

**BOARD OF SELECTMEN
MEMORIAL BUILDING**

February 22, 2021

4:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

The meeting was called to order at 4:00 p.m. and began with the Pledge of Allegiance.

Selectmen present: Tamara Butcher, Chairwoman and Dick Hendl
Others: B. Manning, Pixie Hill, Whit Smit and Sergeant Beaulieu
Zoom: Wayne Smith, Keith Cutting, Sueann Kazenas and Janet Hendl

Scheduled Appointments:

B. started by talking about absentee ballots. Executive order 83 gives permission to do the pre-processing of absentee ballots. At this point, it doesn't seem there will be a need to pre-process these ballots. If we get thirty or more absentee ballots we will try to pre-process them.

For mask-less voters on voting day B. stated we will be doing the same as we did at the election in November. There will be a tent set up outside for them.

B. and Pixie said one of the things they have talked about is that logically it will be very difficult to get the supervisors to match up the books and get everything out of the fire station timely enough so the fire department can get the trucks back inside. The plan is, although we still need to get everyone's approval, shortly after the election is over, they will take the locked box with all the ballots along with the moderator, a selectman and police officer to the selectmen's office. In the selectmen's office they can go through the books and match them up. A table will be set up in the town clerks office where they will separate the town ballots from the school ballots. The counting will be down in the Protectworth room and the library.

At town meeting we have to figure out what to do for the mask-less voters, if we have any. We can't prevent them from voting, so we are talking about setting them up in the office of the fire department. We will also have to set up a laptop over there with zoom, so they are able to watch the meeting. These people will be able to vote on any of the issues we have. The plan is when we get done doing the discussion of the truck we will take the box, show that it is empty, then B will take the box to that room, will get their names and get the ballots in to the box. Then we will proceed to get people to march through in sections. That is the plan for now.

B. said this was brought up at the planning board meeting and Pixie addressed it in Intertown Record, but we need to make sure that everyone understands that people are able to attend the town meeting by zoom, but they are not able to vote through zoom. B. feels this should be on the town website somewhere. Pixie thinks it's also worth putting an ad in the Kearsarge Shopper stating that people can attend the meeting by zoom but they won't be able to vote.

This is where things are at right now. B said the fire department has been great with all the planning. Dick will talk to the police department for B to get that organized. Whit said that Dan Saulnier will be happy to help provide the technical assistance needed for town meeting.

Pixie has three scholarship applications, and she would like to know if they can be posted on the website. One is for the historical society, one for the library and the last is the Eastman Charitable Trust Foundation. The Eastman Charitable Trust Foundation is allowing Springfield, Grantham and Enfield seniors to apply. They are giving out three \$1500 scholarships for people majoring in environmental sciences. The board agrees to put the two town scholarship applications on the website then include a note that there are other local scholarship opportunities and to check with the high school. Pixie will check with Steve Barker, who is our representative on the board, if the high school has scholarship application information.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, February 22, 2021.

Here is a summary of permit applications and Zoning Coordinator activity.

Application for Permit – Acted Upon, APPROVED

1. Donald and Terry Pavlik would like to build a house on Main Street between LeBlanc and Downey (no house number yet assigned). The project also includes a detached garage. Zoning Coordinator has been to the site and discussed the project with Mr. & Mrs. Pavlik. There are no setback or wetlands issues, and the structures are planned to be less than 35' tall. Fees collected (\$125 house, \$50 garage). Applicant has represented on the application no Home Business or Commercial/Industrial activity. Permit application approved per delegation of authority.

Open Applications - In Hand, But NOT Acted Upon.

2. Robert and Donna Ruel, 513 Stoney Brook Road, would like to have a 14 kw generator installed next to their house. Unfortunately, the lot is only .22 acre and the proposed location for the generator is well inside the side yard setback requirement. But, fortunately, the Ruel's own the lot next door and had been planning to merge the two (2) lots. This will provide a solution and alleviate the setback encroachment. This is also the course of action recommended by the Planning Board (discussed at the PB meeting on February 18). Accordingly, Zoning Permit application will be processed upon receipt of Application to merge the two lots.

3. David and Elizabeth Erickson, cabin off Morrill Road. No further action pending final plan from applicant. Applicant has been advised accordingly.

Other Matters.

- A. Advise potential property owner regarding location of driveway and driveway permit application (Erkson)
- B. Advise resident property owner regarding application either sub-divide 7 acre lot or to obtain permission from Planning Board to place second residence on the lot. Discussed with the Planning Board (Vassallo)

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Whit read through his report and provided three approved zoning permit applications to Jill to be filed.

