

BOARD OF SELECTMEN

JULY 22, 2013

MEMORIAL BUILDING

7:00 P.M.

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

Selectmen present: Chairman, Don Hill; Leigh Callaway and George McCusker

Others present: Bryan O'Day, Pete Abair, Bill Huntoon, Tom Duling, Ed Belfield, Mike Lawlor, Tim Julian and Justin Hastings.

The meeting was called to order at 7:00 p.m.

Don reviewed the revenue report from Maryanne Petrin, Treasurer. Comparisons were noted for revenue received through 6/30/13 with the same period through 6/30/2012.

Public Comments:

Bill Huntoon questioned the tax deeding status and if there was an update from the title search. Don reported that there is no update to report. The Selectmen are waiting to receive information regarding the title search to make sure it is clear and there are no problems. The prior owner would have three years to say they want the property back. There hasn't been an update for the Collins property.

Tom Duling reported that he went to the Szmyt property on Main Street relative to a noise complaint. Mr. Szmyt was working in his shop. He has been doing some metal fabricating. He will try to keep noise down to daylight hours, but has worked some evenings when he has been behind schedule. Tom spoke to him about Site Plan Review. Mr. Szmyt indicated he is familiar with the Site Plan Review process and will follow up about this next summer. He is nearing completion this summer.

Tom reported that the complaint he received regarding property on Stoney Brook Road has been dealt with. A dumpster was moved in this past weekend and the debris and trash has been cleaned up.

Leigh reported the deadline for compliance on the Route 4A property is July 28th and asked Tom to follow up.

Old Home Day: Don reported OHD was great and the cloud cover kept the temperature manageable. 70 to 80 people participated in the Round the Lake Ramble which raised about \$1,000 for the library scholarship fund. There was a good crowd on the field all day and a lot of observers for the parade. Attendance at the Chicken BBQ seemed to be a little less than last year. Don extended congratulations to the Old Home Day Committee and appreciation for their hard work all year long for this one-day event.

Minutes: George moved to accept the July 8, 2013 minutes as written, seconded by Leigh and unanimously approved.

Unfinished Business:

Highway/Safety Complex: Leigh reported he is trying to kick off a project scope for a building study for the fire station/highway garage and determine what type of engineering study should be done. He would like input as to how people feel the Selectmen should proceed on this. The observations should be kept at a high level as a starting point, and he does not feel that "we can just forget about it" because the Selectmen told the Budget Committee they would do this for next year's budget process.

Leigh read the list he as discussed with Ken Jacques.

- Best ways to insulate walls
-
- Best ways to seal/insulate roof
-
- Better ways to seal gaps in bay doors
-
- Air handler needed?
-
- Improvement to/replacement of heating system
-
- Can the building handle the improvements structurally?
-
- Ballpark costs of recommendations

George McCusker questioned what type of firm would do this type of study? Leigh said Ken had suggested a structural engineer.

Bill stated he personally thinks there have been so many studies all ready and everyone says something different. He doesn't think the roof has been leaking lately. He suggested having a meeting with the budget committee or at least e-mailing the members asking for input.

Bryan O'Day stated the structural issue was addressed with the engineering study that was done last year. This needs someone who can tell what needs to be done to address the issues.

It was noted the budget committee, local builders and lots of other qualified people have given comments and opinions. There is a need for someone who can shed new light on this, someone besides a structural engineer.

Bill noted that it would probably be labor intensive to pull the insulation down and do something with re-insulating. He feels this was poor design right from the start. Spray foam insulation

may be an option, but would make it difficult if the roof ever needed to be removed. He felt there were fewer reports of the building leaking than there had been in the past.

Pete Abair stated the roof hasn't leaked in the pouring rain. It seems to be more of a condensation problem.

Suggestions made:

- Get an opinion on what a professional might recommend for insulation and weather proofing.
- Call the State to see how they handle issues with their buildings that are similar.
- Ventilation
- Structural handling, heating, cooling
- Energy Audit
- Contact an insulating company that doesn't do roofing to see what their recommendation is for insulating the roof and walls

George questioned if it was possible to solve all the issues since trucks are always coming in and out in the winter when they are wet or snow covered.

The consensus of those present appeared to be everyone felt energy conservation and weatherproofing were chief concerns. Don and George agreed that an energy audit would be a good place to start.

Leigh asked George if he would like to take the lead on this project. George was not interested in taking this on. Leigh will pull the scope of work together and proceed from there.

Employee manual draft: All three Selectmen are in agreement that the first 9 pages they have carefully reviewed have no problems and are acceptable. They will review 9 more pages before their next meeting.

Hansen Road: Don noted last year he remembers that the Selectmen approved naming the road in Michael Hansen's 3-lot subdivision Hansen Road. That decision didn't make it in the minutes so for "housekeeping purposes" it needs to be taken care of. Leigh moved to approve the name Hansen Road, seconded by George and unanimously approved.

Culvert on Stoney Brook Road: A letter was sent to the property owner on February 27th, 2013. Don noted that according to the LGC "Knowing the Territory" a municipality cannot spend funds to maintain driveways and private roads. Driveways and culvert maintenance, repair, and replacement remain the responsibility of the landowner. Don recommended sending a new letter to the landowner with the regulations quoted. The municipality can perform repairs and charge costs to the landowner. He suggested drafting a letter with a deadline to perform the repair by the end of September, and if the other two Selectmen approve of the letter being signed by the Chairman, the chances are greater for the letter to be sent sooner. George and Leigh were in agreement.

Board and Department Updates:

Planning Board: Don reported an intern working with UVLSRPC attended the meeting with mapping questions relative to the broadband study. The Board appointed Kevin Lee to be the contact for the project.

The Longley Site Plan Review hearing was continues.

Zaleska was a no show.

Don reported that Mike McCrory gave an update on the wetland project. Mike questioned ways to get more people involved with "boots on the ground" He suggested a mass mailing to landowners for permission to enter property. The Planning Board did not think that would go over well. Don noted that he thought the emphasis of the study was to review the Gile Forest and lands all ready in conservation and with use of the existing aerial mapping, contact landowners if specific properties need further investigation. He stated there was no discussion Thursday night regarding vernal pools. Don stated vernal pools are something that cannot be mapped but would need to be handled through the ordinance. George McCusker stated his impression at the beginning of this project was the wetlands scientist would come up with a list of where he needed help and then contact the landowner at that time. There has been discussion as to mass mailing a survey. It was noted that survey questions need to be worded to get what you are looking for.

Leigh stated he has nothing to report.

George stated the fire department is excited about the truck.

Pete rented a mower and his crew has the (roadside) mowing all done.

The clapboards on the recreation shed have been replaced and some of the shed has been painted.

Don noted that there were a lot of comments on Old Home Day about how nice the shed looks.

Pete reported there have been some washouts with the rains lately, but they have all been taken care of and there has been nothing serious.

Leigh reported John Trachy contacted him about whether Springfield might qualify for an LCHIP Grant (Land & Community Heritage Investment Program) for the Town Hall. They have Four Million dollars to award. Leigh contacted LCHIP and the grant has to do with preservation of buildings and conservation easements, but they do not fund projects that are part of normal, routine maintenance like painting. For the record, he wanted it noted that he looked into the grant.

Leigh reported the Moose Plate Grant board is meeting next Wednesday, and he hopes to have an answer shortly after as to whether the grant application for painting at the town hall has been awarded. Leigh noted, if the grant is received, all the work must be done in strict accordance with the standards from the Secretary of the Interior.

The steeple work should be starting around the 26th. The extraordinary weather has delayed the projects.

Leigh reported Janet researched phone service for the town, precipitated by the Emergency Operations Center needing a phone. There is a line all ready in the room, but it needs to be activated. Fairpoint is offering a package deal that will result in a costs savings and a guaranteed rate for three years. The fee for early cancellation is \$200 the first year, \$100 the second year and \$50 in the third year. The Board discussed fiber optic technology. Leigh gave an example of the estimated cost savings. Any cost to convert to fiber optic, if it becomes available, would be more than offset by the cost savings. Leigh moved to give Janet clearance to proceed with authorizing all cost savings measures for the phones, including locking the rate in for three years. The motion was seconded by George and unanimously approved.

George questioned if there had been any discussion from other municipalities about dropping landlines and going to cell phones. Don reported on some of the issues he has heard about from others who have done.

Don noted that due to scheduling conflicts, the next Selectmen's meeting will be held on Wednesday, August 14, 2013 at 7:00 p.m.

Correspondence:

Information from the State of NH Department of Safety relative to state statutes for accessing Criminal Records Investigations for Hawkers and Peddlers.

Public Hearing notice for Sullivan County on August 8, at 7:00 p.m. in Unity relative to a supplemental appropriation in the amount of \$298,000 to purchase a parcel of land in Unity, known as Unity Mountain.

Signatures:

Timber Yield Warrant issued for: Yager

Land Use Change Tax Warrants issued for: Star Lake Properties, Inc
Northwind Securities, LLC
K. Patten

Building Permits issued for: Mercado – 4241 Main Street – (after the fact) Deck.

Tom and Leigh visited the site. Leigh checked the wetlands setback with Granit Maps. Setbacks are met. Deck is not any closer to wetlands than existing structure

Clapper - 359 Four Corners Road – Deck. Tom reported no wetlands issues.

Miscellaneous Business:

Tom reported recent water tests from the beach came back well within normal limits. There has been a tremendous amount of use at the beach of late.

Permit from DES received for beach sand. Consensus was to wait until next year to replace the sand to avoid potential for washing through hurricane season and spring rains.

Meeting adjourned at 8:26 p.m.

Submitted by,
Janet Roberts