

BOARD OF SELECTMEN

MAY 28, 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.

Selectmen present: Dick Hendl, Chairman; Tamara Butcher, and George McCusker.

Others present: Whit Smith, Tim Julian, Mike Lawlor and Steve Johnston. Olivia Powers came in about 4:30.

Dick extended appreciation to Tamara and Ken Butcher for planning and executing another great Memorial Day Ceremony, and to Curtis, Pete and Mike from the highway department for all their work to get the cemetery ready. The Cemetery Commission is to be commended for developing the brochure for the self-guided tour of some of the Veterans from founding families.

There were no donations to report for the 250th.

Steve Johnston will be logging for ~~Michael Bara~~ Warren Pitts on Shad Hill Road, made a payment for a bond to be held in escrow, as ~~Mr. Bara's~~ Mr. Pitt's property taxes are not current. Dick spoke to Steve about his intentions for Carter Brook Road. Steve indicated he has more to cut off Carter Brook Road both in Grafton and Springfield, but the conditions are too wet to begin soon. He smoothed Carter Brook Road from Tony's to the town-line and mellowed the water bars for snowmobile travel this winter. The railings are currently off the bridge by Tony's. Steve will put them back when he is done logging. The Board asked him to be in touch with them before he begins logging on Carter Brook Road.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Tuesday, May 28, 2019. Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, APPROVED

1. Troy Denney 444 Sanborn Hill Road; Application to build or place a shed. Zoning Coordinator has visited the property. No setback or wetlands issues. Proposed structure to be less than 35' tall. Approved by BOS. Zoning Coordinator did speak with Mr. Denney regarding Home Business (Painter) activity. There is no heavy equipment on the property; no signage. Mr. Denney is self-employed as a painter. All of Mr. Denney's business producing activity is conducted off-site. Home Occupation or Home Business?

2. Dave Hausmann 323 Messer Hill Road; Application to place or install patio and front walk. Zoning Coordinator has visited the property. There is no Home Business or Commercial Activity. No setback or wetlands issues. Proposed structure to be less than 35' tall. Approved by BOS.

3. Annette and William Granger 2711 Route 4A; Application for additional living space and deck on the back of manufactured house that will encroach into the McDaniel's Marsh buffer. This application (and Conditional Use permit) was approved previously but expired due to passage of time (2.5 years); project was never started. Matter referred to Planning Board for hearing on Conditional Use (expansion of existing structure in Wetlands buffer). Planning Board heard the matter and approved Conditional Use as required by Zoning Ordinance. Zoning Permit Approved pursuant to delegation of authority.

Applications Received, But NOT Acted Upon.

4. Bill Hester 185 Town Farm Road; application to build a three-car garage. Zoning Coordinator has visited the property. No setback issues. Proposed structure to be less than 35' tall. Unfortunately, the buildable area on the lot is surrounded by Designated Wetlands. Accordingly, virtually all of the buildable area is in the 100' buffer. Mr. Hester has been referred to the Zoning Board of Adjustment to request relief from the restriction of building the proposed structure within the wetlands buffer. Schedule to be heard at June 4 ZBA meeting.

5. Tim Fraser 117 Cemetery Road; application to build a 12' x 16' deck (12" above ground) behind existing residential structure. No setback issues, no wetlands issues. Application not fully filled out by applicant. Approval pending completion of application and site visit by Zoning Coordinator.

Other Matters.

A. St. Cyr application for variance to allow garage addition w/ bedroom was granted by ZBA. Waiting for receipt of Zoning Permit application. Follow-up with agent regarding width of drive at entry to garage.

B. Review with Administrator revised zoning permit application form and fees structure.

C. Address additional concerns from property owners regarding industrial noise coming from Kennebec Lumber on Route 4A.

D. Develop format for Special Exception application for expected number of cases coming forward to address commercial activity in areas zoned "Rural Residential" per the Zoning Ordinance.

E. Further inquiry from property owner on Sugar House Road who would like to put a porch with roof on the back of house that will encroach into 35' rear setback. Noted that existing garage has slight encroachment problem that will require either variance or equitable waiver.

F. Meetings with several applicants that are engaged in Commercial Activity on property zoned "Rural Residential" per the Zoning Ordinance.

G. Attend meeting of Planning Board.

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Whit has made Mr. Denney aware of home business requirements. At some point Mr. Denney may bring materials to spray at home in the shed. Whit is getting direction from the Planning Board as to how to handle occupations such as plumbers, carpenters, electricians, and painters.

The application for a deck for Tim Fraser has been approved.

Whit has reviewed regulations with the Chair of the Zoning Board to clarify the procedure for joint hearings. On June 20 there will be joint hearings with Planning and Zoning for Site Plan Review, and Special Exception.

Olivia Powers reported the sound at Kennebec has subsided significantly since Wednesday morning (May 22). It will be tolerable if it stays at this stage. At no point since Wednesday has the noise increased or exceeded what it had been. She is grateful for whatever was done to lessen the noise. Dick stated he is glad to hear of the improvement. He has heard back from Town Counsel. E-mails have been sent to Dennis Carrier keeping letting him know the impact of the noise situation and asking to be kept informed of changes to be made. Dick has not heard back from Dennis or had any reports of any changes. Dick will send another e-mail acknowledging the status of the reduced noise.

Minutes of May 13, 2019: Motion by Tamara to approve as written, seconded by George and unanimously approved.

Old Business:

The old highway garage and the fire department storage areas have all been cleaned out.

