

BOARD OF SELECTMEN

OCTOBER 26, 2015

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes until approved by the Board.

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

Others present: Tom Duling, Bryan O'Day, Peter Abair, Mike Lawlor, Scott Hazelton, Bruce Allen, Cynthia Bruss and Delmar Putney.

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

Delmar Putney was present regarding concerns he has with taxes owed on the property he lives on. Don summarized Delmar's concerns. Delmar transferred ownership of the property, but kept a Life Estate. The person who now owns the property has not paid the taxes and is in jeopardy of having the property tax deeded by the town. The Selectmen are aware of the Life Estate and Delmar has nothing legally to worry about, as he is not in jeopardy of losing his place to live. Anyone who takes on the ownership of the property has to honor the Life Estate. The right to live in his home is not jeopardized by the taxes owed. Delmar stated he has thought about the possibility of having 3 acres subdivided off so he has his own portion of land back and can pay the taxes on his own property. He has been concerned the taxes are not being paid.

Bruce Allen and Cynthia Bruss – Conservation Commission: Cynthia reported the Conservation Commission is in the process of getting ready to have the Kinsley lot logged this winter. Brooks Weathers will provide a forest management plan. The CC would like to request that a portion of the money realized from logging be set aside for the Kinsley lot to be surveyed. The areas of logging this winter is not contingent on a survey. The CC feels it is in the town's best interest to have any of the lots with forest management plans completely surveyed. The cut this winter is to be a selective cut in a selective area and removal of downed trees

The proposal for log removal this winter is to use an "an already established road", with the landing in the area the highway department uses for disposal of material. A short section of the haul road is over land owned by William Sargent. Mr. Sargent is agreeable to the use of that section of road in exchange for the use of a portion of the town's section of road and the landing area when he has his lot logged after the town's logging is complete. The Conservation Commission feels harvesting both lots this winter would mean minimal disruption to the land and wildlife.

The Board discussed both suggestions. They would like to see some numbers from Brooks regarding anticipated revenue from the logging as well as an idea as to how much a survey might cost. They would also like more information about access, size and impact of the abutter's logging before reaching any decision.

Scott Hazelton: Scott stated as a follow up to a conversation that took place at the site visit to his property recently, he would like to volunteer to assist Tom with site visits for building permits if

the situation warranted. Scott has 20 years of experience as a civil engineer, surveyor and is a licensed septic designer. He is frustrated with the process that has taken place regarding his situation and is concerned with what has happened in the process of his application for an equitable waive. He feels the issues he is currently facing could have been avoided. He does not feel this is the fault of the Town or Tom. Scott stated he could assist with site inspections, with deed measurements and making sure that pins are where they should be to verify property lines, as well as inspection of septic bed installation.

Don noted a change in the process would need to be from the Planning Board. Scott's offer opens the door for conversation purposes. Scott's offer is appreciated. He felt the Selectmen should get together with the Planning Board and Tom and see how best to proceed.

Fire Hydrant: Leigh noted that Jeff Evans has revised the siltation control plans for the replacement of the dry hydrant on Stoney Brook Road, and they have been resubmitted to the State.

Pete Abair: Pete has 25-30 car tires and 6 or 8 truck tires that have been stored in the old highway garage. There is someone who is coming to Sarge's Garage who will pick up tires for a nominal fee and he would like permission to get rid of the tires. Leigh moved to approve, seconded by George and unanimously passed.

Building Permit for Joe Perrotto on Sanborn Hill Road.

Minutes of October 12, 2015: Amended as follows: Historical Society Painting. *Don told Billy he was cancelling the project for this year [add: due to the weather] ... Leigh feels the ~~project~~ contract should ~~just be postponed~~ be extended until spring, George seconds that as well.* It was also noted that on page 2 the name Joe Kaley should be Joe Kealy. Motion by George to accept the minutes as amended, seconded by Leigh and unanimously approved.

Don voted to encumber the funds under contract for the Historical Society painting. Motion seconded by Leigh and unanimously approved.

Old Business: The new propane heating system in the Town Office is now functional and operating smoothly.

Leigh reported the estimates have been received from Certified Computers for next year. Part of the plan is for a new and better business router. There is also an estimate for a VPN Tunnel into the State system, but that is only if the Town is planning to do the State portion of car registrations. George questioned why the router wasn't changed when the server was moved. Motion by George to not wait for next year's budget but to get the router changed now. Motion seconded by Don and unanimously approved.

Don updated the Board regarding the dog issue on Hogg Hill Road. Ms. Connary collected the first letter [at the post office] 4 days before the second letter was delivered by hand. She has

made contact with the office and will follow up with the Planning Board. Leigh noted the police logs show the problem/calls have intensified. Hopefully, she will be on the agenda for next month's Planning Board.

