

BOARD OF SELECTMEN

APRIL 22, 2019

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: Richard Hendl, Chairman; Tamara Butcher and George McCusker.

Others present: Leigh Callaway, Jim Bednar and Mike Lawlor. Tom Greenhalge, and Jason Patten came in during the meeting.

Leigh requested acceptance of \$26.00 in donations from the cash jar at the Cracker Barrel event. Tamara moved to accept the donation to the 250th trust, seconded by George and unanimously approved.

Leigh reported the 250th Committee met with members of the Conservation Commission regarding Collins Park. The Conservation Commission is enthusiastic about picking up on improvements to the area. There has been discussion regarding a five-year plan for improvements. There has been talk about a bridge and other improvements in the future. Jim Bednar stated the Historical Society the Garden Club and Conservation Commission has interest in the area. The Conservation Commission will take the lead in trimming trees and improving the path for now. Jim expects future projects will be covered through fund raising and donations. Dick noted he would like to have more of an idea and understanding of the involvement and costs. George stated, he was not aware the Conservation Commission was doing anything about the Collins Park.

~~Jim Bednar reported the Historical Society would like permission from the Select Board to purchase and install a marker recognizing that the meeting house is on the Historical Register. Their plan would be to unveil the marker in September to commemorate the 1769 structure.~~

Amended: May 1, 2019:

Jim Bednar reported the Historical Society would like permission from the Select Board to purchase and install a bronze plaque recognizing that the meeting house is on the National Register of Historic Places. Their plan would be to unveil the marker in September to commemorate the 1799 dedication.

A motion was made by Tamara to approve going forward with the plaque, seconded by George and unanimously approved.

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Tom Greenhalge met with the Board following a letter he received from the Select Board. Dick stated concerns have been raised that he may be running a business from his property that is not in compliance with the Zoning Ordinance. He has vehicles on his property with his company name on them, and a couple of sites on the web showing his business address as Four Corner's Road. Mr. Greenhalge stated this is not accurate. His business is operated from his property in

Grantham. His own website says he is in Grantham. He does not buy or sell anything, and only does business on someone else's property. His "fleet" is usually stored in Grantham, but he keeps his pickups here during mud season. He does not buy or sell anything at his home. His work is done at someone else's property. Following discussion, Dick made a recommendation for Tom to attend the next Planning Board meeting for a consultation. The Planning Board will decide if he needs a site plan and special exception. Dick will send a reminder notice of the meeting at Tom's request.

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REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, April 22, 2019. Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, APPROVED

1. Olivia Weathers, Route 4A. Expand planned concrete apron to be poured around swim pool behind house. No setback or wetlands issues. Proposed structure to be less than 35' tall. ***Zoning Permit application approved pursuant to delegation of authority***. Presently Mr. Weathers does have on the property a very nice backhoe/excavator. This equipment is normally stored at his wood-processing business (approved site plan) but is being used for the time being on the residential lot (personal use) to complete landscaping and site prep for the area around the swim pool. He specifically stated to the Zoning Coordinator that he is not engaged in a Home Business or Commercial Activity at this location.

2. Cory Swenson, Sanborn Hill Rd; Application to place manufactured home on existing concrete pad. No setback or wetlands issues. Proposed structure to be less than 35' tall. Revised site plan reviewed and approved by town Planning Board (for second dwelling unit on the 75-acre property). Upon further visit to the property, it appears that Mr. Swenson may using and/or storing heavy equipment on the property or otherwise engaging in a Home Business or Commercial Activity. ***Zoning Permit application approved pursuant to delegation of authority*** and Mr. Swenson referred to the Planning Board for additional consultation, scheduled for Thursday, April 18, 2019. Notably, Mr. Swenson did appear at the Planning Board meeting and upon consultation, he was advised to apply for Special Exception (Zoning Board of Adjustment) and Site Plan Review (Planning Board)

3. James Bednar, 42 Cross Place, to build an addition and do remodeling on existing residence. After completion, the house will still have just four (4) bedrooms (state approved septic plan included with the application). Zoning coordinator has been out to the property. Mr. Bednar does not appear to be using any heavy equipment or otherwise engaging in a Home Business or Commercial Activity. The proposed addition complies with all setback requirements and there are no wetlands issues. The height of the finished structure will be less than 35'. ***Zoning Permit application approved pursuant to delegation of authority***.

Applications Received, But NOT Acted Upon.

NONE.

Other Matters.

A. Review various surrounding towns zoning permit applications for procedure, form and content.

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B. Met with owners of property (Route 4A) to discuss next steps regarding placing or building an addition on the back of existing structure. Zoning Coordinator is familiar with the property. This matter has been referred to Planning Board for hearing on Conditional Use (expansion of existing structure in Wetlands buffer).

C. Review letters prepared by Chairman Hendl addressed to property owners who may be engaged in Home Business or Commercial Activity without first having obtained an Approved Site Plan; also reviewed letter to property owner regarding what appears to be a junk yard near the town line on George Hill Road.

