Brook Road would like to have a 4.86 Kw system (roof-mounted solar panels) installed on the easterly facing roof of his home. Zoning Coordinator has been out to the site and has discussed the project with Mr. Petty. Location is obvious. There are no setback issues, and the structure will be less than 35' tall. Regarding wetlands, the house is within the designated wetlands buffer, but has been standing and in residential use since prior to the establishment of wetlands buffers. There is no expansion of the "footprint," or further intrusion into the wetlands buffer. Accordingly, no wetlands issue. No observed home business or commercial activity and applicant has represented the same on the application. Zoning Permit approved per delegation of authority.
3. Curt & Victoria Pandiscio, 16 Crestbrook Rd. (Eastman section), would like to build a 10' x 16' shed behind their house. Zoning Permit previously approved for smaller shed in the same spot. That shed was never constructed. Zoning Coordinator visited the site and has spoken with Mr. Pandiscio. Also discussed the need for homeowner to contact ECA. There are no setback or wetlands issues, and the shed will be less than 35' tall. No business or commercial activity observed, and the applicants have represented the same on the application. Zoning Permit approved per delegation of authority.
4. Chantal Harp & Nathan Feldstein, 8 Whitetail Ridge (Eastman section), would like to build a 12' x 10' shed off their driveway. Zoning Coordinator visited the site and has spoken with Mr. Feldstein. Also discussed the need for homeowner to contact ECA. There are no setback or wetlands issues, and the shed will be less than 35' tall. No business or commercial activity observed, and the applicants have represented the same on the application. Zoning Permit approved per delegation of authority.

5. Mike Hansen Properties LLC (Mike Hansen), 116 Hansen Road, submitted a Zoning Permit application to build two (2) concrete pads on which to mount computer numeric controlled equipment for fabrication of components to support Hansen Bridge LLC. The pads are approx. 12' x 70' and 8' x 55', respectively. Mr. Hansen has begun construction of the pads and he has paid the "after-the-fact" fee. There are no setback or wetlands issues, and the building will be less than 35' tall. The Commercial activity at the site has been addressed and approved by both the Zoning Board and the Planning Board. Zoning Permit approved per delegation of authority.

6. Ken Meier, 151 Oak Hill West, would like to build a 24' x 26' garage at the end of the driveway (LaValley kit). Zoning Coordinator has been out to the site, discussed with Mr. Meier, and observed the location. The garage will encroach no more than 9' into the rear lot line setback. Applicant applied to the ZBA and has received a Variance allowing the 9' of relief from the setback requirement. There are no wetlands issues, and the structure will be less than 35' tall. No observed business activity and applicant has represented the same on his application. Zoning Permit approved per delegation of authority.

7. Claudia and Mitchell Swenson, 557 Sanborn Hill Road, would like to build a 40' wide x 26' deep "lean-to" style shed attached to the front of the large "barn style garage" behind their house. This addition will not be any closer than 35' to the side lot line. Zoning Coordinator has been out to the site and discussed the plan with Mrs. Swenson. The location for the lean-to shed is clearly marked because Mr. Swenson has already installed the supporting poles. Accordingly, construction has started, and an "after-the-fact" fee is required. Per Tamara Butcher, that fee has been paid. There are no setback or wetlands issues. The height of the structure is less than 35'. No commercial of business activity observed at the site and applicant(s) have represented the same on the application. Zoning Permit approved per delegation of authority.

8. Karen Cotter, 147 Meadow Brook Road, would like to build a 14' x 24' carport next to the house she built last fall (zoning permit APPROVED July 2022). Zoning Coordinator has been out to the site and location for the carport is clearly marked. There are no setback or wetlands issues. Proximity to the pond was carefully reviewed during the consideration of application to build the house and carport is shown to be NO closer to the pond than the front of the house. Structure will be 100' from pond in compliance with Shoreland Conservation Overlay District (See Ordinance Sec. 4.21 at p. 15) and will be less than 35' tall. No commercial of business activity observed at the site and applicant has represented the same on the application. Zoning Permit approved per delegation of authority.

Application for Permit – In hand, being held

9. Marc McCalmont, 228 Oak Hill Road, Zoning Permit application for a ground-mounted PV solar panel installation. Reviewed application and went out to the site where I met contractor. I did not see the location staked out, but based on the drawing, I was looking for a spot between the new house and Oak Hill Road. However, contractor disabused me of this notion and told me the location is to the west of the house - sort of "down the hill, a little bit," where there is a pile of dirt... Drawing seem to be incorrect. Applicant advised accordingly. Mr. McCalmont instructed me: "Don't approve this application just more incompetence! Let's see if the next company can get it correct."

10. Aucoin/Ruppel, 15 Sandy Beach Road (private road) for a hot tub (i) within the shoreland conservation district and (ii) within the side yard set back requirement. Held pending review and hearing by the Zoning Board of Adjustment.

Other Matters.

A. Visit with owner of property on Woodcrest (private road) at the request of BOS. We discussed (1) the fabric storage shelter erected next to garage (inside setback) and (2) repair of decking near the water.

(i) Regarding the fabric shelter, due to location, "relief" from the Zoning Ordinance by Special Exception is required. Owner given a copy of Application for Special Exception.

(ii) Regarding repair and/or maintenance the deck near the water: if there is no change to the size of the deck, meaning the work on the structure is related only to maintenance or repair - no expansion - then no permit is required from the town. Owner advised accordingly. (Ossa)

B. Inquiry from property owner on Woodcrest (private road) regarding rebuild/expansion of deck inside the Springfield Shoreland Conservation District. (Spath)

C. Inquiry from resident on Sandy Beach (Private Road) regarding expansion of shed addition (existing) behind garage (Dopazo)

D. Inquiry from prospective buyer of parcel on Hazard Road regarding use of barn as storage facility (Fleury)

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Whit reviewed his report with the Board. Not included in the report was a zoning permit application received from Bryan O'Day. Bryan would like to put two porches, one on the front and one on the back of the house. There is an unusual aspect to this which is this is a lot separate from the lot where he conducts the business of O'Day's Garage. On the upper part of that lot, he is now storing sand and gravel along with some heavy equipment used in his excavation business. Bryan will proceed with the planning board for a site plan review and improved site plan on that lot. On that basis, Whit feels we can approve this permit with a condition added in the notes stating conditions to go to Planning Board for site plan review with respect to this lot. There was some discussion on wetlands and the difference between designated and non-designated wetlands. The Board has no issues or concerns with the zoning permit and gives their approval for the application.

Whit turned over to Tamara the zoning permit application he received from Aucoin/Ruppel last December and has been holding for nine months because they are trying to comply with special exception and site plan review requirements so they can operate a short-term rental.

Whit submitted his written resignation from his role as zoning coordinator. Whit stated it has been a privilege to serve the residents and other property owners in Springfield, but feels the time is right to step aside. Whit intends to stay involved with the town as he is a member of the Capital Improvement Committee and the Budget Committee. At the pleasure of the Selectboard Whit has offered to continue this work through the end of the month, August 31st, to help with

the transition. Whit left copies of his resignation letter for the moderator and the chairs of the Planning and Zoning Board along with the town clerk. Whit thanked the Board. Poul stated Whit has been an invaluable member of the team.

Minutes of July 24, 2023:

Page 3, item b.

b. Mr. ~~Lindquist~~ **Lindquist** sent a note requesting to continue operating as he wanted. The Board would like to add the condition of the hours of operation be limited to 8:30am to 3pm.

Poul made a motion to accept the minutes of July 24th as amended. The motion was seconded by Amy. Poul, Amy and Jeremiah voted in favor of the motion.

Unfinished Business:

- a. Skate Park – Repair. There hasn't been an opportunity to complete the last ramp yet. They also need to finish up the painting. It was pointed out there has been a lot more use at the skate park, which is great.
- b. Vacation Policy: The draft of the updated policy is not complete yet.
- c. Historical Society Steps: Pete Lewis is working on the design for the railings. Tim Hayes informed Amy that there is a lot of piping available at the Highway Garage that would be good for a railing. Amy will put Pete in touch with Tim.

New Business:

None

Board and Department Updates:

- a. Agricultural Commission – They are transitioning to holding meetings every other month for the remainder of the year, and possibly to quarterly meetings after that. Their next meeting is scheduled for October 4th at 7pm.
- b. Buildings/Grounds – No updates to report. Their next meeting is in September.
- c. Cemetery – Tim Hayes helped them understand the responsibilities of the cemetery custodian. They are working on policies and procedures specific to bookkeeping as well as looking into the possibility of an increase in the burial costs. There was some discussion on the current rates. Everything is held up with the repairs at the cemetery. There are many repairs to be done and they are looking at the best approach. The commission is looking for a way to increase their funds to increase the number of headstones they can repair each year. Tamara explained with most towns the income from the sale of any cemetery lot goes towards the cemetery. In Springfield that income goes to the General Fund. To change that they would need to request a warrant article requesting the income from the sale of a cemetery lot would go into a revolving fund for the cemetery.
- d. Conservation Committee – No updates