Whit received another application from Rylee Preston. They want to turn part of the deck into a porch. Whit is unsure if they are expanding it or not. Our position has been putting a roof over an existing structure does not give rise to an application requirement, but if they expand the size of the structure it does. Whit will look into it.

Whit stated that Mr. Erkson, letter A under other matters, has decided not to purchase the property.

Whit attended the planning board meeting on Thursday. He is encouraging the planning board to be considering, proactively, the whole area of second residences so that we begin to develop a consistent message that we can share with people who come in with questions or when we discover that some of these structures already exist in town. Also to determine how the planning board wants to deal with conversions. This way we are not just doing them one-off. Whit believes this will become more frequent activity. This is something Whit is pushing the planning board on so there can be some thoughtful deliberation instead of creating it one off and making precedent over the next few years as these cases begin to show up.

Minutes of February 8, 2021:

Dick made a motion to accept the minutes of February 8, 2021 as written. The motion was seconded by Tamara and unanimously approved.

Unfinished Business:

Dick said at some point it needs to be discussed who will be presenting the warrant articles at town meeting. The board agreed to do this at the next meeting.

Tamara and Dick extended their thanks to the Budget Committee for their outstanding job again this year. They also thanked Janet and Jill for their hard work in getting this together.

Janet received an email one day last week with a picture of the storage container at 620 Stoney Brook road that said let me know if the town of Springfield has any comments. Then Friday Janet received another email with a picture of a truck, no explanation. Tamara drove Stoney Brook road on Saturday and did not see a container anywhere on the road. Dick received a call from Mike Howard, and he said that Mr. Piispanen would not be pursuing a zoning permit, but that his carpenter would. Whit said, about a year ago, he got an inquiry regarding the plan for that house. The plan was to have the house raised up, and the foundation extended and shored up underneath. There will be no expansion of the footprint whatsoever, as Whit was told by Mike Howard, who is responsible for the engineering. Whit said that is still the plan, and with that being the plan, a zoning permit is not required. Whit did tell him they did need a shoreland permit to be doing this, which Mike said they do have. Dick said the issue with the zoning permit, as he understood it, was with the storage container not the house. Whit said yes, but if the trailer is moved it is a moot question. Sergeant Beaulieu said he drove Stoney Brook road today and there is nothing there as of today. Tamara said mid-day on the 18th is when the shipping container was removed.

Tamara received an email that started out with concerns that the town of Springfield has a Facebook page. The author voiced concerns back when it was first discussed about having a Facebook page for the town and we decided that was not going to happen. The author of the email was under the impression that town of Springfield community page was sponsored by the town. Tamara stated that Facebook page is not sponsored by the town. Amber Ruggles has put together a communication page for the town of Springfield and she has posted multiple times that it is not sponsored by the town of Springfield. Tamara said there is a lot of good information, and that is great. Of course, like any Facebook page, there can be bad information. We have no control over that as it is not a town sponsored page. Tamara will respond to his email. Whit said he was also going to bring this up and do what we can to reinforce this is certainly a permissible activity, but it is not a town sponsored page. Tamara might mention to Amber that it could be helpful if she pins that right to the top of the page so people can see the page is not sponsored by the town.

Whit said tonight will be the final internet meeting, one of the subjects will be taking down the Bring Internet to Springfield Facebook page. This page has served its purpose, and the community information page, if it is Amber Ruggles desire, should continue to flourish and we don't want to create a distraction. Whit has volunteered that if there are issues those can be communicated back to him through the community page and by email. This way we don't turn the community information page into an internet information page.

New Business:

Dick received an email asking if the town would want to participate in this new education funding as a donor town. It seems like it is being run by someone in Portsmouth. Tamara asked if it is being organized by someone in Portsmouth would it involve us up here. Dick is unsure, but it is a state-wide program that has to do with a fundamental change in the way education is funded by the state. Dick will contact the individual who sent the email to try to gather some more information on the topic.

Dick brought attention to a letter to the editor in the Intertown Record which explained why the school budget committee and the municipal budget committee's recommendations for next years school budget are different by over \$143,000. Dick explained that that school board is recommending a new position that would be a vice principal and a curriculum coordinator among the elementary schools. The municipal finance committee led by Richard Anderson, who is the chair, does not want to do this. The \$143,000 is for one position.

Dick said we have representatives on both of those panels, we should require that they come in to the selectboard meeting at least once a quarter to let us know what is going on. We have invited them once and they did not want to come. Dick feels that if they are duly elected representatives of the town of Springfield, they have a responsibility to come and let us know what is going on. Dick would like to issue a formal invitation to both the school board representative and the MBC representative to appear before the selectboard a few times during the time the school budget is being discussed.

Board and Department Updates:

Dick said the library trustees will meet Thursday.

