

BOARD OF SELECTMEN

APRIL 11, 2016

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 Tamara Butcher.

Others present: Bryan O'Day, Peter Abair, George McCusker, John Trachy, Delmar Putney, and Austin Eaton. June Fichter and Robert Wood from Lake Sunapee Protective Association Watershed Committee were also in attendance.

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

June Fichter and Robert Wood reported on the two meetings facilitated by the Upper Valley Lake Sunapee Planning Commission regarding land use in the 4 major towns, including Springfield within the Lake Sunapee Watershed. Of concern was compliance with regulations that exist in each town. June and Robert noted LSPA is available to do what they can to help with the protection and education of water resources to prevent issues before they lead to larger problems. They were pleased to see Springfield approved funding for a zoning compliance person.

The Zoning Ordinance amended in March, will be available on the website soon. The Selectmen will be working with the Town Boards to determine the procedures of position. June noted the LSPA has put together a guide for consideration in determining procedures. The other towns are also in the process of working out compliance considerations. Robert noted the possibility of sharing a compliance person has been discussed.

Austin Eaton: Mr. Eaton was present, representing his wife Joan Eaton, the owner of their home. The Eaton's application for abatement of taxes, relative to their view assessment, was denied. Mr. Eaton noted the view easements within Oak Hill seem to be heavy handed and not consistent throughout Oak Hill. He provided examples of lot sizes and view assessments ranging from 25K to 160K. Lots basically have the same orientation, with easements to protect views. Mr. Eaton would like the Selectmen to look at the view assessments from a consistency standpoint. Don noted the assessing firm that did the revaluation works throughout the State and conforms their assessments to State Standards relative to existing the market values. The Selectmen agreed to speak to the assessor(s).

Delmar Putney: Delmar reported the owner of the property where he has a life estate has given him notice that she is no longer paying the mortgage she owes to him, has filed for bankruptcy and the property will revert to him. Don stated there is a legal deeding process that must take place for that to happen. Until then, she is still listed as the owner of the property. Delmar stated his lawyer suggested the Town take the property for back taxes, so he could still live there. He said an abutter is interested in purchasing the property. Don stated the Town is not in a position

to do legal work for residents and it is not in the Town's best interest to own this property. The tax liens stay in limbo until the deeds get cleared up. Taxes owed follow the property, not the owner. A transfer should not take place with taxes owed.

Minutes: March 28, 2016 – Motion by Leigh to approve, second by Tamara. Unanimously approved.

John Trachy asked the Selectmen whether the sign that has been approved for Star Lake Farm to post at the entry to the former Class VI Roads is acceptable for him to use as well. The Selectmen were all in agreement the use of the same exact signage as approved for Star Lake is acceptable for John. (Cynthia Hayes Trust).

Old Business: Leigh reported he e-mailed a company regarding repair of the skate park structures, but has not heard back from them. The Town of Lebanon replaced their wooden structures with concrete. He would like to find a handyman who could repair the existing structures and then pursue the idea of concrete in the future. The Board agreed. Leigh stated he has received names of three people who might be willing to do "handyman" type projects. Also the floor at the historical society needs to be fixed, and the church pews refinished. The pews themselves are of original wood and patina and do not need to be refinished. The black hand-rails and the black strip on the backs of the pews needs to be sanded and sealed to keep the black from getting on people's clothes. The emphasis on these projects is to get them done this year. They were included in this year's operating budget as non-recurring projects. Leigh gave Tamara the names and numbers to contact.

Don noted the original scope of the skateboard park was done through donations. Now with age, the park needs repairing and maintenance. The Selectmen should take that information into account when considering costs to replace and/or maintain.

Leigh reported Hazen Jonah and Terry Moore will set up a meeting with the Town Office staff to review the storage needs.

Tamara stated she has called Fred Tatro about the library steps, and Bill Huntoon about the Historical Society painting. She has not heard back from either of them.

