

BOARD OF SELECTMEN

SEPTEMBER 24, 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: Mike and Judy Lawlor, Bryan O'Day, Leigh Callaway, Whit Smith, and Peter Abair.

250th Celebration report: Leigh reported, two checks for the golf tournament were made out to the Town of Springfield instead of the 250th Committee. The Board agreed they were intended for the 250th and can be endorsed by them. An additional \$204.80 in cash donations were received. \$138.00 from the golf tournament, and \$66.80 from the silent auction. Dick moved to accept the \$204.80 donation to the 250th Celebration. Motion was seconded by George and unanimously approved.

Commemorative license plates: The 250th Committee has designed a commemorative license plate that will be available to purchase from the Town Clerk in 2019. The State has approved the design. Approval and an authorization letter is required from the Selectboard to the Division of Motor Vehicles. Leigh had drafted a letter. Motion by Dick to authorize the commemorative plate, seconded by George and unanimously approved. The letter was signed.

Leigh noted the 250th Committee is hoping the meetinghouse can be heated throughout the winter. Further discussion was tabled until the Committee has a schedule of events for review by the Selectboard.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, September 24, 2018.

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

Application for Permit – Acted Upon, Approved:

1. John & Rhonda Condon, 33 Homan Rd; application for zoning permit to build garage. Zoning Coordinator has been out to the site; met with property owner. Location is marked and staked. Confirmed distance to side lot line to make sure there is no issue with setback requirements. No wetlands issue. The structure will be less than 35' high. APPROVED by Zoning Coordinator pursuant to delegation of authority.

2. Daniel Gallant & Katie Lantz, 194 Hogg Hill Rd. Application for 18' x 12' car port (lean-to off side of existing garage). Zoning Coordinator has been out to the site. There are no setback issues and no wetlands issue. The structure will be less than 35' high. APPROVED by Zoning Coordinator pursuant to delegation of authority.

3. Tim & Kara Berns, 76 Nichols Hill Rd. Application “after the fact” for a 22’ x 24’ concrete pad (agreed value \$1500) and 10’ x 12’ shed next to driveway (construction not started). Note: concrete pad is for parking and shed is not going on concrete pad. After the fact fee paid. Location is marked and staked. Confirmed distance to side lot line to make sure there is no issue with setback requirements. No wetlands issue. The structure will be less than 35’ high. APPROVED by Zoning Coordinator pursuant to delegation of authority.

4. Mark Brunelle, property located on George Hill Rd (house # not yet assigned; Map # 49, Lot 602-088). Application for placement of manufactured house on the property. Location is marked and staked. Confirmed distance to side lot line to make sure there is no issue with setback requirements. No wetlands issue. The structure will be less than 35’ high. Application includes full plan drawings and septic system design approval from DES sub-surface systems division. APPROVED by Zoning Coordinator pursuant to delegation of authority.

5. Dallas & Laura Patten, 33 Old Croydon Road, Renewal of Zoning Permit to replace existing structure (residence). No changes from original Zoning Permit. APPROVED by Zoning Coordinator pursuant to delegation of authority.

Application for Permit PENDING:

NONE.

Other Matters.

A. Continuing inquiry from property owner on George Hill Road regarding clearing of land and site preparation for placement of manufacture home.

B. Meeting with Anna Hutton & Mark Hiatt, 113 Town Farm Rd; Zoning Permit application is not necessary to add deck (8’ x 12’) to the back of small cabin because the deck is less than 100 sq. Zoning Ordinance Article XIII Definitions: Structure, See Appendix A1 List of Things that are a “Structure.” Deck less than 100 sq. is not a structure.

C. Inquiry from property owner regarding Notice of Limits for Class VI Road. Respond and provide the Waiver form to the property owner.

D. Attended Planning Board meeting. Public hearings on Tunis LLC (request Accessory Dwelling Unit approval for lower level living space); and Brian O’Day (request review by Planning Board to convert single family dwelling unit to a two-family dwelling unit). Both matters continued to the October Planning Board meeting.

E. Review letters received from “Concerned Vocal Citizen” and Woodcrest Shores Realty Trust regarding the Petition by Tunis LLC for approval of Accessory Dwelling Unit.

Whit reported he has had a couple of e-mail exchanges with the abutting property owner next to Brunelle's site on George Hill Road regarding land clearing and distances from the septic and well. The Applicant (Mark Brunelle) has a valid DES Septic Approval. The Zoning Permit Application to build, included a legitimate drawing of the site. No structure was started before the application was approved. The abutter is sensitive to the issues as their residence is for sale. Whit has also been contacted by the attorney for the abutter, and his questions seem to have been answered. George McCusker asked Whit to continue to monitor the situation for compliance.

Whit addressed his concern with the GIS map and showed the board an example of the inaccuracy for the lots discussed above.

Whit noted he was approached after the Planning Board meeting from a resident who is concerned with the .12 acre lot on George Hill at the turn-around that has become strewn with "junk" and unregistered vehicles etc. There is concern of the health and safety issues at the site.

