

BOARD OF SELECTMEN

August 28, 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: Amy Lewis, Vice Chair; Jeremiah Crosby; Poul Heilmann, Chairman was absent.

Others: Keith Cutting; Susan Cutting; Jen Roberts; Tim Hayes, Road Agent; Pixie Hill, Tax Collector; Fred Davis; Steve Dzubak

Scheduled Appointments:

Keith Cutting stated on July 28th Governor Sununu submitted a FEMA request for emergency disaster recovery funds. There is a state minimum of \$2,438,000 in damages and the preliminary damage assessment came in at \$3.1 million which allowed Sununu to apply for the FEMA funding. Keith added we should be hearing from our Emergency Management Director with a request from the state to submit town damages.

Fred Davis presented a petition for the Board's consideration to dedicate the old town shed to Peter Abair as a memorial building. Ninety-four signatures were received on this petition. Fred added that the sign will be paid for and there will be no expense to the town. Tim Hayes volunteered to install the sign. Amy made a motion to accept the dedication as presented. The motion was seconded by Jeremiah. Amy and Jeremiah voted in favor of the motion.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, August 28, 2023.

Application for Zoning Permit – APPROVED

1. Bryan O'Day, 15 Stryker Road, to build two "farmhouse porches." Zoning Coordinator visited the site and discussed the project with the applicant; the location is clearly marked. There are no setback or wetlands issues, and the porches will be less than 35' tall. There is business activity on the parcel and applicant has stated that he will provide a site plan to the Town Planning Board for review and approval. Zoning Permit approved per delegation of authority with the conditional requirement that the Planning Board approve a site plan.

2. Catherine Graham, 12 Winding Wood Road, would like to build a > 1600 sq.ft. 3-bedroom house. The Zoning Coordinator visited the site (walked the property) and discussed the project with the applicant; the location is clearly marked. There are no setback or wetlands issues, and the house will be less than 35' tall. Applicant reminded that approval by Eastman Community Association (ECA) is also required before proceeding. No business or commercial activity observed; applicant has represented the same on the application. Permit approved per delegation of authority.

Application for Permit – In hand, being held

3. Marc McCalmont, 228 Oak Hill Road, Zoning Permit application for a ground-mounted PV solar panel installation. Mr. McCalmont instructed: "Don't approve this application just more incompetence! Let's see if the next company can get it correct."

4. 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. Two (2) additional visits with owner of property on Woodcrest (private road). We discussed (1) the fabric storage shelter erected next to garage (inside setback) and (2) repair of decking near the water. Regarding the fabric shelter, due to location, "relief" from the Zoning Ordinance by Special Exception is required. Additional visits; discussion with neighbor (Hendl) regarding road ROW. Amount of relief required in road setback is 22' (structure is 13' from edge of road ROW), relief needed in side yard setback is 17' (structure is 18' from property ;line). (Ossa)

B. Owner has approved Permit to build a carport. Would like to build a garage instead; Meadowbrook Rd Owner advised plan view drawing to the garage is required. (Cotter)

C. Property owner has owned 49 Sandy Beach Rd for 32 years and has lived here full time the past two years. Would like to explore the possibility of adding a two-car garage to the property. 2.59 acres; last house on the road (DeConnick)

D. Resident just purchased property on Colby Hill Rd. Would like to build a woodshed (Moore)

E. Messer Hill Road – wetlands map (Clayton Platt)

F. Hot tub and fire pit Sandy Beach Road (private road) (Dopazo)

<< August 26, 2023 >>

Amy had a question about a comment made in number three regarding Marc McCalmont's application. Tamara stated that Marc is believed to be on his third company and hasn't been happy with the previous two companies he reached out to.

Item number two, Catherine Graham, Amy stated she has turned in her approval to ECA and is waiting for Amy to get out there and walk the site for district approval which will happen this week.

