

BOARD OF SELECTMEN

OCTOBER 22, 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, Don and Pixie Hill, Leigh Callaway, Joyce Guinther, Angela MacCreighton, Jim Bednar, Jason Patten, Jill Hastings, Sidney Pratt, and Whit Smith.

Leigh Callaway – 250th Committee – submitted a \$3,000 expense voucher for fireworks for the 250th birthday celebration to take place on January 5th, (snow date of January 6th). Voucher approved and signed by Tamara. Leigh reported \$1,052 received in donations. \$1000 from a new fund raising program, for which the donor wishes to remain anonymous, \$50.00 from the golf tournament, and \$2.00 donation at the wagon sales. Don noted the Committee is embarking on a new fund raising campaign and anticipate some larger donations in the coming weeks. Some people will want to remain anonymous, and while this is public information, the committee is supporting this request. The information is available if anyone were to ask. Dick moved to accept the total of \$1052.00 donations to the charitable trust, second by Tamara and unanimously approved.

Don reported the winter schedule of events is close to being finalized by the next Selectmen's meeting to determine if it is feasible to keep the town hall through January and February. It looks as if there will be 3 to 5 events per month at various locations. Last year Mason offered to open and close the building for events, and that is likely still an option.

Don stated there is a meeting later tonight at the Meetinghouse to brainstorm what kinds of things can be done at Collins Park. The survey is complete and property lines are known. The Conservation Commission is interested in cutting some brush and pruning trees to help with the site lines between Main Street and the Meetinghouse. There are wide-ranging ideas that people are passionate about in light of the 250th celebration.

Mary-Anne Petrin: Treasurer.

1. Maryanne would like permission from the Board of Selectmen to move the Town accounts from Bar Harbor Bank (FKA Lake Sunapee Bank) to Sugar River Savings. The town has always done business at local banks, first with New London Trust and then with Lake Sunapee. Bar Harbor is no longer a local bank and there have been some issues with the transition. Angela MacCreighton, Trustee of Trust Funds, works for Sugar River Bank, and does a lot for the town and will be helpful during the transition. Maryanne will not begin the transition until the end of this fiscal year. She expects it will take 2 months to move things. Motion made by Dick to give the Treasurer permission to move funds to Sugar River Bank. The motion was seconded by Tamara and unanimously approved.

2. Maryanne noted she is in favor of the lift that is being proposed by the 250th Committee, but is concerned that it means losing a lot of storage on the second floor where the recreation committee stores supplies used at the meetinghouse for events. A lot of stuff has been damaged by mice to throw out, but they would like a secure place. Maryanne is also concerned with the loss of the corner downstairs where the folding chairs are stored. Don stated this was a viable concern to share with the architect. There was discussion of other possible locations for storage i.e. the building at the recreation field, or the old highway garage. The old highway garage is reported to be “full of junk” that needs to be thrown out. The grader and other equipment are stored there.
3. In light of the mice damage, Maryanne feels there is enough money in the recreation budget and would like to buy some plastic totes for storage to keep the mice out. The Selectboard did not have a problem with buying totes. Dick suggested Maryanne speak to Librarian, Laura Pauling, who may have some totes available.
4. Maryanne also reported she will be asking the Selectmen and the Budget Committee for a salary increase for herself and the Deputy Treasurer this year. Her last increase was in 2005 and there is a great deal more that is required of the position now. She is proposing an increase from \$4,000 to \$8,000 for herself and an increase from \$800 to \$2,000 for the deputy. She also suggested that the Selectboard should consider an increase for themselves since there is so much more that they do and they also have been without an increase for a long time.

Angela MacCreighton, Trustee – presented the Non-Judicial Settlement Agreement (NJSA) that the NH Charitable Trust Division required for the Jackman-McDaniel Trust. The Board had previously signed a request to the State, but Charitable Trust Division wanted something more. Shawn Tanguay prepared the NJSA which will establish an irrevocable trust fund to support improvements at the building located at 23 Four Corners Road. {Shawn donated his legal services to the town to prepare this document}. Selectboard members signed the Agreement. Angela and Joyce Guinther, Trustee’s signed the document. Trustee Susan Chiarella had signed the document previously.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, October 22, 2018.