Don stated the recreation committee is in need of more storage for their supplies. The storage room they use at the meeting house is overflowing. The building at the recreation field is being utilized to a certain point, but could be more useable except there is an issue with "varmints". Following discussion, Leigh moved to add ways to address "varmint" proofing the building or considering other alternatives to the project list. Motion seconded by Don and unanimously approved.

Eastman Access Road: Don reported Chief Julian approached the resident about the status of the tenants living in campers and was told no one was living there. After a recent snowfall there were reports of footprints coming and going from the trailers there. Tim Julian has been notified.

Don noted the Planning Board might need to clearly spell out issues regarding campers sitting in yards for prolonged periods being used as residential or second structures.

Don noted the office was recently notified of a Merger Application having been filed at the town last fall. In researching the check has been cashed, but the merger paperwork was not filed at the Registry and cannot be located. There were two merger applications that came in at the same time for the Planning Board. One of them was processed. Don suggested keeping a communication log of applications and other information that comes in for Planning and Zoning since someone is not in the office all the time.

The Assessor has reported to the office that the Brunell house on Bowman Road appears to be 26' instead of 25' as shown on the building permit. The house is being advertised as 3 bedrooms, not 2 as approved. The discrepancy was verbally communicated to the realtor, who stated that since the septic tank was a 1250 gallon tank, there could be 3 bedrooms. She was reminded the zoning Special Exception and State of NH Septic Approval was approved as 2 bedrooms only.

Office Assistant Position Description: No further work has been done on the position description. The Board discussed payroll service offered through BMSI. A payroll service would take care of all monthly, quarterly, and annual reporting requirements, W-2 processing, 941 processing, NH Retirement processing, Unemployment, and would stay on top of all the regulations changes as they occur. Their fee is \$1,000 per year plus \$2.00 for each payroll transaction. Annual costs to the town would be just under \$2500 per year. Don moved to explore and set up an arrangement with a payroll service "post-haste", seconded by Tamara and unanimously approved.

New Business: George McCusker asked if the Selectmen had seen Wonderwell's ad in the shopper advertising for kitchen help. Don stated that the State Fire Marshall's office has agreed to "fast track" a conditional certificate of occupancy and is making sure all their compliance issues have been met. Wonderwell is not planning on using the kitchen facilities until approval has been granted by the State. Wonderwell has agreed to either have catering or preparation of food elsewhere until then.

Board and Department updates: Tamara reported the ZBA denied a rehearing request by Sue-Ann Connary. She stated, Susan Chiarella is interested in finding someone for the zoning compliance position that can read and understand the Zoning Ordinance and act upon it.

A site walk for Durgin & Crowell's Special Exception application was held on April 8th. The ZBA continued the hearing for a joint meeting with the Planning Board on April 21st.

Don reported the Old Home Day Committee held a spaghetti dinner on Saturday April 9th which was modestly attended.

On Sunday, April 10th the Trustees of the Libbie A. Cass Library held a very well attended and very nice “send-off” event for Steve Klein and welcome to new Librarian Jennifer Carson.

Highway: Pete reviewed an estimate from Pike for paving Bowman and Stoney Brook Road. He needs to review the numbers with Pike. There is a possibility of paving a portion of Philbrick Hill Road. Don moved to accept a contract for up to \$170,000, seconded by Leigh and unanimously approve. The Board will sign the new contract after Pete has spoken to Pike.

Pete reported Clean Solutions will inspect the highway garage septic on May 2nd.

Miscellaneous Business:

Report received concerning timber cutting on Main Street that appears to be in a greater amount than a lot conversion. An Intent to Cut Timber form will be sent.

The Board reviewed the contract from CLD Engineering regarding the scope of work for doing a land-use feasibility study for the use of the land behind the highway garage.

Signatures:

Selectmen signed abatement approvals.

At 8:40 p.m. the Board unanimously voted to enter into non-public session per RSA 91: A-3 – Personnel.

At 8:55 p.m. the Board unanimously voted to enter back into public session and seal the minutes of the non-public session. The meeting adjourned at 8:55 p.m.

Submitted by,

Janet Roberts
Administrative Assistant