

## **BOARD OF SELECTMEN**

**AUGUST 8, 2016**

## **MEMORIAL BUILDING**

**6:30 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 Tamara Butcher

Others present: Peter Abair and Sgt. Mike Beaulieu

The meeting began with a walk-around of the Memorial Building to update the projects list and note safety issues in preparation for the Safety Committee meeting the following day.

The meeting continued in the Protectworth Room at 7:05 PM. Others who joined: Whit Smith, Bryan O'Day, Mike Lawlor

Zoning Coordinator Whit Smith discussed his report emailed August 7 to the Board (attached to these minutes as Appendix A).

- Brooks shed on Brockridge Road (Eastman).
- Peterson lean-to sheds at Town Farm Road permit. This led to some discussion of the evolving site plan process, which will be documented by Whit for approval.
- Revision Energy, Wellfield Road (Eastman). Coordinator will look further into possible wetland issues relating to the Town Zoning Ordinance, including asking help from the Conservation Commission.

Whit will be working with Administration to schedule and publish regular hours when he will be present at the office for consultation with land owners.

Leigh moved to approve both the Brooks and Peterson permits, seconded by Tamara and unanimously approved.

Don further noted that the Town does not do title searches and the Board of Selectmen will not be involved with enforcement of deed restrictions or association covenants. Whit agreed we should draft language which specifically states that approval of a building permit does not grant permission to violate such restrictions or covenants.

Whit left the meeting at approximately 7:20 PM.

Minutes of July 25, 2016 were reviewed and two corrections made ("Alpine" and Lake Sunapee "Carpentry" (not "Construction")). Tamara moved to approve, seconded by Leigh and unanimously approved.

Pete Abair mentioned the gate at Fowlertown Road and Route 4A was unlocked.

Old Business:

- Storage project on the hill behind the highway/safety shed: Leigh received the final report from CLD engineering which estimated the construction cost at \$98,463. Board agreed this is useful information, that the Town has done its due diligence should the occasion

arise when expansion plans are considered. Leigh moved to close the project and have CLD Engineering send its final invoice. Seconded by Don and unanimously approved.

- Leigh reported that Frank Sparrow will begin work at the skate park on Monday August 22.
- Leigh reported that Nathan Willey will be working on refinishing the pews in the Town Hall for about two weeks. Board decided to table whether or not the cushions in the pews should be discarded until we have opinions from parties who may have historical or sentimental interest.
- Don discussed additions and updates to the projects list noted during the walk-around. Tamara will update. High on the list is the septic tank behind the Memorial Building; Pete Abair agreed the tank should be pumped and inspected soon.
- Tamara will be talking a contractor on Tuesday August 9 about granite steps at the Library.
- Don had contacted Bill Huntoon about the overhangs at the Highway/Safety complex which need to be done this season before winter weather.
- Storage cabinet project in the Protectworth Room: Leigh reported he will have a kick-off meeting at 8:00 AM on Weds Aug 10 with Lake Sunapee Carpentry, Springfield Plumbing and Heating and JLD Electric.

#### New Business:

Don reviewed the five page release letter to our auditors (Vachon, Clukay & Company PC) which confirms to the best of our knowledge that, as of July 31, 2016, some forty four bullet point representations to them are accurate and complete. The letter had been reviewed by all three Selectmen. Leigh moved to sign the letter as drafted, second by Tamara and unanimously approved. As Chairman, Don signed the letter specifying that his signature represents the approval of the full Selectboard.

#### Board and Department Updates:

Safety Committee meeting scheduled for Tuesday evening, August 9. Library Trustees meet Tuesday afternoon, August 9. No report from Conservation Commission.

#### Correspondence:

Letter received from the New Hampshire Bar Association about its pro bono Low Income Taxpayer Project which can help with taxpayer issues with the IRS. Information will be posted on the bulletin board in the office foyer.

#### Signatures:

Purchase orders for the Protectworth storage cabinet project – Lake Sunapee Carpentry, Springfield Plumbing and Heating and JLD Electric.

