

BOARD OF SELECTMEN

MARCH 13, 2017

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: Tim Julian, Bryan O'Day, Whit Smith, Josh McGraw, and Dick Hendl.

Don called the meeting to order at 7:00 p.m.

REPORT from ZONING COORDINATOR.

For the Board of Selectmen meeting Monday night, March 13, 2017, the following is a summary of permit applications and Zoning Coordinator activity.

Applications for Permits – Recommend APPROVAL

1. John Chiarella, 416 Nichols Hill Rd; Application for renewal of two (2) permits to build a 12' x 8' solar kiln/shed and attached shed along west side of existing barn. Application(s) for renewal complete with drawings and no changes in plan compared to existing permit. Location identified. No setback encroachment. No wetlands buffer issue. Structures will be less than 35' tall. Zoning Coordinator has visited site. Recommend APPROVAL.

Applications for Permits – RECEIVED, but PENDING Further Action

2. Attiya Mirza, agent for UPLA5AC, 378 Stoney Brook Rd; Application for permit to build a 4' x 8' structure. Drawing included with application shows structure to be 100' from the road. Zoning Coordinator visited site and measured the distance from the structure to the road to be approximately 30'. Zoning Coordinator has exchanged emails with the applicant and will meet with applicant when he is back in the area. Options are to move shed (approx. 5 ft.) or to request variance/special exception from Zoning Board of Adjustment.

3. Michael Hansen, 163 Hansen Road (location of property). Application to install/build a garage building. Permit application is complete with drawings. No setback encroachment. No wetlands buffer issue. Applicant did appear before the Planning Board for hearing revised site plan application. Planning Board requested clarification in several areas. No further action required at this time.

4. David Brooks – 7 Brookridge Road, Eastman. Zoning Permit Application for solar panel array – pedestal mounted. Applicant has purchased adjacent lot. Current plan is to place the panel array on the second lot, but closer than 35' to the existing lot line. Application pending merger of the two lots. No further information at this time (3/12/17)

5. Mr./Mrs. Martin regarding 12' x 20' shed constructed without zoning permit – 566 Hogg Hill Rd. Mr. Martin has stated he is waiting for snow to melt so that he can locate property pins and appropriately “stake” the area where the shed will be located. No further contact since last BOS meeting.

Other Matters.

A. Attended Zoning Board meeting for hearing and consideration of Edmunds' application for Special Exception to build 2 bedroom dwelling with attached garage on .42 acre lot on Kolelemook Lake. Meeting continued to allow site visit. Following site visit Special Exception granted by ZBA.

B. Mr. Rifkin – Camp Sunapee; follow up still required

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Whit reported he has been to the Chiarella property. A third application last year was for an addition to the house. That has been framed. A renewal is not necessary for that permit. The solar kiln and the lean-to addition have not been started. Mr. Duling granted approval one year ago. The renewal applications are timely filed. Don noted it had been brought to the Selectmen's attention a year ago when the permits were approved concern regarding the possible need for a site plan or zoning permit for possible business use. Whit reported there does not appear to be a business being run from the property. Whit requested clarification as to whether multiple applications or applications with more than one structure should require an applicant to pay more than a single fee. The Board agreed, moving forward an application with multiple structures, or more than one application would require the applicant to pay separate fees. The Board accepted the fee paid that has been paid in the Chiarella renewal.

Whit will be meeting with Mr. Mirza of Stoney Brook Road regarding the pending application.

The Board reviewed with Whit and Josh McGraw the updated Class VI and Private Road waiver form received from Town Counsel. A zoning permit has been approved pending the Selectboard's acceptance and approval of the proposed updated waiver form. Don suggested a change to language relative to rubbish removal and pickup. Josh noted in reference to two structures on site, he would like to keep the old camp, and it will be used as a shed. Therefore he would like to change the use of the new building from seasonal to full-time. Whit noted that change would not require any changes in the process. A note will be made on the zoning permit.

Leigh moved to approve the language of the waiver, seconded by Tamara. Whit will work with Josh on completing the waiver. The waiver will be returned to counsel for review before signing and recording. The motion was unanimously approved.

Police Department: Tim Julian reported following the last meeting, he looked up the warrant article for 2006 and 2009 regarding the revolving account for Special Duty Pay. The first article withheld a percentage for administrative costs, and the 2009 article removed the percentage language so administrative costs could be adjusted as needed. This Revolving Fund is used to pay the officers, and associated costs. Special Duty is not part of the general operating budget of the town. Excess revenue accumulates in the fund, and is not considered part of the town's revenue. It may only be used as approved, for the Police Department.