Minutes of September 10, 2018: Dick moved to accept as written, seconded by George and unanimously approved.

Old Business:

Sale of wood at highway garage site was tabled for now.

Dick reported he has contacted Royal Electric and is meeting them here tomorrow at 1:00 to review the work that needs to be completed.

Frank Sparrow will be coming to replace the rotted wood on the skate park with pressure treated wood.

Dick suggested asking Mason for a bill for work he has done for the furnace for the upstairs of the meetinghouse and having him send a contract for the work that needs to be done, which is estimated at \$3200.00 so that money can be encumbered at the end of the year. The Board was in agreement.

Dick has spoken to Pete about installing the new air conditioners to be sure they work. Instead of installing them right now, it was suggested that they just be plugged in and then can be installed in the spring.

Selectboard members have not completed reviewing the Audit Reports, but agreed the departments should be made aware of any of the auditors reported findings.

New Business:

Peter reported he has found a used 2006 Freightliner with less than 82K miles for \$33,900. The truck comes equipped with a quick-switch plow, and body. It will need hydraulics. They will allow \$3,900 for trade-in so the total cost of the truck is \$30,000. Motion made by Dick to

approve the purchase and prepare a check for the net amount of \$30,000. The motion was seconded by George and unanimously approved.

Janet reported there has been no update on the Harvard Street Realty Trust bond expiration. Art Conkey, who had been hauling from the site, was told to stop as the bond had expired and Mr. Lindquist, the Trustee for Harvard Street Realty had not renewed it. Mr. Conkey had been in touch with Mr. Lindquist. Mr. Conkey stated that he is 90% finished at the site, and wanted to meet with the Selectboard and Road Agent to see what more is required for reclamation. The Board agreed that nothing more is going to happen until the condition of the expired bond is taken care of.

Board and Department Updates:

Planning: George reported the Board heard two cases. Bryan O'Day would like to turn a single-family residence into a duplex. The Hearing was continued until Bryan has met with the Zoning Board. Tunis, LLC would like to make an existing studio apartment that is not in compliance with zoning into an ADU (Accessory Dwelling Unit). The case is pending whether the applicant chooses to install the spiral staircase connecting the two floors. If not the Planning Board needs to vote on the ADU. The applicant has until the next Planning Board meeting to decide which direction she wants to go.

Whit reported, in the O'Day case, the hearing was held out of order due to timing. The applicant's property is 2.67 acres, where a minimum of 3 acres is required. A septic design will be needed with slopes and soils information to decide if the property size is adequate for the septic loading. If the ZBA grants the request, then the applicant returns to the Planning Board.

Tamara addressed the Tunis application. A member of the Planning Board has questioned what the DES requires for a two-family structure. Based on the existing septic design, only a single family structure is allowed on both sites, each with only two-bedrooms as it is a shared 4 bedroom septic system. The studio creates an additional bedroom. At the Planning Board Hearing last week, it was stated that at a ZBA hearing 140 Woodcrest was a single-family residence. Whit noted installation of the staircase connecting the two floors would be required for it to be a single family residence. In order for it to be considered an ADU then there needs to be stairway connecting the two floors, with a way to lock the access between the two floors. Then the issue of the two-family dwelling would need to be reviewed for DES septic loading requirements. The Board discussed, and research will be done as to what the State's definition of bedroom is.

Whit stated on his review of the property (140 Woodcrest), there is the studio apartment on the ground floor. The first floor includes a room that could be used for a number of things, but is currently being used as sleeping quarters. There are two rooms set up for sleeping on the second floor with bathroom facilities on all floors.

Library: Dick reported the Trustees have gotten approval from the State to install an arrow sign pointing to the Library to be located at the corner of George Hill and Route 114. The 250th

Committee has asked the Trustee's to arrange 3 programs, one each for January, February and March. The Trustees are hesitant about this due to concerns of possible weather issues, and low attendance.

Fire Department: Tamara reported the tanker is being advertised on the auction site. Pete asked what to do with the bike rack at the Library. It rarely gets used. It was suggested that it be moved to the beach.

Signatures:

Intent to Cut Timber forms signed for Camp Coniston and Star Lake Properties.

Correspondence: None

Miscellaneous Business: Dick asked the Board for their opinion on sharing the anonymous letters that have been received from Concerned Vocal Citizen with the Planning Board and Zoning Board Chairs as the concerns addressed also have to do with previous Zoning and Planning activity. The Board initially were not in favor of acting on these letters, but legal counsel recommended the Board look into the allegations, which they did. The outcome has been in the minutes. Tamara stated she has talked to one Planning Board member. She is in favor of sharing the letters. George agreed. Whit suggested sending a cover letter explaining the dates received.

The Board noted Tim Julian's report on the Stoney Brook Road speeding issues. They will check with Chief Julian for his recommendation on mailing the report to those who addressed their concerns.

The meeting adjourned at 5:10 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant

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