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

Application for Permit – Acted Upon, Approved:

1. Jim Bednar, address, Application for placement of a shipping container (temporary) on the property. Zoning Coordinator has been out to the site and has spoken to the property owner/applicant. Location properly marked. 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. Donald Castle and Robin Albing, 307 Main Street, application to build a garage on the property. Zoning Coordinator has been out to the site and has spoken to the owners' representative (Jay Tucker, Old Hampshire Designs). Location properly marked. 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.

3. John & Wendy Keyser, 72 Bowman Road, application to erect heavy duty fabric shelter. Zoning Coordinator has been out to the site and has spoken to the property owner/applicant. Location properly marked. 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.

Application for Permit PENDING:

4. Sidney Pratt, 2489 Main Street, application to erect greenhouse. Zoning Coordinator has been out to the site and has spoken to the property owner/applicant. Location properly marked. No issue with setback requirements. No wetlands issue. The structure will be less than 35' high. Members of the Board of Selectmen have requested a review of the application because of prior issues regarding compliance with DES Shoreland Protection regulations.

Other Matters.

A. Attend continued ZBA meeting. O'Day hearing - Tuesday, October 9, 2018. Review Notice of Decision at request of Chair of Zoning Board of Adjustment

B. Inquiry from property owner (phone call, document package) regarding use of attic ladder to create door between primary dwelling unit and proposed Accessory Dwelling Unit (ADU). Forward inquiry to Chair of Planning Board as this matter is pending before the Planning Board.

C. Attend Planning Board meeting. Consideration of Christine Austin request for ADU; consideration of O'Day request for two family dwelling on Stryker Road.

D. Per direction from Selectman McCusker, re-visit to George Hill Road lot where manufactured house construction is anticipated. The concrete pad has not been poured as of 10/17/2018.

<< RWS 10/21/2018 >>

Whit reported Bryan O'Day was granted a Special Exception by the Zoning Board with conditions he must get a survey and a State approved septic design, and must limit the number of bedrooms to 4. The Planning Board considered Bryan's application on the 18th. George reported the Planning Board continued Bryan's hearing to December 20th to give him time to comply with the Conditions.

The Planning Board denied request for ADU for Christine Austin. They advised her to get a staircase installed as quickly as possible to comply with the Notice of Violation. Tamara stated

Ms. Austin was told to get in touch with the Selectboard once the stairs are in, and Tamara will arrange for a site visit once that notification is received.

Sidney Pratt submitted an application to build a greenhouse. Due to unresolved shoreland issues, the Selectboard invited him to come to the meeting. Mr. Pratt was at this meeting for a short period of time, but left before the Board had an opportunity to speak to him. Dick reported the Town was notified of Shoreland violations. In 2015 the Department of Environmental Services (DES) visited the site and Mr. Pratt was told he needed to apply for permits for what he had done. Since then more work has been done and no applications have been filed. The Conservation Commission, the Board of Selectmen, and one citizen has notified the DES of concerns. Dick stated he spoke with Jeff Blecharczyk at the DES who was familiar with the property. Jeff was to make a visit back to the site. So far there has been no information that the DES has followed up. This weekend, Dick had a resident speak to him about the concern that the work that is being done there is going to restrict the flow of drainage and be an issue in the road. The Board felt they need to have a conversation with Mr. Pratt. The Board agrees the greenhouse is not the issue, but as they have no jurisdiction over the State requirements, they feel they should not let him proceed without making an attempt to get him to comply. They had hoped to have a dialog with him and proof of compliance with permitting. The Board will hold the application and hope to have an opportunity to meet with Mr. Pratt again.

Minutes of October 8, 2018: Motion by George to approve as written, seconded by Dick and unanimously approved.

At 4:45 p.m. the Board voted unanimously to enter into nonpublic session per RSA 91:A3, II(c). The public in attendance left the room. At 5:07 p.m. the Board entered back into public session. Motion by Dick to seal the non-public minutes, seconded by George. Dick, George and Tamara all voted in favor.

CIP Meeting review: Department Heads have been asked to attend the Capital Improvements Meeting tomorrow, October 23 at 7:00 p.m.

Tamara reported Pete is getting together numbers for paving and for site work at the proposed sand shed location.

George reported Ken Jacques gave a good explanation to the Conservation Commission about perched beaches and the benefits in the town beach situation. Tamara stated she has not been contacted by anyone from Consolidated. Dick reported he spoke to Ruth Ward and she will try to get the name of someone at Consolidated who can do something about it.

The Board agreed since no one is interested in the firewood, to let it sit until things are moving forward on the site.

Dick stated he had a resident call regarding hauling from Sanborn Hill Road by Brownz Landscaping. He left a message at Brownz and has not heard from anyone. Tamara stated she will follow up.

Tamara noted the firetruck bid through Auctions International for \$2400 was not accepted. The Fire Department spoke to a gentleman who had expressed an interested back at Old Home Day. That person is not able to make a commitment. The truck will sit until the Department meets and makes a decision of how to proceed.

New Business:

Dick got a call from Trudy Heath. The Historical Society would like to have the flag pole removed, but not the base. They feel it is redundant to have the flag there with the one at the town hall and they hang a flag when they are open. Motion by Dick to give permission for the pole to be taken down, seconded by Tamara and unanimously approved.

Health Trust has notified that rates for town's insurance plan for employees is going up 10.5%. The Board would like to schedule a meeting with the Health Trust Rep to look at other plan options.

Board Updates:

Highway: The Board accepted the resignation of Tim Hayes from the Highway Department. His last day is Friday October 26. Advertising will begin immediately. The Board wishes Tim well on his new endeavors.

George attended the recent Upper Valley Lake Sunapee Region meeting. He left a copy of the UVLSRPC financial statement.

Planning Board continued O'Day Hearing for two months to allow Bryan time to get the survey and septic plan required as part of his Zoning Special Exception.

Dick reported the 250th Committee is proposing a beer tasting contest and inviting multiple home brewers. Pixie stated it may be included as part of a pulled-pork dinner. Dick stated he talked to the NH Municipal Association about requirements. They recommended he contact the liquor commission. Janet suggested contacting Primex the Town's Insurance carrier to find out their requirements. There have been stipulations about alcohol use in the past. Dick moved to allow the 250th Committee to pursue the details of a beer tasting if they chose to host the event. Motion seconded by Tamara and unanimously approved.

Upper Valley Lake Sunapee Region Planning Commission. Terms for Commissioners Kevin Lee and George McCusker are due for renewal. George is interested in serving. He suggested contacting Kevin. Motion by Dick to reappoint George as commissioner, and Kevin Lee if he is in agreement. Motion seconded by Tamara and unanimously approved.

The Board discussed the need to adjust the locks and reissue keys to the Town Hall. Tamara will speak to Ken.

Mike Lawlor questioned if the log hauling on Shad Hill has stopped and if the loggers have fixed the road. The Board noted there have been no more complaints from residents.

Tax Deeding: Tamara reported one individual who contracted to make a first payment on overdue taxes by October 22 did not come in as agreed. There have been no attempts made to make any payment. Taxes are owed since 2013. All notices have been sent as per statutory provisions. Dick noted the taxpayer had stated to the Board that making the payments would not be a problem. The Board had stressed the need to make regular payments and stay in touch if there needed to be other arrangements. The taxpayer did not follow through. Motion made by Dick to direct the tax collector to proceed with tax deeding on Map 23; Lot 505-142, at 2262 Main Street. Motion was seconded by George and unanimously approved. The deed will be recorded and a Notice to Vacate will be issued.

Deed Waivers were signed for those properties with arrangements that will not be tax deeded at this time. Pixie thanked the Board for their due diligence on the issue of outstanding taxes.

At 6:00 the Board voted to adjourn and the public left. At 6:05 Pixie remembered she had an order of business she forgot to discuss so the Board agreed to reopen the meeting. Pixie reported back in late December 2017 or early January 2018 a payment was made by a title company upon closing of a sold property from the Hodges to the Lydons. The transfer of property had not been available in the system yet, so when they went to look for a balance owed on Lydon, there was none and the check was sent back to the title company. The title company sent a refund to the previous owner (Hodges), who cashed the check and not have no way to pay the taxes owed to clear up the title. She has been working with the title company. The issue is related to incomplete information and an error on the town's part. The title company is willing to pay half of the balance owed if the town is willing to forgive the other half. Motion by Tamara to accept the title company amount of half, and approve a Tax Collector's Abatement on the other half. Motion seconded by Dick and unanimously approved.

The Board then adjourned at 6:15 p.m.

Submitted by,

Janet Roberts
Administrative Assistant