

BOARD OF SELECTMEN

JUNE 25, 2018

MEMORIAL BUILDING

4:00 P.M.

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

The meeting was called to order at 4:00 p.m. and opened with the Pledge of Allegiance.

Selectmen present: Dick Hendl, Vice-Chairman and George McCusker. Tamara Butcher was absent, as was Whit Smith.

Leigh Callaway reported the 250th Celebration Committee has another \$580.00 in donations. \$500 from the business donations, and \$80.00 collected in the donation jar at the recent cello concert. There is now an Eventbrite link on the 250th Celebration page of the town website where people can purchase tickets in advance of events through the use of credit cards. The credit card fee is deducted from the payment to the Committee. George McCusker moved to accept the \$580.00 donations to the 250th Celebration Committee. Motion seconded by Dick and approved by both.

Minutes of June 11, 2018, George moved to approve as written, seconded by Dick and approved by both.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, June 25, 2018.

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

Application for Permit – Acted Upon, Approved:

1. Tom Greenhalge, 701 Four Corners Road; wants to build a garage. I met with the applicant and I have been out to the site. The location for the garage has been marked and in compliance with all setback requirements; there are no wetlands issues. Structure will be less than 35' tall. Application reviewed and presented to BOS members at their meeting on June 11, 2018. APPROVED at BOS meeting on June 11. Permit signed by Selectman McCusker.

2. Janet & Art Edmiston, 300 Shad Hill Road; want to build a garage at the end of their driveway. I have reviewed the application and I have been out to the property where I met with the applicants. The plan is for a two car 24' x 30' garage with a lean-to off one of the sides where they'll keep the tractor. There are no set back issues, no wetlands shown on the ArcGIS Wetlands mapping tool and the structure will be less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

Application for Permit PENDING:

Ms. Kerry McNally, pursuant to Article VIII "Nonconforming Structures and Uses" of the Town of Springfield Zoning Ordinance (2018) hereinafter the "Ordinance," has received from the Town of Springfield Planning Board (Planning Board) a permit for Conditional Use (Ordinance Sec. 8.22) for real estate parcel located at 21 Old Croydon Road, Springfield, New Hampshire

(Tax I.D. Map #25, Lot 339-374) to re-construct a deck that was previously attached to the residence (same dimensions). Ms. McNally is now required to file an application for Zoning Permit based on the authorization for Conditional Use.

Other Matters.

A. Per Selectman McCusker's direction, investigate "gazebo" that was erected on Georges Mills Road. Photos of three (3) other similar screen houses around town. Research fabric screen houses. Research Zoning Ordinance. Prep for presentation to town Planning Board requesting determination/clarification on whether a fabric screen house should be considered a structure and subject to Zoning Permit.

B. Attend Planning Board meeting on June 21.

1. McNally hearing;
2. Consideration of whether fabric screenhouse or "gazebo" is a structure under the Zoning Ordinance.

C. Consultation with Frank Anzalone, Architect, regarding expansion/addition or garage at 2334 Main Street.

D. Review Whiting Permit for deck(s) attached to house (Four Corners Road). Construction not yet started. Planned size of deck (depth) changed from 8' to 10'. Advice to property owner accordingly.

E. Inquiry from prospective purchaser regarding property on Woodcrest that received Special Exception to build residence on non-conforming lot. Does Special Exception "run with the land," or is it "assignable." Must construction of the permitted residence begin within a certain amount of time?

F. Review letter(s) from "Concerned Vocal Citizen" regarding 140/150 Woodcrest as requested by Selectman Hendl.

<< RWS 06/24/2018 >>

Dick reviewed information from Whit Smith regarding Whit's research and the Planning Board's interpretation of seasonal screen houses or "gazebo" from the June 21 meeting. The Planning Board has discretion to determine whether something is a structure. Following considerable discussion regarding the intent of a "fabric shelter" the Planning Board unanimously agreed that a 10' x 12' fabric screen house supported by poles generally less than 1" in diameter, is NOT considered a structure under the Ordinance. The Planning Board agreed it is possible there could be something else that is seasonal and easily moveable that would be considered a structure. Dick and George discussed the information presented. Dick addressed his concern with the contradictions this creates and how this differs from other fabric structures that could be considered temporary, or seasonal. George noted the Selectboard has run into this in the past. There is not a provision for temporary structures and he feels this leaves room for a lot of discrepancy. The application fee for a permit is not unreasonable. He is ok with a decision either

way, but does not want it to become a pick and choose issue. Dick and George agreed to table further discussion until Tamara and Whit are available.

Updates:

Dick reported he has not heard from Bruce Whittemore, from Capitol Roofing, with estimates for the roof repairs at the highway/fire building.

Dick will be meeting with John, Jeff Evan's associate, at 10 a.m. tomorrow and hopefully finalizing the final version of the wetlands permit application for future storage and sand shed site.

Dick extended appreciation to Pete Abair and Tim Hayes, who quickly responded to a fire in the starter of the Sterling. They were able to get the truck out of the building and extinguish the fire quickly. Had they not been there, the situation could have been catastrophic.

Peter is working on pre-fabricating chutes for the trucks, to help spread sand when rebuilding road shoulders. George noted the cost to buy prefabricated would be around \$4,000 each and \$1,000 for installation. Pete is able to use some materials he has and can do this for much cheaper.

Dick reported Tim has been mowing at the cemetery.

Dick discussed the article from the WMUR website regarding a rate hike for Eversource, from 7.9 to 9.4 cents per KWH. This increase is different from the rate hike that would have been associated with SB 365. SB 365 has been vetoed by the Governor.

Signatures:

Dog Warrant signed. There are 4 owners who have not licensed their dogs.

The Sullivan County Registry of Deeds will be changing software vendors for recording. Transfer deeds will be transmitted directly to the towns. A Distribution and Services Agreement was approved and signed for the Town's participation.

On Thursday evening, June 21, the Planning Board approved continuation of Circuit Rider Services with the Upper Valley Lake Sunapee Regional Planning Commission. The Circuit Rider contract was approved and signed by the Board of Selectmen.

The Board discussed vacation coverage during Pete Abair's and Tim Hayes' absence.

Annual Inventory PA 28 order form was approved and signed.

Yield Tax Assessment was signed.

George reported he missed the Planning Board meeting on the 21st. He will be attending the ZBA and Conservation Meetings next week.

Dick reported the Library Trustee's will meet t at 1:00 on Tuesday, June 26. Five scholarships were awarded to Springfield Students. On Wednesday, Hayden Keene gave a presentation on the history of the library, complete with pictures and details of past library locations and librarians. She has provided a binder with information for the library to have.

The Historical Society awarded three scholarships to students.

Dick stated the KOLELEMOOK Lake Association met on Saturday. He is working on getting the KLPA, and other town organizations like the 250th Committee, the garden club, and the snowmobile club to consider making a contribution to the cost of a perched beach. A perched beach will help in lake water quality and assist in the town being able to keep the beach sand maintained without the limits of beach sand replacement. Pierre Bedard has indicated the State DES is not in favor or continued sand replacement. Dick commented that the KLPA has several members who come to participate with the organization because they enjoy the beach and the lake.

There being no further business, the meeting adjourned at 5:10 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant