

BOARD OF SELECTMEN

JULY 23, 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, Angela and Dan MacCreighton, Ben Crowell, Whit Smith, and Jen Roberts.

Leigh reported the 250th Celebration Committee has received an additional \$135.50 in donations; \$125.00 in checks from the letter writing campaign, and \$10.50 in the change jar. Dick Hendl moved to accept the \$135.50 contributions, seconded by George and unanimously approved.

Leigh reported the raffle of the 2003 Honda donated by Poul Heilemann raised \$4,780.00. Todd Fleury won the raffle. Leigh will do the paperwork required for Poul's donation. Dick moved to accept the donation of the 2003 Honda with 165,999 miles as a donation to the 250th Celebration Committee. The motion was seconded by George and unanimously approved.

Leigh noted there are no updates about posting of the banner. It has not yet been brought up for discussion at any of the meetings. There has been a lot of good participation in the 250th celebration. He reported that he has a special accounting of the \$3500.00 in funds the town approved at town meeting. The money is being allocated to expenses such as promotions, etc.

Ben Crowell reported there will be a rally at Springfield Power, on Fisher Corner Road, on Monday, July 30 at 1:00 p.m. and asked the Selectboard and public to attend. The Governor recently vetoed SB 365 which if passed, would require electric utility providers to purchase power from wood powered (biomass) facilities at above market prices, maintaining the viability of these plants, and sustaining the logging industry in the State. Springfield is the only town with a biomass plant that did not send a letter in support of the bill. Ben noted that Sullivan, Merrimack, and Hillsborough Counties are the three counties with the most logging, and wood related jobs in the State, and is the second biggest business in NH. The jobs are located here, not just in the North Country. The wood burning facilities take "junk" wood, and leave room for good trees to grow, which is good forestry management in encouraging regrowth and wildlife habitat. Without the power plants, there is no market for the "junk" wood which directly impacts the saw mills, (Durgin & Crowell and the power plant employ many local people) as well as people who work in the woods, and all the business relative to that. If Springfield Power closes, there would be an impact to tax payers in lost tax revenue. The plants need support to keep them open. Tamara noted she supports the plant as a tax payer and is concerned with the hit all the tax payers will take if the plant closes and feels it needs to be kept going. The Board discussed the impact a resulting utility rate increase will have on all residents in town and statewide.

Ben went on to state that money to produce power using natural gas goes out of the State. Keeping these plants viable keeps people employed and the local economy benefits. Ben said, the State of NH goes above and beyond other states in the use of forestry products. "We use everything."

Leigh Callaway, stated he is not concerned with people in Manchester, Nashua, or Keene, for example. He is concerned with the biomass power plant and lumber businesses that employ so many locals. He cares about, and supports what is best for people in Springfield.

The Board thanked Ben for his time. The rally is scheduled for Monday, July 30, at 1:00 at Springfield Power on Fisher Corner Road. The public is welcome to attend.

Angela MacCreighton reported it has come to her attention, as a Trustee of Trust Funds, that there were some funds established many years ago, known as the Jackman/McDaniel Fund, designated to be used for the Howard Memorial Church. There is no one alive any longer that has knowledge of the fund, and there is no longer a Howard Memorial Church. The Town owns the building. The State Charitable Trust and the bank agree that something needs to be done with these funds. The recommendation has been for the Selectboard to write a letter to the bank requesting the release of these funds to be used for the building. If approved by the bank, the request is forwarded to the State, who would then approve the funds, including interest and principle, be turned over to the town. The Board unanimously agreed to pursue the closing of the account. A letter will be sent.

Jen Roberts met with the Selectboard for information as to the process required for Site Plan Review. She has noticed a site for a new garage structure where there are business vehicles and equipment used in business on the property, and questioned what the "trigger" would be. She and Kevin were made to go through the process when they applied for a permit to build a studio apartment a couple of years ago. The approval of their permit got held up by the Board of Selectmen, contingent on them going through the site plan and special exception process for their business. There were several other people where similar circumstances took place. Jen said they were told by the Selectboard at the time, that going forward, any property applying for a physical change would be required to comply with Site Plan and Zoning regulations if there was a business use at the property. She is not looking to get anyone in trouble, or to delay any construction, but rather is interested in what the "trigger" is and how enforcement is being handled. The Selectboard and Whit Smith noted in the Four Corner's Road instance, the owner stated to the Board and to Whit that the business is operated in Grantham. His garage is to store personal cars. Jen suggested the Board might check with the Town of Grantham. Whit reviewed the requirements of Site plan Review and definitions of home occupation, home business, and heavy equipment. Whit stated, the Zoning Ordinance does not spell out what is a commercial use, but rather leaves the interpretation up to the definition of heavy equipment, when the use does not fit Home Occupation or Home Business categories. There was discussion regarding an excavator on the property. Dick noted his concern that the violation in this case is not clear. The applicant has stated that he is not running a business from his home. He does not feel there is a basis for the Board to consider this a violation at this time. If a violation can be pointed out, he

has no problem enforcing it. Tamara stated she agrees with Kevin and Jen's frustration. In this instance, they have been told business is not taking place there. Jen noted she is not out to cause any issues for this particular property, but rather address the issue of what the trigger and enforcement is, which they were told would be the process going forward. Tamara noted that the Board would take note of the concerns and address a violation, if one is found. George noted, in the past issues were not always followed up with, but since Whit has been involved, it has not been a problem. Dick agreed with Tamara that if there is a violation, he is willing to act on it. The Board has had several issues recently brought to their attention that they have been addressing on a case by case basis.

Whit reported at this time, the Swenson's are in compliance with their applications. Corey Swenson met with the Planning Board for requirements to put a second dwelling on the parcel. A lengthy discussion by the Planning Board followed.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, July 23, 2018.

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

Application for Permit – Acted Upon, Approved:

1. Claudia Swenson, Trustee, for the Robert H. Lane Trust, filed an "after the fact" zoning permit application for that portion of a concrete pad that was added after residential structure (mobile home) was destroyed in a fire.

Only 34' of the concrete pad is required for the replacement 34' mobile home. No Zoning Permit was required because the action constituted a rebuild/replacement of an existing structure. However, that does not apply to the additional 36' of the concrete pad. Ms. Swenson filed a Zoning Permit Application "after the fact" with respect to that portion of the concrete pad that is not underneath the replacement mobile home. The cost of the concrete pad was \$1900. Ms. Swenson agreed that the portion requiring a Zoning Permit would have a value of \$1000. Accordingly, the "after the fact" fee was calculated to be \$100. The fee was paid to the Town Clerk when the Application for Zoning Permit was filed.

No wetlands issue; No setback issues; structure is less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

2. Claudia Swenson, Trustee, for the Robert H. Lane Trust, filed a second zoning permit application in timely fashion for two (2) small additions and a deck to be attached to a 34' mobile home located at 540 Sanborn Hill Rd (referred to in item #1 above). No wetlands issue; No setback issues; structure is less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

3. Kevin Lee, 81 Sanborn Hill Rd, wants to expand the size of the deck on the back of the house to accommodate a hot tub. Accordingly, application for zoning permit filed with respect to the

expansion of the deck AND placement of a hot tub (also a structure) thereon. No wetlands issue; No setback issues; structure is less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

4. Mr/Mrs Tom & Sondra Wilt, 3685 Main Street, would like to install a permanently mounted generator. Zoning Coordinator has visited the property location and spoke with the applicant. All is in order. No set back issues, no wetlands issues; structure will be less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

5. Mr Scott Seekamp, 736 Deer Hill Road, would like to install a permanently mounted generator. Zoning Coordinator has visited the property location and spoke with the applicant. All is in order. No set back issues, no wetlands issues; structure will be less than 35' tall. APPROVED by Zoning Coordinator pursuant to delegation of authority.

Application for Permit PENDING:

None.

Other Matters.

- A. Respond to question from Conner Tilton regarding whether lot on Stoney Brook Road would be considered "buildable." The query was from Mr. Tilton's mortgage lender in connection with financing a parcel he would like to purchase.
- B. Emails/Inquiry from Chair of Zoning Board of Adjustment regarding interpretation of different wetlands located on a parcel pertaining to buffers and DEC authorization to alter non-designated wetlands with provisions for mitigation.
- C. Review inquiry and emails regarding a "donkey shed" on a parcel located on Four Corners Road.
- D. Respond to inquiry from Tom Jones, Project Engineer, regarding installation of solar panel project in the Eastman Village Development. The parcel where to solar field will be installed is entirely in the Town of Grantham. However, there will be fencing placed on an adjacent parcel located in the Town of Springfield. No Zoning Permit required because fencing is not considered a structure under Springfield Zoning Ordinance.
- E. Attended Town Planning Board meeting.

<< RWS 07/022/2018 >

Minutes of July 9, 2018: George moved to approve as written, seconded by Dick and unanimously approved.

Standard Power: Board discussed rates. Dick had shared his concerns with the Board at their last meeting. He would not feel comfortable proceeding without the answers to his questions. The Board would prefer not to make changes at this time. Motion made by Dick to stay with Eversource as the power supplier. Motion seconded by George and unanimously approved.\

Personnel Policy: Discussion tabled.

Tamara will not be available on Monday, August 13th for the next meeting. The Board agreed to move the meeting to Tuesday, August 14th at 4:00 p.m.

Tax Deeding: Tamara noted that she would like to keep moving with this. Some of the balances date back to 2013, and is not fair to people who are paying their taxes for this to continue. The Board reviewed information from Pixie on how other towns handle tax delinquencies. Face to face meetings, where arrangements are worked out, with end dates, and compliance spelled out, has been recommended. The Board agreed to meet with Pixie on Tuesday, August 14, 2018 at 3:00 p.m. to review properties that may be subject to deeding in October. [addendum: Pixie has reported she will not be available on August 14.]

The Board reviewed the recommendation from Town Counsel regarding approval of an exemption of 2018 taxes for the Village District of Eastman's solar array, up to the \$50,000 limit approved by the voter's in the Town in 2010. The Village District has a lease agreement with IGS Solar. Dick noted his concern with approving the exemption for solar equipment that is not owned by the Village District. The Board also reviewed an e-mail from Jeremy Brisson, of IGS Solar requesting they consider applying the exemption to 2017 taxes as well. Motion made by Tamara to approve an exemption for 2018 of \$50,000 for the Village District of Eastman, and to deny the request for an exemption on 2017 taxes. The motion was seconded by George. Tamara and George voted in favor, Dick was opposed.

Dick reported Pixie has reached out to Mr. Hodges regarding the real estate tax issue of January 2018. Mr. Hodges reported he is out of work, and did not make a payment commitment. Motion by Dick to ask Pixie to send Mr. Hodges a letter stating the balance of \$1,873.60 is due and payable by August 31, 2018. If payment in full is received by then, the Board of Selectmen authorizes waiving the accrued interest and penalties. Motion seconded by Tamara and unanimously approved.

Pixie received a phone call from a resident who reported a speed boat was seen between the two rafts at the town beach this weekend. The caller questioned the ropes and buoys and if the Selectmen were concerned. The Board discussed. This is not the first time they have received a complaint regarding this boater. Tamara noted the ropes have not been put out because they are in unsatisfactory condition. Several people have commented they prefer the ropes not be there because it increases the area that used for swimming and is helping with the mucky bottom. There was a discussion of perhaps using some other buoys or form of markers. The Board agreed the ropes or some other marker would prevent someone from going between the rafts. Dick suggested the Board of Selectmen write a letter to the boat owner notifying of numerous

complaints in clear violation of NH boating restrictions, and ask that the activity cease and desist, with a copy of the letter to NH Marine Patrol. Tamara reported that she had seen a jet ski, which are prohibited by the State, on Saturday afternoon, sometimes with one person and sometimes with two.

Jen Roberts brought up the subject of enforcing out of towners using the beach. There are many times when parking is unavailable and the beach is crowded, and people report they are here from another town. Dick noted the police have been doing drive-by checks, and they are noted in the police reports. George noted this has been a problem every year. Dick suggested perhaps each resident could be given a certain number of "beach badges" to display every year. The use of the beach is provided for Springfield Residents now, and there are signs accordingly. The badges would be a way to assist with compliance.

Board and Department Updates:

Tamara reported the Fire Department has received an unofficial offer in the sale of the tanker. They did not accept the offer, or counter, as they are looking for direction from the Board of Selectmen but it is possible they could get a bit more than offered. The Tanker was advertised for sale during Old Home Day. The cost to run advertising is expensive, and has not been very successful in the past. The Selectboard were all in agreement for the Fire Department to suggest a counter, and to handle the sale of the tanker.

The Chicken BBQ went well and was one of the best ones they have held. The 50/50 raffle was donated back to the department.

Dick reported things are moving along nicely with the 250th Celebration. There will be a silent auction and a Chinese auction on Saturday, August 18 from 11 to 4.

The Library Trustees meet on Tuesday, July 31.

Board members were given the written report from Inspector Perry of the State Labor Department. Request for extension, or compliance needs to be complete by September 6, 2018.

The next meeting of the Selectboard will be on Tuesday, August 14, 2018 at 4:00 p.m.

The meeting adjourned at 6:10 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant