

BOARD OF SELECTMEN

AUGUST 24, 2015

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: Don Hill, Chairman; Leigh Callaway and George McCusker.

Others present: Greg Palmer, Bryan O'Day, Susan Hankin-Birke, Dick Hendl, Doug and Janet Smith, and Tim Ritz.

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

Susan Hankin-Burke, representing Tunis LLC, requested renewal of a building permit for a two bedroom residence at 140 Woodcrest. Selectmen discussed their concern that originally this was described as a barn for tax purposes. The Zoning Board has very specific conditions on their variance approval that cannot go further than that. This cannot become a two family residence. Don stated he reviewed the plan and notes a "bar" on the lower level. His concern was this could easily become a second kitchen, and from there an "in-law" apartment, which cannot happen. He read the definition of a bar from the zoning regulations. There can only be a bar sized sink, and an under-counter refrigerator. There can be no range. Susan stated she doesn't think the building was ever intended to be a "barn." The owner was financially unable to complete it as a residential structure but had done improvements. Now she is ready to finish the upper level and complete the two bedrooms and bathroom. There will be 3 bathrooms in the building. Dick Hendl asked for a definition as to what the building is going to be for once and for all, as he has had several conversations with the owner and each time it seems there is going to be something different. If they are only allowed a single family residence, why are variations being discussed? Dick was concerned with how this was going to be enforced. Don stated that occasionally, especially while undergoing construction the assessors periodically review the property. Other than that it is the "honor code" or by someone issuing a complaint. Susan says she understands the concerns with the transition. The owner previously finished the lower level and now wants to finish what was left undone upstairs. Mr. Smith indicated that the problem has been there is no enforcement. Everything seems to have changed. At one time he was told the building was to be an open pavilion. The Selectmen indicated there is enforcement. In 2014 based on a complaint, the Selectmen issued a cease and desist. Without code enforcement, the Selectmen try to respond to complaints with what power they have. Don discussed with Susan placing a condition on the permit that states "Condition A: Owner must acknowledge that under NO circumstances can they create an 'in-law apartment'. The 'bar' cannot become a kitchen." "Owner or representative acknowledges condition A:" Susan signed on behalf of Tunis LLC.

Susan stated that this has always been about completion of the interior. Things developed along the way when a window installer was chatting with the owner's son and there was some discussion about changes that caused concern, but the plan was never anything that was

authorized by the owner. Susan states there will be a bathroom on each floor. She anticipates that they will be full baths. There are no changes being made to the dimensions or the exterior. The number of bedrooms has not changed. George noted that once an application has been signed and submitted by the owner, then code enforcement is given access at that point. The Board agreed to sign with building permit with the provisions stated above.

Greg Palmer – resident at 696 Town Farm Road. When he bought his property the road in front of his house was paved. He has never complained about taxes or assessments and has always supported the fire department, etc. The road was good and he liked living on a paved road. Last year the pavement was dug up. He thought that it would be replaced but that was not the case. He would like to know when the road will be repaved. Leigh noted the road was coming apart and it was easier and more efficient to tear up the pavement and maintain it as dirt. Not all of Town Farm Road is paved. Greg stated he bought a house on a paved road and he wants something done about returning the road to pavement. Leigh reported that last year the septic failed at the fire station and no paving was done as the money was used to replace the septic. This year the highway department is doing catch up. They will check with Pete Abair to see what his plans are.

Minutes of August 10, 2015: Janet noted a correction was made removing Mr. White's name and replacing it with Mr. Smith. Leigh moved to approve the minutes with corrections, seconded by George and unanimously approved.

Leigh stated pending receiving the quote from Todd Langley, the motion stands to approve him removing the chimney.

Leigh drafted an RFP to vendors asking for a quote for propane. The Board approved the draft. Notices will be sent to a list of fuel vendors.

Board Updates:

UVLSRP: George stated there is nothing new to share.

Planning Board: Progressing well with Wonderwell. Wonderwell is in compliance with timelines. The report from Wonderwell inspection of the vent looks to be in order. George stressed that at the end of the amended project all conditions of the approval must be met before Wonderwell can open back up.

Leigh noted a quote from Mason is still needed for the water heater.

The Board reviewed the tax deeding list. Tax deeding could take place on or about October 19th if the people on the list have not satisfied their 2012 tax obligations.

Selectmen signed an after the fact building permit for Cutting a shed on Sanborn Hill Road.

The Board denied an application for an elderly tax deferral due to failure to provide required supporting documentation.

At 8:05 the Board voted unanimously to enter into non-public session per RSA 91: a: 3 – personnel.

At 8:18 the Board entered back into public session and voted to seal the non-public minutes and adjourn.

Respectfully submitted by,

Janet Roberts,
Administrative Assistant

DRAFT