

BOARD OF SELECTMEN

JULY 9, 2018

MEMORIAL BUILDING

4:00 P.M.

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

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

Selectmen present: Tamara Butcher, Chairman; Dick Hendl, and George McCusker.

Others present: Leigh Callaway, Whit Smith and Keith Cutting.

Leigh reported he has 4 more donations to the 250th Committee totaling \$525.00. Each donor gets a card with the 250th logo thanking them for their contribution. Dick moved to accept the donations to the 250th fund, seconded by George and unanimously approved.

Leigh stated the committee has had some thoughts about suspending the 250th banner on the front of the Town Hall for the duration of the celebration period. The Board agreed this is a good idea but noted concerns about nailing into the siding. Leigh will discuss options with the 250th and get back to the Board.

The drawing for the car will be held on Saturday, July 14th just before the chicken BBQ. The Committee will begin selling tickets for the hand-made quilt. The 250th commemorative items will be available for sale at Old Home Day.

Keith Cutting – Emergency Management Director, reported he has met with regional Homeland Security and Emergency Management personnel. There is now an updated EMD Management Resource Manual, a copy was given to the Selectboard. There will be WebEMD training for Sullivan County on Wednesday, September 19, 2018 from 9 to 11:30 a.m. The training requires pre-registration. If any of the Selectboard members are interested in the training, they are to let him know so he can register them.

Keith also noted there is no local official job description for the Emergency Management Director other than the RSA (State Statutes) which is fairly broad. He would like the Board of Selectmen to consider the language that is in the EMD Resource Manual to develop a job description more in line with town needs.

He would also like the Selectboard to consider developing an Emergency Management Ordinance, which is separate from the Emergency Operations Plan. The details of that ordinance would document alternative options and authority for activation of the EOP, purchases or funding in the absence of the Board of Selectmen during an emergency event.

The 2018 Hazard Mitigation Plan update is complete and has been submitted to the State Department of Emergency Management for draft approval. The Selectboard needs to review and sign the draft for the State to grant final approval.

Keith stated past Selectboard members had suggested that Old Home Day would be a great event for a training drill implementing the Emergency Operations Center and the “management” layer during a period of time during the day.

Minutes of June 25, 2018. Motion by George to accept as written, seconded by Dick and approved by George and Dick. Tamara abstained as she was absent.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, July 9, 2018.

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

Application for Permit – Acted Upon, Approved:

1. Kerry McNally, 21 Old Croydon Road; to re-construct a deck(s) that were previously attached to the residence (same dimensions). Wetlands buffer issue addressed by Town Planning Board. Deck on the south side of the house is in wetlands buffer; deck on the north side of the house is not in the wetlands buffer. Structures will be less than 35’ tall. Application reviewed and forwarded to BOS members. APPROVED by Zoning Coordinator pursuant to delegation of authority.

2. Ron Whiting, 155 Four Corners Road; property owner has an Approved Zoning Permit to build a deck on the front of his house. The plan shows the deck to be 8’ wide. Mr. Whiting requested that the plan be changed to allow the deck to be 10’ wide. Zoning Coordinator reviewed the plan and visited Mr. Whiting at the property. Construction on the deck has not begun. Zoning Coordinator accepted the amendment revising the plan for the deck. Existing Zoning Permit modified accordingly. No new permit issued.

Application for Permit PENDING:

None.

Other Matters.

- A. Respond to question from Chair of the Zoning Board of Adjustment regarding authority of Planning Board to interpret whether a fabric screen house (gazebo) is more like a tent (not a structure) or should be considered a “Structure” under the Zoning Ordinance.
- B. Respond to questions and emails from Mr. Mullins pertaining to Special Exception (Edmunds) issued by Zoning Board of Adjustment regarding a now buildable lot on Woodcrest Road. Mr. Mullins is planning to purchase the lot and build a cottage. Mr. Mullins was also advised regarding the need to sign and record “Notice of Limits of Liability” for the benefit of the town.
- C. Respond to Ms. Swenson (Sanborn Hill Road) regarding the need for a Zoning Permit in connection with the size of a concrete pad on which to place a “mobile home” that is smaller (replacement) than the mobile home that burned in 2017 (same location).

Whit granted an amendment to the size of the deck for Whiting from 8' wide to 10' wide. No new permit needed.