Minutes of August 14, 2023:

Page 5:

*The second is cash purchase/financing. The town would then own it and get 100% of the benefit of that power, resulting in **potentially** no electric bill at all.*

Page 6:

Board of Selectmen

Page 6

August 14, 2023

*consider the other side of this topic before spending our ~~resident's~~ **residents'** tax dollars on a project like this.*

Page 7:

*The laptop for ~~Time~~ **Tim** Hayes has been requested. Tamara has worked with the Cemetery as well as Planning and Zoning on their current items.*

Amy made a motion to accept the minutes of August 14th as amended. The motion was seconded by Jeremiah. Amy and Jeremiah voted in favor of the motion.

Unfinished Business:

None

New Business:

None

Board and Department Updates:

- a. Agricultural Commission – No updates
- b. Buildings and Grounds – No updates
- c. Cemetery – Brandt Denniston resigned from his position on the Cemetery Commission.
- d. Conservation Commission – There are a few elderberry plants left over that will be up for grabs. The Commission will likely be suggesting a warrant article for logging some town lots.
- e. Energy Committee – No updates
- f. Fire Department – No updates.
- g. Highway Department – Cody Osgood started work today. Tim Hayes has an appointment on Thursday to look at some trucks. He will select the top three trucks and have them delivered from Westminster Vermont to Lebanon so they can be more thoroughly inspected. Tim asked if there were any updates on the possibility of taking on a third laborer at the highway department. Amy stated this will need to be discussed when Poul returns and there is a full Board. Amy asked what the first impressions of Cody were today. Tim thought he did well; he drove him around and showed him all the roads. Cody was able to try out the backhoe and one of the trucks today. Tim thinks he will be a good fit.

Tim plans to get the roads in shape before the snow arrives. Tim's hoping within the next few weeks they will get a handle on most of the damage that's been done. Pike has Hog Hill scheduled for paving in October, but it could happen in September. Tim is still waiting for a quote for the bottom of Sanborn Hill.

Tim asked about the status of the Lindquist situation. Amy stated the Board is waiting for correspondence back from Mr. Lindquist. Mr. Lindquist received a letter from the Board giving an end date of March 15th or when the roads get posted. Tim hopes to pave that road in the next two years but wants to wait until the hauling is complete. Jen added that sometime last year Mr. Lindquist was in with a plan to get it all done as soon as possible, but taking his time hauling out is making the road worse and worse for the people who live there. If that plan was stuck to it might have been done by now; she feels that is a standard that others would have to stick to. Tamara feels this is the first time the Board has given Lindquist an end-all date in all these years. Jeremiah stated they have now been given an end date, a time of day to haul, and permission to use a rock crusher to help with getting the materials out. There was discussion on the current condition of the road and concerns with further hauling without a bond. Tamara reminded everyone that between our engineer and their engineer, there was no way to prove that his trucks did the damage.

Tim is waiting for a price on the pressure washer and Pete Lewis is helping with finding the MIG welder. The other hand tools needed will be around \$500 and that is just a matter of going to pick them up. Tim informed the Board of a missing tool, a 1/2” battery-powered impact driver, from the Highway garage, which was reported to the police department. The charger was not taken, just the tool and one battery. That is something else that will need to be replaced.

- h. Library – No updates to report in Poul’s absence.
- i. Planning Board – No updates to report in Poul’s absence.
- j. Police Department – No updates to report in Poul’s absence.
- k. Recreation Committee – No updates
- l. ZBA – They have their next meeting next Tuesday, September 5th.
- m. Administration – There have been lots of cemetery dealings lately. There is a private family committal tomorrow that Tim will assist with.

Correspondence/Signatures:

None

Miscellaneous Business:

At 5:01 p.m. Amy made a motion to enter non-public session per RSA 91-A:3(II)(c). The motion was seconded by Jeremiah. Amy voted aye, and Jeremiah voted aye.

Amy made a motion to exit non-public session at 5:17 p.m. The motion was seconded by Jeremiah. By roll call vote Amy voted aye, Jeremiah voted aye. Amy made a motion to seal the minutes. The motion was seconded by Jeremiah. By roll call vote Amy voted aye, and Jeremiah voted aye.

The meeting was adjourned at 5:18 p.m.

Jill Hastings

Deputy Administrative Assistant