After reviewing other what other departments charge, Tim suggested amending the detail rate from \$38.50 to \$43.00 for the officer, and \$15.00 for administrative costs. Charge for use of the cruiser will increase to \$15.00 per hour from \$12.00. After discussion, the Board agreed to increase the detail rate to \$45.00 per hour and 33% or \$15.00 for administrative. A motion to that effect was made by Don, seconded by Tamara and unanimously approved.

Fairpoint: Request has been made by Assessor, George Hildum, to schedule an appointment with regarding assessment appeal. Town Counsel has given ok for a meeting to take place. Motion made by Leigh to approve, seconded by Don and unanimously approved.

Don reported the first 2017 Safety Committee Meeting was held on March 7th. Of note, the emergency lighting at the fire station is not working. It was recommended the alarm company should be contacted to service the emergency lighting for all buildings. Leigh will add it to the projects list at an estimated cost of \$1200.00. Motion by Don to approve the request, seconded by Tamara and unanimously approved.

Leigh noted, after the budget is approved, he would like to move forward on replacing the garage door openers at the Highway Shed, and painting of the foyer at the Historical Society. Motion by Tamara to move forward on the garage door openers and painting. Motion seconded by Don and unanimously approved. The overhangs on the highway doors did not get done again this year. The Board agreed this needs to be addressed, and they will start the process over this year.

KLPA Budget Request: Selectboard reviewed a budget request from Gerry Cooper, President of the Kearsarge Lake Protective Association to maintain the Lake Host program. KLPA is concerned that due to a drop in dues paying membership, they may not be able to support the program this year. They will be applying to the NH Lakes Association for a grant request, but require sufficient matching funds to qualify. Dick Hendl noted grants are based on activity. As activity increases, costs go up. The NHLA only has so much money allocated to grants. The Board noted concern with operating budget appropriations for this purpose. The agreed to table this for further discussion after budget approval at Town Meeting.

Board and Department Updates:

Library: Tamara reported the Library Trustees have received a notice of resignation from Librarian, Jen Carson. Jen and her family are moving out of the area. Leigh noted, Jen's contract states she must give 4 months' notice. The Trustees have met to discuss a plan and will be looking at applications.

Zoning Board: Leigh reported there were no Selectmen at the March 7th Zoning Board meeting. (They attended the Safety Committee Meeting). The Board approved an application for Edmunds property on Woodcrest. The owner's wish to sell the property and wanted reasonable assurance the property could be built on. The approval was granted as per the site plan and dimensions presented for a two-bedroom house with garage.

Highway Department: Leigh noted Pete would be submitting a purchase order to rent a chipper for the month of April. There is \$2,000 in the budget for equipment rental. Leigh moved to approve up to \$2,200 for rental of a chipper, seconded by Tamara and unanimously approved.

Tim Julian shared a note of appreciation he received recently commending Sergeant Beaulieu for assisting a hearing-impaired individual at the rest area who had lost her keys. The woman commented "he was the nicest cop ever."

Board approved the expenditure of \$100.00 to the Sullivan County Registry of Deeds to "front-load" an account that is required for towns to do property research other than the required download of property transfers. Motion by Don, second by Tamara and unanimously approved.

Yield Taxes were approved for C. Platt - Old Grafton Road
Woods Without Gile – Off Route 4A
C. Hayes Trust – Deer Hill – Sanborn Hill

Don reported on the recent events of the day, relative to the town voting scheduled for tomorrow and the nor'easter snowstorm forecast. B. Manning, Town Moderator, and Selectboard have participated in phone conferences with the Governor, AG's Office, Secretary of State's Office, and other municipalities and municipal officials throughout the day. The final recommendation was not to reschedule. A decision was reached that Springfield's Town Voting would continue, as scheduled on Tuesday, March 14, 2017 from 11:00 a.m. to 7:00 p.m. The Business Meeting would convene on Saturday, March 18, 2017 at 9:30 a.m.

The Board briefly reviewed requirements under RSA 91-A:3 relative to non-public sessions.

Tim Julian and Janet Roberts extended appreciation to Don Hill for his service to the Town as Selectman over the last 9 years. He will be missed.

Don noted he looks forward to serving on another board at some point.

Meeting adjourned at 8:00 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant