

BOARD OF SELECTMEN

March 09, 2020

MEMORIAL BUILDING

4:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Selectmen present: Dick Hendl, Chairman and Tamara Butcher

Others: Leigh Callaway, Don Hill, Jim Yager, Whit Smith, and Mike Lawlor

The meeting started with the pledge of allegiance.

Scheduled Appointments:

Don provided the board of selectmen an update on lift activity at the meetinghouse. There was an email chain and phone correspondence with the members of the building committee and a discussion after meeting with the contractor and the vendor about the positioning of the lift. The corridor is about two inches narrower at the back than it is at the front. It was determined the best way to move forward would be to locate the lift about halfway back in the corridor. This caused a couple of modifications only in the location of the cement pad in the basement and means the entrance egress upstairs will not extend quite as far into the room as originally thought. Don said there have been two questions forwarded to him and the building committee, the first being construction and dust mitigation and the other is about a port-a-potty. The contractor will use all the normal protocols with hanging tarps to contain the mess. The plumbing will only be down for two to three hours while Mason does his work, the contractor doesn't see the need for a port-a-potty. Don shared the contractor is aiming to initiate the project in late March/early April and the lift should be arriving in May. They are expecting to complete in June.

Leigh said there is now no need to move the upper alarm box due to the lift being set back a bit further. Capital Alarm moved the lower box this morning. The voucher for this work was given to Dick this morning showing the work that was done.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, March 9, 2020. Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, APPROVED

1. Cynthia W. Hayes Trust c/o SBA Communications (acting as agent with grant of authority), 487 Deer Hill Road; application to upgrade/replace antennas and ancillary equipment for AT&T on cell tower. Some additional equipment is being added to the tower. No change in height. No change in "footprint." Wetlands reviewed – no encroachment; no set back issues. Application for Permit approved pursuant to delegation of authority.

Open Application - In Hand, But NOT Acted Upon.

2. Victor Rifkin, 160 Deer Hill Road; Applications for Zoning Permits: (1) foot bridge and (2) Yurt. No permit required for small (< 50 sq. ft.) foot bridge. Applicant advised and fee returned. Application for Yurt incomplete. Applicant advised to provide “plan view” drawing showing location of Yurt so Wetlands map can be checked.

3. Kara Zaleskas, 164 Four Corners Road; No change in status on this matter.

Other Matters.

A. Review Application for Special Exception by Durgin & Crowell Lumber Company to expand all aspects of their business (heavy industrial and commercial activity) on to a 55 acre parcel fronting on Messer Hill Road. This would effectively convert the use of the land in question from “Rural Residential” to “Industrial,” potentially significantly changing the character of the neighborhood and blocking natural wildlife corridors between Dutchman Pond and the critical habitat wetlands area at the southern end of Georges Mills Road.

Note: Zoning Coordinator is a neighbor and has a CONFLICT OF INTEREST with respect to this matter. ***Accordingly, going forward, Zoning Coordinator will neither represent the town, nor advise the Applicant with respect to this matter.***

B. Numerous emails, phone calls and a visit with property owner 247 Twin Lake Villa Road regarding location of garage; Special Exception required due to set back restriction and non-conforming lot (1.25 acres).

C. Attended Zoning Board of Adjustment meeting. Cases: Waddell (brewery); Conlon (covered porch) and Durgin & Crowell (expansion of business on to new parcel)

D. Assist office personnel with procurement of equipment and software to aid in the transcription of recordings and preparation of minutes.

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Whit read through his report. The only other item he mentioned was that Durgin and Crowell has a major application for a special exception for which Whit has a conflict of interest as the zoning coordinator so as far as that matter is concerned Whit will step back and not be involved. Mr. Waddell’s application for a brewery was approved. The Conlon’s will require a zoning permit for their porch that was approved.

Dick added that he has not seen Kara Zaleska for about three months. As soon as Dick sees her he will approach her about the matter.

Janet thanked Whit for assisting her and Jill in getting the equipment needed to be able to transcribe the recordings from our meetings more efficiently.

Minutes of February 24, 2020:

Tamara noted there was a misspelling in Rob Thorp's name. Tamara moved to accept minutes as written taking off the "e" on Rob Thorp, seconded by Dick.

Others: Mike Lawlor, Ken Jacques, ~~Rob Thorpe~~ Rob Thorp, Whit Smith and Sargent Beaulieu Ken began by introducing ~~Rob Thorpe~~ Rob Thorp, the superintendent of the water precinct.

Old Business:

Jim Yager addressed the board about the Stone property. Jim stated he has a vested interest in this as he holds the mortgage on the property. Dick gave Jim a background of everything that has been publicly discussed. Right now, the board is considering their options. Since February 14th has come and gone the town is legally allowed to go on to the property and remove anything that isn't growing there. Jim asked the status of the items being removed; is that now town property. Dick stated that it is technically still Mr. Stone's property, we cannot prevent him from taking anything if he gets to it first. However, if the town gets to it first it becomes town property to dispose of as we see fit. Tamara told Jim the expense of the town cleaning up the property will get added to what Mr. Stone owes the town. Jim has volunteered to clean the property; Dick stated the board is not at the stage yet to make a decision on that. Jim asked what exactly needs to be removed, is it just the vehicles. Dick stated that everything needs to be removed, all the junk on the property, which Mr. Stone agreed to do. Mr. Stone owes Jim Yager money that he has agreed to pay in the past as well. Jim is ready to foreclose on the property. As Dick understands from the lawyer either Mr. Stone can remove the property, or the town can remove the property. Jim said he will just see what happens.

Tamara spoke with an individual who owns a towing company and he quoted a price of roughly \$85 each to remove the two vehicles; and because of their age they don't need to worry about titles. Tamara also spoke to someone about the rest of the stuff on the property. They were supposed to take a drive out and call her, but she hasn't heard from them yet. Jim asked if the board is anticipating any more legal action at this time. Dick said he doesn't see a need for further legal action because we know what we can and can't do. Tamara added that additional fees would just be the cleanup expenses at this point.

Dick has been receiving emails again about Kennebec Mill. Dick was out there Saturday taking measurements which were recorded on his spreadsheet. He will also be contacting Shawn to see what the next step is.

Dick has emailed the NH Municipal Association outlining the situation of parking on the Class VI road above Twin Lake Villa to get their opinion. Dick was told the town can post signs and control the parking on any town road. Dick has designed two signs, one of which will be posted at the lower gate and one will be posted at the upper gate. Dick will order if approved at this meeting. Tamara feels we should order four signs, two of each. Dick will ask Pete and Troy to install them and feels we should have someone from the water district out there during this process so that we can get their input.

Dick spoke on the internet committee. There has been some interest expressed of about a dozen residents to explore getting high speed internet in town. Dick has the list of these people and

will speak with a few of them at the election tomorrow to see if one of them would take on the responsibility of being the chair and organizing this.

Dick has not made it to Verizon to discuss the options for a Jetpak for the meetinghouse.

Dick shared there was an Emergency Operation Committee meeting to discuss the Corona Virus situation and steps the town is taking to keep town employees and residents healthy. You will see signs at the doors. At the town meeting on Saturday a few comments will be made on what the town has done, or plans to do, if we have any active cases here in town or if anyone is under a state suggested self-quarantine. Tamara is going to see if Lars would be available to speak briefly on the matter at the town meeting.

Dick asked if there has been a resolution with the snowmobile club and the permit to groom that road. Tamara spoke with Erik Rollins and he was going to get in touch with John Trachy about requesting him to sign some sort of agreement. Tamara has not heard of any outcome on this. Dick feels it is important to get something straightened out before next season. Dick thinks that a written seasonal permission is something that is reasonable, which Tamara agrees with.

Whit asked that Dick provide him the email address he has gathered for the internet committee and he will organize the initial meeting. Whit added that if there is someone that has agreed to be the chair, he would happily give them the background and brief them on everything. Dick will provide this information once it is complete. Whit said now is the time to be reaching out to Hasaan, Kuster, and Shaheen. Dick stated this will depend on the internet committee picking up the ball. Whit reiterated that he is willing to participate, he doesn't want to be the driving force.

New Business:

Janet spoke with Curt Huff and he has expressed an interest to come back just to prepare the cemeteries for Memorial Day. Curt has spoken with Pete Abair, and possibly George McCusker, about this. Tamara and Dick are both more than willing to entertain having him come back and do that. Tamara wanted to add that her original thought when Curt was hired was that he would only be dealing with the cemetery. Tamara said maybe the board could have a sit down with Curt. Dick asked if we need to start thinking about finding someone to do what Curt did over the summer or can Pete and Troy handle all that. Tamara said Pete has said in the past that they can handle it.

Tamara asked Jill to order the stick flags and new flags for out front. We will order two of the POW flags and three or four American Flags.

Janet shared that the Eastman Charitable Foundation has contacted the conservation commission because they would like to donate a tree to Springfield, they are also donating one to Grantham and Enfield, to commemorate Earth Day 2020 which she believes is celebrating its 50th anniversary. Marla has checked with the garden club and they would like to get a fir/spruce type tree to plant in the athletic field near the power outlets so they can have the tree for the holidays. The conservation commission would plant the tree and the garden club has agreed to take care of it until it becomes established. Tamara moves to accept the Eastman Charitable Foundation donation of a tree in observance of the 50th anniversary of Earth Day, seconded by Dick.

Board and Department Updates:

Dick said that the library trustees met on Thursday, which was Art's last meeting. The trustees have decided to move their accounts to Sugar River Bank. The library and the historical society are going to work together to go through all the holdings of the historical society, both at the building and downstairs in the library. They will sort it out, catalog them and identify those records which are original and store those in the room the historical society has in the downstairs of the library so they won't continue to deteriorate at the rate they have been. This process will start as soon as next week. Tamara asked if they were looking for help. Dick said yes, they would be happy to have her help. Dick said the library will also be providing help to people so they are able to respond to the census online. Dick also mentioned that the library is considering dropping the subscription to Ancestry.com as it is underused.

Correspondence:

Janet shared a letter received from the Upper Valley Lake Sunapee Planning. UVLSP is working on mapping a regional corridor transportation. The 4-A corridor from Enfield to Wilmot is the next corridor they are working on. They would like to schedule a meeting with a couple of selectmen for informational purposes, letting them know what they are working on. Tamara said to find out when they want to come.

Signatures:

Items signed were a yield tax assessment, intent to cut timber and duplicate copies of the contract for the audit that will begin on April 6th.

Miscellaneous Business:

Whit, acting as a property owner and concerned citizen, shared that in September 2019 Durgin and Crowell logged with the town a copy of their application for the permit involving the alteration of terrain. Whit reviewed the application; it's clear they are required to file a copy with the town, it is not clear that they are required to get any sort of approval from the town in connection with that application. Whit asked the board if they have read the application he is referring to; they have not but will. Whit shared the one thing that struck him was that they reference the alteration of terrain as if it were a presumptive approval for them to move forward with their project. Whit stated in the application they refer to their activity as commercial land conversion; that land is zoned rural residential. In their description they express their desire to build a parking area, they had no authority to build this when they filed the application. As part of the application there is also a review by the NH Natural Heritage Bureau. Through additional research by Whit, the location where they have altered the terrain is dead center in the path of the wildlife corridor that runs from Dutchman Pond to the wetlands area near exit 12A. Whit will bring this fact to the attention of the Natural Heritage Bureau. Dick asked the responsibility of the Natural Heritage Bureau; Whit is unsure on their responsibility. Whit is hopeful that management, not referring to B. Manning, will come to their senses; right now as it stands the activity they are planning flies in the face of both the zoning ordinance as well as conservation and the preservation of wildlife corridors. Dick asked beyond the planning board and the zoning board, do we see any enforcement or review responsibility that may fall on the selectboard. Whit said it is possible and gave an example as to how that may happen involving any board.

Whit asked what the status is with Kennebec. Dick stated, again, he was out there Saturday to take measurements and it was louder than the day of the visit, but it was not onerous, but admits that he is not dealing with the noise twenty-four hours a day. Dick has received an email from a resident which lead him to believe the noise was acceptable, except for the emails received today. Whit heard from Justin Hastings who was visiting Ryan Peterson's property, and he was surprised at how loud it was. Mike Lawlor said this morning was the first time he ever heard it in twenty years, and it lasted about 15 to 20 minutes. Dick said they are still investigating.

Tamara made a motion to adjourn the meeting, seconded by Dick.

Meeting adjourned at 5:07 p.m.

Jill Hastings
Deputy Administrative Assistant