Whit reported on the planning board activity. There were a couple of consultations that happened. There was a merger for Star Lake, which was well thought out and made a lot of sense. There was a merger for Eastman which was very straight forward. This involved four parcels, two mergers, two sets of properties that would've been unbuildable lots otherwise. Combining these lots made a lot more sense. For the public, there was the duplex, then there was Tanner Jacques talking about the possibility of an apartment over the garage. Ken Jacques then made a presentation on behalf of Twin Lake Villa that Whit thinks falls on the planning board. Whit feels they need to create the model that will be required of enterprises that may be grandfathered under the zoning ordinance for going forward in terms of what kind of site plan statement they should be making. Whit thought what Ken Jacques did was absolutely superb, and it does meet the requirements of our current site plan regulations when a public hearing is involved. Whit thinks consistency on how we are going to approach those is important. What came out of that was a good example of how to put together a site plan, how to tie it back in to the property records, how to incorporate that by reference, having a written narrative explaining what is going on and a fairly detailed survey of the property and where everything is. This

includes everything from utility poles to roads and parking areas. Tamara said what he presented is pretty much what planning board has always requested of site plans and having them make the decisions as to what is required of each individual property.

Whit said we haven't had a formal laid out process. People want to know what it is they are supposed to show, what the format is supposed to be. For example, is a hand drawn map sufficient. The answer has been generally yes, but it's got to be to scale and include all the details. They do not need to go out and spend thousands of dollars on a big survey. They can overdraw their septic system plan survey if they choose to do so. However, when it is a fresh site plan, that is required to have a public hearing; so then there are the notification requirements, and the public has a right to come in and review and be heard. When there is a situation like Kennebec Lumber or Twin Lake Villa maybe you just want to have the site plan on file because it's an existing business that's been there and so they are required to meet the requirements of disclosure, but the public hearing is not part of that because it's already established. However, if there are modifications to the business, an amended site plan would be required and that would require a public hearing. Janet brought up what Ken said on Thursday, there are very few that are going to fit in the category that he does, or Durgin and Crowell, because they have been there since way before zoning.

Whit said the real zoning ordinance did not occur in '86. Janet does not feel the zoning ordinance changed that drastically from the beginning of 1987. Janet said it helped to clarify definitions. What she recalls is that the interpretation from the people who were in charge felt that you didn't need a site plan if you were a business that was already in existence before zoning or site plan review regulations came into effect, or you didn't need a special exception if you were in business and therefore if you didn't need a special exception you didn't need a site plan. Janet said there are a lot of businesses out there that never got a site plan because the powers that be said no special exception no site plan required. However, if you look at our zoning ordinance, other than the definitions being cleaned up, a lot of what's there has been there. Whit said the powers that were, as opposed to the powers that be, never wrote it all down and never set up a process and now we are revisiting a lot of this stuff. Whit said for the zoning ordinance to go from basically 14 pages, when it was originally put in place, to the 40 something pages it is now, something had to be added. Janet said we have added forest conservation district, wetlands conservation district, so there is a lot that's been added. However, the meat of it hasn't changed that drastically. Whit doesn't think the meat of the ordinance is that good, there is a lot of ambiguity in there. Janet said it is only as good as the document that you copied to create your own. Whit said now it is time to rise above that and find consistency. Janet said the ordinance was created to protect this town from places like Eastman coming in and having very small lots; it was to keep the town rural residential.

B. disagrees fundamentally and truly believes that zoning ordinances are written ambiguously for a reason. He thinks the key to a zoning ordinance being effective is a rational, reasonable working zoning board. The more you try to get it so specific and you hear the discussions of the dog houses or goat barn and suddenly you can't have a goat barn, but you can have a mini goat barn. The worst thing is new people, when they come on the zoning board the first thing they do is run to the planning board to define this and that. The more ambiguous the ordinance is the better it is on the zoning board, as long as you are consistent and willing to establish precedents. B. said you have to be very careful putting the minute details in defining words, that becomes very difficult. Whit said for the record, he agrees completely with what B has said. But it makes it a very difficult conversation when you are speaking to the planning board or zoning board and they are trying to address the ambiguities that begin to emerge. What solves that is having a consistent process.

Whit announced that Thursday was Kevin Lee's last meeting as the chair of the planning board. Janet pointed out that he has been serving on that planning board for 20 years. Whit observed over the last three or four years when things get a little bit out of hand or people get a little hot under the collar Kevin had a wonderful calming influence. Whit said he did a superb job, and Janet was correct to gracefully acknowledge the work he has contributed to the town in that position. Janet said Kevin has been the chairman for 19 years.

Correspondence / Signatures:

One intent to cut timber.

Meeting adjourned at 4:57 p.m.

Jill Hastings
Deputy Administrative Assistant