Dick reported he had been approached by an abutter who claims an animal shed may be within the 35' property line setback.

Whit reported the family issues with the Lane Property on Sanborn Hill Road have been worked out through probate. Claudia Swenson is the Trustee, of the Trust now in place. The trust wishes to replace the mobile home that burned with a mobile home smaller than the pre-existing structure. A pad was poured last year, for a larger mobile home, but that home is not going to be put in place. The excess pad was not been removed as had been discussed last year. All work needed to cease due to probate issues. Whit will be meeting with the Swenson's to discuss plans and an After the Fact fee for the portion of the pad that is larger than the original footprint. He will forward copies of the applications to the Board. The Swenson's plan to use the excess concrete for a patio/storage area.

Whit reported he has volunteered to head-up an ad-hoc committee to look into options for bringing high-speed internet to more people in Springfield. The first meeting will be Thursday, July 12th at 7:00 p.m.

Dick asked Whit for more information on the Planning Board's interpretation of the screen house issue. Dick's concern is this doesn't follow logic and is inconsistent with requirements for other structures in the Ordinance relative to tents, carports, and temporary structures. How will the determination be made as to what is temporary. Dick is also concerned that a screen house does not have to meet setback requirements, and could be more intrusive to neighbors than a fabric-type structure used as a carport or for storage. Whit noted the Planning Board, in making their interpretation, was aware of the ambiguity this could create. They hoped the interpretation would help to eliminate the confusion. Ultimately they recognized that this type of screen house would not be considered a structure but reserved the right to include other things that may be tent-like in nature (carport). The Planning Board did review and determine the Zoning Ordinance gives the Planning Board authority to make this type of interpretation. George addressed his concerns with enforcement and the interpretation of what is temporary and what is not. Tamara agreed, and noted the measurements stated in the Ordinance are inconsistent, but recognized that this is a growing and changing living document which will need to be amended from time to time. Whit noted, there is work that needs to be done on clarification to create less ambiguity, but until then, the reasonable person standard should prevail.

Dick reviewed the Standard Power offer and felt the contract begs for more information. He provided the Board with his notes. The discussion was tabled to the next meeting.

Old Business: Dick reported he reviewed and signed the amended application to DES for the highway garage project.

He has still not heard from Bruce Whittemore about the roof overhang project.

The fallen tree on Cemetery Road is still there.

The Board discussed issues relative to the two-person Highway Department. Dick discussed his conversations with both Peter and Tim relative to staffing and the safety aspects.

Dick shared with the other members the draft for amendment to the Personnel Policy as per Attorney Tanguay's comments. He also provided comments and suggestions of areas that are inconsistent.

The electrician has taken a look at the outlets on the recreation field. There are some receptacles that do not work. Peter will replace them. The highway department has also up-righted the granite bench, removed trees from the backstop, and taken care of the trash cans in preparation for Old Home Day.

Tim Julian reported he had been contacted by a concerned citizen regarding the regulations of power boats on the lake. There are no speed limits on the lake and there is no limit to size of engine. The only thing not allowed on the lake is a Jet Ski. The Marine Patrol Unit of the State Police has jurisdiction over the lake.

Board and Department Updates:

Tamara reported the charging problem on Engine 3 has been fixed.

The Highway Department is busy prepping the recreation field for Old Home Day.

Dick reported the library will be closed on Mondays. The hours for the rest of the week stay pretty much the same.

Tim Julian reported he had been subpoenaed to go to court regarding the Lane/Swenson property. The parties came to an agreement and he did not have to attend. Probate has been settled and a trustee has been named.

Tim noted that he has received the Dog Warrant. Town Clerk, Pixie Hill, has worked so diligent to pare down the list, there were only 4 owners compared to the 20 to 30 or so of years past. He has contacted 3 out of the 4 on the list.

The Board reviewed tax collector documentation and regulations regarding tax deeding from Pixie Hill, Tax Collector. Pixie shared the list of properties that will be in jeopardy of tax deeding if outstanding taxes are not paid. She estimates that the tax deeding date will be October 9. The Board will review the documents and at the next meeting on July 23 will set a date and time to sit down and review the list and process with Pixie.

The meeting adjourned at 5:30 p.m.

Submitted by Janet Roberts,
Administrative Assistant