New Business: Unpaid Property Taxes: The Board reviewed the unpaid tax list subject to deeding. There are 5 properties on the list. Leigh reported 2 are land only. 1 a 5' strip .32 acres along the Shore of Baptist Pond, and the other is 5 acres with no legal access. Both pieces have the same owner. The Selectmen agreed more research needs to be done before deciding whether to deed the properties. Don recommended not taking the properties tonight, but to ask Cynthia to make another round of communication. Motion by Leigh to make a decision not later than November 30th. The motion was seconded by George and unanimously approved.

Board and Department Updates:

George reported the Upper Valley Lake Sunapee Region Planning Commission is working with the State of NH to develop a new program where the Planning Commission has two employees trained by the State to come to the towns to GPS and map culvert locations. The towns pay for this service. Acworth was the pilot for the project and Grantham has already been done.

George reported the cemetery budget has been set up for next year. The final clean-up is being done. Janet reported on a complaint from a resident on trimming too close and leaving marks from the trimmer strings on the stones, as well as destroying plant pots and other memorabilia at the sites. Leigh noted the complaint should be shared with the Cemetery Commission.

Zoning Board: Leigh reported no decision was reached at the site visit for Hazelton. The Board is reviewing the RSA which seems to expand the culpability to earlier owners and not the current owner. The Chair got two conflicting answers from the NH Municipal Association and will be looking at hold a legal consultation session with Town Counsel. There was discussion whether the Selectmen should sit in on the legal session. The Board agreed they should not attend as it give the perception the ZBA is being "watched" and could erode the confidence of the Board to grant a decision.

Planning Board: Don reported on site visit he and Leigh attended at Wonderwell [Mountain Refuge] with a representative from the State Fire Marshall's Office, Chief Pete Lacaillade, the Engineer and Architect, as well as Wonderwell key players Michael Bruss, Chris Hall and Elizabeth Monson. There was much discussion regarding code compliance. The architect, engineer, and rep from State Fire Marshall's office are on point legally. The project is complex and requirements change once a certain capacity is reached for fire alarm and fire suppression systems. It was suggested that the Selectmen write a letter to the State Fire Marshall's office requesting they take over all matters of the Springfield project as it pertains to Wonderwell due to the complexity of situation. RSA indicates if a request is made in writing, then the Fire Marshall's Office must take over. A letter was sent on October 19th. One of the professionals made the statement that as near as can determine, the building has never been approved for more than a single family residence, and the building now has a change in use to that of a hotel. There are plans to fill in a two story "void area" which will not increase the capacity. The first floor is

to be used for the kitchen expansion, and on the second story the dorm room will be reconfigured with less capacity so overall the capacity will not change. ADA compliance will need to be followed and bathroom facilities need to be changed to accommodate the public versus serving single rooms. They have made good progress addressing concerns. George noted that the bottom line has always been about safety of the public and emergency responders.

Don reported on October 12th he and Leigh met with the representative from Health Trust and voted to approve the changes made to the plan and the 3.4% increase.

Don shared a letter from the Town of New London regarding discussions in their town about a mechanism to trigger when a building permit may require a property line survey. Planning and Zoning may be interested in this as it is an issue they are currently dealing with. Leigh stated that Sue Chiarella mentioned that sometimes in their business they require a plot plan. He would be interested in finding out more about a "plot plan".

Tax Rate setting: The Selectmen reviewed the preliminary tax rate information from the State as well as the spreadsheets Leigh had prepared. Leigh prepared different scenarios for using Unreserved Fund Balance to offset taxes. Leigh noted from his rough estimate, there may be up to \$75,000 remaining in the operating budget at the end of the year. Don moved to use \$75,000 from the fund balance to offset the town tax rate. Motion seconded by Leigh. George stated he would like to use \$100,000. The Board discussed various scenarios and possible upcoming needs that might be funded by fund balance. Following the discussion, the Selectmen voted unanimously to the motion. As soon as the State has returned the official tax rate, the Selectmen will sign the warrant for the Tax Collector.

Signatures:

Warrants for Land Use Change Tax Assessments were signed for Berkeley, Eaton, Howard, and Stone.

Miscellaneous Business: Leigh recommended the Board review the update to the Personnel Policy he e-mailed. Discussion will be at a later meeting.

Mike Lawlor questioned with the Board had received any information on the fuel depot that is being built just across the Springfield Town Line in Grafton on Route 4A. Site work has been ongoing and fuel and propane tanks are on site. The Selectmen did not have information. Don will speak to the Fire Department.

The Board is in agreement that the Town Hall will be closed on December 7th. Leigh will be in touch with Mason.

Meeting adjourned 9:05 p.m.

Submitted by,

Janet Roberts