**Amended: Please see corrected facts in Minutes of August 22, 2016.**

At approximately 7:40, the meeting was joined by Philip LeBrecht, a member of Mascoma Valley Snow Travelers (MVST). Phil warned of possible complaints that access has been blocked and closed to a Star Lake lot on the Town's border with Grafton because of damage done by wheeled vehicles. A Grafton property owner has also suffered damage. Star Lake and

the Grafton property owner have closed the snowmobile trails and revoked MVST's right to pass. The perpetrators had been accessing the Star Lake lot across private property from the north (i.e., from Grafton). Two gates owned by MVST on the Grafton property were ripped out and wheeled vehicles had been driving across the owner's front lawn. Four gates owned by MVST on the Star Lake property had been ripped out. Instead of repairing gates, MVST worked yesterday (Sunday August 7) with permission from Star Lake to close off access with boulders and water bars using an excavator. The lost gates represent a significant financial loss to MVST, who must now approach NH state authorities for funds to replace the gates. Don reported other night time disturbances on town class VI roads around town. Phil LeBrecht said that all the gates around Star Lake itself are still up.

Phil also noted that large "monster" trucks are being trailered in to Robinson's Corner, unloaded and driven down the Kinsman Highway, a Class VI road, where they are engaged in "mud sports" on Town property. Don noted this is a matter for Springfield law enforcement. There was some discussion about restricting access to Class VI roads, but locked gates are not legal under current statutes. Don noted that restriction could be done by converting to Class A trails, but that requires consent at Town Meeting.

Leigh moved that the meeting be continued non-public (legal counsel) at 8:04.

Meeting returned public session and was adjourned at 8:18.

Submitted by,

Leigh Callaway

## Appendix A: Zoning Coordinator's Report of Permits

<b>Subject</b>	Zoning Coordinator Prep for Board of Selectmen Meeting
<b>From</b>	permits@springfieldnh.org 
<b>To</b>	selectmanhill@springfieldnh.org  , selectmancallaway@springfieldnh.org  , SelectmanButcher@springfieldnh.org 
<b>Cc</b>	admin@springfieldnh.org 
<b>Date</b>	Sun 7:55 AM

### Building Permits – Issued:

1. Hathaway - 265 Four Corners Road; 8'x8' gazebo in back yard. Conditional approval by the Selectmen July 25, 2016; subject to applicant adding measurements relative to property lines on submitted drawing. Applicant complied with requirement and permit has been granted

### Applications for Building Permits – Ready for Consideration:

2. David Brooks - 7 Brookridge Dr. (Eastman); Application for Building Permit for small barn/shed in side yard next to drive. Permit application is complete with drawings. No setback encroachment. No wetlands buffer issue. New structure to match existing residence in design and appearance. Structure less than 35' tall. Zoning Coordinator has visited and viewed the site. Recommend APPROVAL.

3. Ryan Peterson - Town Farm Road; Application for Building Permit to build two (2) "lean-to" type sheds attached to existing barn/shed building. Applicant is engaged in "Home Occupation," as defined by Zoning Ordinance, Article V, Sec.5.10 (rather than a "Home Business"). Accordingly, the Application for a Building Permit is not subject to the site plan review process by the Planning Board. Zoning Coordinator did discuss with the applicant his future plans. Applicant was advised that if the home occupation changes to a home business, then the Planning Board must determine, through the site plan review process that any proposed home business complies with the applicable criteria in the Zoning Ordinance, Article V, Sec.5.20.

Permit application is complete with drawings. No setback encroachment. No wetlands buffer issue. Addition(s) to structure to match existing in design and appearance. Structure less than 35' tall. Zoning Coordinator has visited and viewed the site. Recommend APPROVAL.

### Applications for Building Permits – Pending Review:

4. Revision Energy – 59 Wellfield Road (Eastman); Application for Building Permit to construct/install solar energy system (solar panels on post ground mounts) consisting of multiple solar panel arrays over the well field for the Eastman Water District. Applicant has received from the NHDES a Waiver Approval (however, letter of approval included with application appears to be incomplete) with respect to construction in the "Sanitary Protective Area," but there is no mention of wetlands buffer. The plan view map of the proposed installation appears to suggest that the location of some of the solar arrays will encroach on the 100' wetlands buffer as set forth

in the Zoning Ordinance, Article IV, Section 4.12 “Wetlands Buffers,” subsection B, which requires a buffer of 100 feet from the edge of Designated Wetlands. Zoning Coordinator reviewed Wetland District Overlay as depicted by Geographic Information System (GIS) with respect to the site. The Applicant has not provided measurements with respect to the proposed construction/installation relative to the property boundaries.

Zoning Coordinator has attempted contact with the applicant’s representative by both phone and e-mail. Status of the application is PENDING.

AMENDED