The Budget Committee, Board of Selectmen and Peter met to discuss the estimate to repair the loader. Work will be scheduled for later this fall if there are funds available.

Tamara reported asbestos samples were taken at 2262 Main Street. The report should be received within two weeks.

Dick reported Dennis George would like Rhymes to be allowed to remove the propane tank at 2262 Main Street. Rhymes will refund Dennis for the propane he purchased. Dennis also requested permission to retrieve a vehicle he sold to his older grandson in May 2018. The vehicle was not moved as the older grandson was going to give the vehicle to his younger brother. Dick stated he has no problem with removal of the propane and tank. As to the car and the other personal property, once the contract is signed with the demolition company, they can work with NH Demo. Tim Julian stated the car will need to be titled to be transferred. Tamara

and George both agreed with Dick. At 4:50 Dennis George arrived at the meeting. He was told there are no problems with retrieval of the propane and tank. The Board explained there have been at least three opportunities to retrieve personal property that were not followed through with. Dick told Dennis nothing further can be done until the asbestos tests are back. Then the contract will be signed. Dick recommended contacting NH Demolition about retrieval of personal property. Dennis asked that someone let him know when the contract is signed and who to contact at NH Demo.

Revised Zoning Permit: The latest revision of the Zoning Permit Application was reviewed and approved for use.

Revised Fee Schedule: The May 16th version of the amended fee schedule was reviewed and approved effective July 1, 2019. (attached).

Compliance letters: The Board reviewed and approved using the compliance letters drafted by Dick. The Board will work with Whit on the non-compliance list.

Dick reported the Board has had no response from Mr. Stone on George Hill Road. A follow-up letter will be sent.

Dick reviewed the correspondence and reduced payment from Mr. Cunningham. Dick asked Board members for their comments. Tamara stated she feels the reduced amount needs to be accepted this time, but the Planning Board needs to be sure they make it clear going forward. George stated he is not in favor of any negotiations. Dick stated, in theory he agrees, but he does not feel full payment is going to happen. Poor communication was cited as one of the reasons for the request to reduce the reimbursement of engineering fees. Dick feels there is no other choice than to accept the \$400.00 at this point. Tamara agreed. Dick will draft a response to Mr. Cunningham and share it with the other Selectmen before it gets mailed.

Board and Department Updates:

George reported the Planning Board approved the Granger's Conditional Use application.

Jason Patten met with the Board in consultation regarding his firewood business.

The Planning Board dismissed Mr. Greenhalge and will be sending a letter.

Dick stated he had given copies of websites and other materials regarding Grantham Plumbing to a member of the Planning Board who turned them over to the Chair before the meeting. The materials were not shared. Whit stated when he first met with Mr. Greenhalge before building the garage, he asked about planned business activity and was told the business was in Grantham. At that time, there was no evidence the business was being operated from Four Corners Road. After attending the May planning meeting and listening to the explanation as to the business, Whit reviewed the business website. He has been to Grantham. The address for the business remotely located in the woods in Grantham, with access of about 250' of mud road which would make access difficult. There did not appear to be any sign of any vehicles or business being operated at that location, only an address in Grantham for the business. Whit suggested tabling

further action until the next steps are decided. Dick thanked Whit for his diligence. The Selectboard will wait for the letter from the Planning Board.

Whit reported Susan Neuwirt met in consultation with the Planning Board regarding operating a dog sitting business from property she is considering purchasing on Hogg Hill Road. The Planning Board suggested she talk to neighbors on Hogg Hill due to the sensitivity of previous dog barking complaints on Hogg Hill. Susan does not plan on operating a kennel or daycare. The dogs would be kept while their owners go on vacation and would mostly be inside. Outside would be a fenced area and the dogs would be supervised. There are no employees and limited amount of traffic. Whit stated it is possible this could be considered a home occupation.

Wayne Smith contacted Whit after reading the minutes because he currently does some dog sitting for friends from time to time and inquired whether he needs a site plan. Wayne also brought up prior history of what took place with the German Shepard business. Whit provided some information he found about the business from the website. George noted that he was present at the Zoning hearings for the German Shepard business. They were never granted approval because they never conclusively provided adequate information regarding noise control issues.

Library: Dick reported the Library Trustees are in favor of approving Megan Butcher as an alternate trustee. Greg Bruss will contact her. They will be changing their trustee meetings to Wednesdays at 4:00 p.m. starting in August.

Dick has contacted another power washing company and is waiting to hear back.

Lou Caron and Jeff Evans are working on the package for the highway storage and sand shed site.

Signatures:

The Board reviewed and signed five Yield Tax Assessments.

The meeting adjourned at 5:45 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant

Springfield, NH

EFFECTIVE JULY 1, 2019

Fees for Zoning Permit Applications:

1. Residential –

New Residential Structure (finished living space) > 1600 sq ft - \$250

New Residential Structure (finished living space) < 1600 sq ft - \$125

Addition to Residential (additional living space) > 750 sq ft - \$200

Addition to Residential (additional living space) < 750 sq ft - \$100

2. Business/Commercial –

New Structure/Addition to Structure supporting Commercial Activity:

> 1600 sq ft - \$250

< 1600 sq ft - \$125

3. All Other Structures Requiring a Zoning Permit –

> 500 sq ft - \$ 50

< 500 sq ft - \$ 25

When construction is started BEFORE obtaining a Zoning Permit (After-the-Fact) the Fee will be double those listed above.