- e. Energy Committee – Steve Dzubak provided an update. The latest edition of the RFP was sent to Tamara, she will forward it to the Selectboard. Steve had the opportunity to compile all the electrical meter levels and came up with what the town uses for one year; from that he was able to determine what would fit on the roof of the safety building. These findings are all in the RFP. Concerns were expressed on that roof supporting a solar array. Tim Hayes expressed concerns with ice buildup, thought a solar array in the field might be better. Steven stated that as part of any RFP they have to do a structural analysis. Steve asked the Board to review the RFP and questions can be addressed at the next meeting.

The RFP is basically an informational gathering device, there is zero obligation. Poul asked what kind of improvement we are looking at with this installation. Steve stated in the RFP he has requested two proposals back from the company. One being a power purchase agreement, where someone else puts up all the money and they will sell you the power back at a reduced rate. The second is cash purchase/financing. The town would then own it and get 100% of the benefit of that power, resulting in no electric bill at all. The payback is based upon the total cost versus what the savings would be plus the tax credits. Keith Cutting asked what Steve's anticipated response numbers to the RFP are. Steve would publish it and reach out directly to companies he would recommend, resulting in a higher success rate of attracting responses. Steve would like a minimum of three bids.

Dick Hendl added that we are only hearing about the positives of installing solar. However, if you look at the entire lifetime of a solar panel, all the CO₂ is released before that panel is ever put into operation. There are about 45 different trace minerals that go into the production of solar power, wind turbines and all the other ancillary equipment. The United States doesn't have any deposits for seventeen of them, we are totally dependent on foreign sources. The other 28, while we do have our own resources, we have to import more than we produce to meet the demand. As the demand goes up, the quality of the ore goes down. Dick provided some examples of this.

Dick encourages people to look at the entire picture, including the humanitarian aspect; Dick has several books that cover this in detail. Dick stated we've been told many times that the science is settled with Carbon Dioxide. Steven Koonin doesn't believe that, and he was the undersecretary for science in the Energy Department in the Obama administration. With Dick's background and research for twenty-five years in meteorology, atmospheric sciences and solar physics tells him that he believes Steven Koonin, the science is not settled.

If you look at the IPCC, the Intergovernmental Panel on Climate Change, their latest report reduces the risk levels on several of their temperature forecasts. Finally, if familiar with John Clauser, a theoretical physicist at Cal-Tech, he has been awarded two Nobel prizes. One of his Nobel prize wins was for building a climate model that for the first time took a realistic look at cloud cover and its effect on incoming solar radiation. Before, most of the models had no clouds or they treated them in a very superficial way. Dick is not trying to change the Board's mind on anything he is just asking them to

consider the other side of this topic before spending our resident's tax dollars on a project like this. Dick has five books he will be bringing to the library, so they are available to be checked out to whoever is interested.

Steven Dzubak responded that his main focus on all of this, ignoring all the politics, is will this save the town money. This is what has to be evaluated when the proposals come back. Steve feels we have to get electricity from somewhere to run all these buildings, so the question is does solar energy save the town money in the long run; if it doesn't, don't do it. If it does save money, it is up to the Board to evaluate whether it makes sense or not.

Dick agrees we have to get electricity from somewhere. He pointed out, to those that might be new to town, remembering Northern Pass. This was a project that was going to bring green energy from Quebec down to Franklin. It was defeated on the basis of visual pollution, no one wanted to see those towers. Now we could have acres and acres of solar panels all over the countryside because energy density of sunshine is one-thousandth of the energy in petroleum. You have to have a good factor of collection to meet the same mega-watt requirements.

Poul state we have heard two very strong sides and we will continue moving forward and make the assessment. The Board thanked Steve and Dick for there thoughts on the subject.

- f. Fire Department – They are working on their SOG's and bylaws. Poul would encourage them to provide the Board with a timeline on those two components plus civility.
- g. Highway Department – Tim Hayes provided a proposal to the Board for a third full-time laborer for their review and discussion at a later time. Cody Osgood, of Newport, will begin working in two weeks as a full-time laborer for the Highway Department. Tim would like to enroll both himself and Cody in training and educational classes. There are more grader courses to do at some point, Tim just needs to gather the dates and times. Tim would like to sign up for a winter maintenance seminar coming up in Sunapee. This training provides 2.5 supervisory credits. Tim is going for his Road Scholar and will do as many classes as he can without interrupting his work schedule. Tim will also offer this opportunity to Cody.

Tim went to Lebanon on Thursday to look at two available trucks; they were not what the town was looking for. Wednesday or Thursday Tim will go with Jeremiah and Chuck Fay to West Moreland, VT. They have many trucks available to look at.

The Sanborn Hill project has been taken care of and Tim has the totals, but it does not include paving; Pike has not provided a quote yet. The total repair costs so far are \$7441.98. Paving will also depend on the hauling schedule of Conkey from the pit, he would prefer to wait for them to be finished.

The culvert pipes were replaced on Hogg Hill so that is set to go for paving. The timing of the paving is October.

Tim received a complaint from a gentleman traveling down Stoney Brook Road on the night of the storms. He was traveling to work at Camp Coniston. This guy blew a tire when he hit a pothole, which was the result of the storms and marked with cones. He

would like to know if the town would be responsible for that. The Board does not feel this is the town's responsibility. Tim will reach out to this person with the Board's decision.

Cote Tree service removed a tree on Old Grafton Road that was in jeopardy of falling in the road and cemetery. With that, Tim got them to include dead branch removal at the town beach.

Tim has been busy fixing many washouts, solo. It's taking time, but he is getting to them one at a time.

Tim needs to buy some tools for the shop. He is pricing out hand tools from Harbor Freight, which are guaranteed for life. Two larger purchases will be a pressure washer and a MIG welder. Tim will get quotes on these items. Amy asked Tim to talk to Pete Lewis about the MIG welder, he has a good contact for used welders.

Poul complimented Tim on how he has been able to do so much on his own and being pro-active about a number of these matters. The Board appreciates the work Tim has been doing. Keith Cutting was encouraged to hear about Tim's two-year plan for Sanborn Hill.

Keith asked if there is an anticipated close date for the pit on Sanborn Hill. Amy stated there is correspondence going back to Al Lindquist tomorrow, as he requested full access to the pit, no unlimited trips. The Board responded with some conditions and is giving him permission to put a crusher up there to facilitate the removal of what's remaining. The Board has not received a timeline from Mr. Lindquist. The Board decided to add an end date of March 15th or whenever the roads are posted. This will allow Tim to plan out what he would like to do with Sanborn Hill. Keith Cutting asked what the process was to recover the funds that were withheld years ago to cover the cost of damage to the road. The Board informed Keith that those funds do not exist. Engineers on both sides determined there was no way to prove that he was the one that damaged the road.

- h. Library – They have not met and at this time the meeting has not been rescheduled.
- i. Planning Board – The Board meets Thursday.
- j. Police Department – No new updates.
- k. Recreation Committee – No updates.
- l. Zoning Board of Adjustment – Select Shepherds was denied their special exception. They will be coming back as they are filing for a rehearing.
- m. Administration – an email was set up for Tim Hayes; it is roadagent@springfieldnh.org. The laptop for Tim Hayes has been requested. Tamara has worked with the Cemetery as well as Planning and Zoning on their current items.

Correspondence:

-Tamara provided the Board with a list of properties up for deeding. The Board requested Pixie attend the next meeting to discuss these properties.

-Sullivan County would like to post “Welcome to Sullivan County” signs on all roads that lead into Sullivan County. A picture of what they are proposing was included. They have requested to know who the property owners are at those locations. Tamara asked the Board to send her their responses and she will forward it to the county administrator.

Signatures:

Cemetery Lot Deed

Raffle Permit for ECA – They are requesting to have a raffle on the 26th. The proceeds will go to CASA.

Miscellaneous Business:

At 5:47 p.m. Amy made a motion to enter non-public session per RSA 91-A:3(II)(a). The motion was seconded by Poul. Amy voted aye, Poul voted aye and Jeremiah voted aye.

Amy made a motion to exit non-public session at 5:53 p.m. The motion was seconded by Poul. By roll call vote Amy voted aye, Poul voted aye and Jeremiah voted aye.

At 5:53 p.m. Amy made a motion to enter non-public session per RSA 91-A:3(II)(c). The motion was seconded by Poul. Amy voted aye, Poul voted aye and Jeremiah voted aye.

Tamara and Jill were excused from the non-public session.

Jill Hastings

Deputy Administrative Assistant