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D. All sorts of work reviewing/revising zoning permit application and process following “work session” of Board of Selectmen to review current process for Zoning Application. Invite Selectman McCusker to accompany Zoning Coordinator to all site visits and meetings with property owners.

E. Meeting with Selectman McCusker and Road Agent Abair to review plan for site preparation of area behind town garage for location of planned sand storage shed. Assist in the preparation of the Offer to Bid/Request for Proposal to do site preparation of area for proposed sand storage shed. Per direction from Chairman Hendl, interview Messrs. Patten and Jacques (members of the Planning Board) to learn their views on the site preparation of area for proposed sand storage shed. Advise Messrs. Patten and Jacques that Chairman Hendl would like their input on the project.

F. Meeting with property owners (.33-acre lot) on the shore of Lake Kolelemook to hear their ideas (not a plan yet) regarding the placement of a small cottage and garage on the property. Advised necessary steps to proceed before the Zoning Board of Adjustment to seek relief in the form of a Special Exception (non-conforming lot).

G. Visit Weathers’ residence (again) on Route 4A to listen to noise coming from Kennebec lumber mill. Review email correspondence from various sources regarding the noise emanating from the Kennebec lumber mill on Route 4A.

H. Review town website. Provide input and suggested corrections to the town clerk.

I. Attend meeting of Planning Board. Lacaillade, Swenson, Fraser consultations regarding home business and/or commercial activity.

J. Consultation with owner's agent regarding relief from setback to place a garage on property (Main Street near Lake Kolelemook) closer than 35' to the road (inside the setback requirement).
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Application for Variance received for hearing by the Zoning Board of Adjustment scheduled for May 7, 2019.

K. Further inquiry from property owner on Sugar House Road who would like to put a porch with roof on the back of house that may encroach into 35' rear setback. This is a re-visit since lot line could not be located during winter due to the amount of snow.

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Zoning Permits: The Board reviewed Whit's report. There were no comments.

Minutes of April 4, April 8, and April 17, 2019. Tamara made a motion to accept all minutes as written, seconded by George and unanimously approved.

Old Business: The Board discussed the draft of the RFP for the Sand Shed Site Preparation. George stated he and Pete worked with Whit to draft the RFP. He did not seek input from Ken Jacques or Darrin Patten. George stated with Peter's expertise and Whit's assistance drafting the RFP he believes the RFP is complete and ready to go. Dick noted concern about making sure the RFP covers all the expectations. Tamara moved to accept the RFP as drafted, seconded by George, and unanimously approved. The RFP will be advertised in the Kearsarge Shopper, Intertown record, on the web, and posted locally. George stated there are some local contractors he would like to contact.

Cunningham: The Board discussed Mr. Cunningham's concerns raised at the April 18 Planning Board meeting. Dick spoke with Mr. Caron, who did not recall if he had talked with Tom Cunningham prior to meeting him at the site but would check his records. It appears those involved are partially to blame for the mistakes that took place. He recommends splitting the engineering fees between the Cunninghams and the Town. George stated the issue needs to be better clarified moving forward. He recalls the Cunninghams were told about the engineering fees at their consultation. Tamara agreed splitting the bill seems to be the way to go. Dick will draft a letter to the Cunninghams.

Comcast Update: Dick reported as per Wayne Smith's request, he contacted Melissa Pierce at Comcast. She was not exactly forthcoming with the idea of bringing cable to Springfield. She requested information about the number of miles of road in Springfield, the number of residential and commercial buildings and an estimate of the number of people who may use it. Dick

provided her with information from the Ad Hoc Internet Committee. He has sent a response to Wayne Smith, if he is interested in pursuing with Comcast.

Angela MacCreighton, Treasurer met with the Board to recommend Jessalyn Straniti be appointed as Deputy Treasurer. The Board voted unanimously to appoint Jessalyn. The appointment form was signed.

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Jason Patten attended the meeting at the Board's request. The Board reviewed the business use on Jason's property on Town Farm Road and discussed the requirement for Site Plan and Special Exception. Jason stated he is aware of others that have been requested to go through the process. He has no issues with doing so and hopes other violations are being looked at too. The Board suggested he look ahead to what he may want in the future in addition to what is there now, Jason will be in touch with Whit for assistance.

Board and Department Updates:

Tamara noted the Fire Department met but there is nothing to report.

All three Selectmen were at the Planning Board meeting.

Dick reported the library has had the two new blue direction signs put up. One on Four Corner's Road near the historical museum, and the other at the intersection of Georges Mills Road.

Tamara reported she cleaned a couple of stones at the cemetery on Sunday, and a group of people got together to clean some more today.

The Board signed two Land Use Change Tax Assessments.

Mike Lawlor reported a couple of small trees have fallen on some stones in the cemetery on Old Grafton Road. George will have Peter look.

Curtis Huff will begin part-time on Thursday, April 24, 2019.

The meeting adjourned at 6:04 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant

DRAFT AMENDED 5-1-2019