

BOARD OF SELECTMEN
MEMORIAL BUILDING

March 13, 2023
4:30 P.M.

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

Selectmen Present: Dick Hendl, Chairman; Poul Heilmann; Amy Lewis

Others: Jen Roberts, Jeremiah Crosby, Jamie Crosby, Jessalyn Straniti, B. Manning, Whit Smith and Steve Dzubak

Scheduled Appointments:

B. Manning announced to the Board that the town election has been postponed until Tuesday March 28th at 11am. The seven moderators in the towns that make up the Kearsarge school district met and voted on whether to hold the election as planned. The majority of the towns voted to postpone. Springfield could hold their election if they wanted to, however a separate election would need to be held to vote on the matters of the school. The Secretary of State is ok with Springfield holding their business meeting on the 18th, as planned. The deadline for absentee ballots has been extended to 5pm on March 28th. The Secretary of State has received the required communications regarding the elections. B. Manning has provided the Board with a copy of these communications. Derek Lick has informed the Secretary of State as to the status of elections for the Kearsarge District, as required by law. There will still be a meeting for the ballot readers tonight at 7pm.

Jamie Crosby appeared before the Board to request the appointment of new members to the Recreation Committee. Amy made a motion to appoint the following five members and two alternates to the Recreation Committee: Chairman, Jamie Crosby, Vice Chair Jessalyn Straniti, Treasurer Alison Conlon, Secretary Casey Gobeil, Member Sarah Daignault, Alternate Jen Roberts, Alternate Merrie Hedges. Whit stated typically when a committee is appointed, they decide who the chair and vice chair will be, and he is unsure why the Recreation Committee is having to jump through these hoops. Amy obtained this list from Jamie Crosby providing the names and desired positions. Whit stated the requirements put on the Recreation Committee are significant, and accurate, however Whit feels those requirements have not been put on any other committees in town. Tamara will print the appointment sheets for the new members to come in and sign. Jeremiah asked if there is an RSA that governs this that the committee could have for reference. Tamara will find the RSA that applies to the Recreation Committee and provide it to them. The motion was seconded by Poul. Amy, Poul and Dick voted in favor of the motion.

Zoning Permits:

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, March 13, 2023.

Application for Permit – APPROVED

None.

Other Matters.

A. Attended Zoning Board meeting. (Aucoin/Ruppel Special Exception; Hanson Special Exception for commercial activity – boat storage on lower lot)

B. Visit with property owner on Dutchman Pond Rd (Private) to discuss plan to repair garage foundation. Property owner confirmed that the garage is built on the lot line and has been that way since the 1970's when it was built. The location of the garage in the setback is protected because it pre-dates the Zoning Ordinance, has been used continually and has not been expanded. The fact that the garage is on the lot-line is a private matter and probably would be resolved, if ever, utilizing the concept of "adverse possession." The plan is to jack up the garage, repair the foundation by pouring a slab and then to place the structure back in the same spot. No Zoning Permit required for what would be considered maintenance and repair.

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Dick asked where the Aucoin/Ruppel special exception stands. Whit stated the special exception was approved at the last Zoning Board meeting. Whit added that much of the objection from the neighbors had to do with the septic system. One of the objectors inquired at the end of the meeting what steps would be next to appeal the decision of the Zoning Board of Adjustment. Tanner Jacques and Susan Chiarella did a great job of running the meeting and advising the objecting neighbor that their next step would be to consult an attorney. As an aside, the applicants reported to the Zoning Board of Adjustment that they are in the process of obtaining the necessary DES shoreland permit to have the gravel base where the hot tub is located approved. The applicants will need to go for a special exception as the hot tub it is less than 35 feet from the lot line. Once the special exception is obtained then a zoning permit for the hot tub can proceed.

Whit stated there is another property on Sandy Beach Road who have their own septic, which has failed some time ago. They have a new septic design which came into the office today. Whit received a text from the health officer this morning and he is uncomfortable with the septic design because there are two flaws within it; one being the proximity of the system to the well and the second is the proximity of parts of the septic system to Kolelemook Lake. Referenced in the drawing are two waivers necessary to have the plan approved; waivers were not included with the application. Whit obtained the file from the health officer, as he does not need to sign something he is uncomfortable with, and turned it over to the Selectboard to manage the case. The waivers have not been seen; they are just referenced to in the drawing. Tamara will contact the designer tomorrow to try to get more information on these waivers being referenced.

Whit informed the Board that we will be seeing an application from Mike Hanson for an addition to his wood processing building. The addition he is building does not match up with the site plan that he presented. However, the addition is smaller than what is reflected on the site plan.

Dick stated that ZBA has approved special exceptions for a number of short-term rentals already, starting with Mr. Biebel. Dick asked if anyone has taken it to the next step of going to the Planning Board to get a site plan approved. Tamara has received nothing to date. Whit added all the materials have been provided to Tamara, so that process can begin. Dick stated these short-term rentals have been operating without any restrictions because the Board had decided to let them continue operating assuming they would follow the procedure more quickly than they are. Whit feels that is inaccurate. He feels the town has been slow to provide them with the information they need. The Planning Board is now ready to start hearing these cases; a list of those cases and the various stages of those cases have been provided to Tamara and there is no reason not to proceed. The chair of the Planning Board, Tim Bray, is ready and able to hear the first couple of cases.

Whit has one concern, and it involves Paravati specifically. The concern is that Paravati's lawyer followed up on several occasions to find out what the status was, and we told the lawyer that the process for the town was still being ironed out and we would let them know. Now that the process has been ironed out when does the clock start for the timely consideration of that hearing. The good news is that Paravati has not filed any applications with the Planning Board for the site plan review; he has received his special exception. Whit thinks the Planning Board should create a docket schedule with Tamara for the cases to begin being heard.

Minutes of February 27, 2023:

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*Furthermore, the Board acknowledges that the total cost of this project will be \$4,000, in which the town will be responsible for a 50% **in kind, non-monetary** match \$2,000.*

*Jane Harvard, the consultant that has been contacted, anticipates this project would be completed by July of this year. Jane anticipates about three meetings where they would get together and discuss the plan. Upon completion she would present it and it would be brought to the Board for acceptance. **The Board of Selectmen recommends an annual review to ensure all relevant parties understand and are aware of their potential roles as may be required.***

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*year's theme will be school days; the exhibits in the museum will be ~~changed~~ **swapped** out to focus on what they have in the collection related to education.*

*The tool shed was a big accomplishment for the historical society in 2022. Jim thanked the Board for their support on that project. Jim announced that it looks like the fire department will be ~~giving~~ **lending** the stove from the general store to the historical society. The theme for the tool*

shed collection is agriculture, to include sugaring, animal husbandry, forestry and carpentry. The shed will be stained when the weather warms up; this will be done by Chris Gaherty. Chris has also agreed to build steps at the back and change out the door of the museum and change out the door as well as build a small storage lean-to shed at the back to store some items when not being used.

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Both positions will be advertised at the same time. However, the closing dates of these positions will be staggered staggered.

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Miscellaneous Business: At 5:33 p.m. Dick made a motion to enter into non-public session to discuss hiring of personnel RSA 91-A:3,(II)(c). The motion was seconded by Poul. By roll call vote Dick voted aye, Poul voted aye.

Dick made a motion to accept the minutes of February 27th as amended. The motion was seconded by Poul. Dick and Poul voted in favor of the motion, Amy abstained.

Court Status:

There is nothing new to report on any court action.

Unfinished Business:

Amy completed and signed her response letter to the attorney for Mr. Lindquist.

New Business:

Amy has one request from the fire department, which is they want their old phone back, the voice over IP phone does not work. Jen stated many people have tried to use that phone and it does not work. Tamara will contact Fidium to get this handled. Whit said Fidium should be able to skip the VOIP that is using Ring Central; they can provide a hard wired land line through their internet.

Dick received a letter from the Upper Valley Lake Sunapee Regional Planning Commission who is in the midst of developing a homeowner developer utility as part of the keys to the valley initiative. Basically, it is developing the capability to build a variety of housing types. There is very little detail in the letter. They would like us to agree with what they are doing and come up with some kind of financial contribution between \$500 and \$5000. Before a decision is made Dick recommends the Board reach out to Meghan Butts and ask that a presentation be made to the town on what this entails.

Board and Department Updates:

Amy shared the pancake breakfast was a huge success. Jen Roberts stated the attendance was great, the profit was good. T-shirts were sold, and there was a significant amount of monetary donations, it was very successful.

Tamara asked if Poul received the advertisement she created for the positions at the highway garage. Poul has reviewed it and has a few edits. Poul will touch base with Tamara this week.

Amy announced Conservation Commission is holding a green-up day scheduled for May 6th. There will be a volunteer at the Fire Department handing out bags and gloves. Jamie Crosby stated that the Recreation Committee has talked with Conservation and are discussing offering drinks, or games, something to try to get more people over to participate in green up day.

Correspondence/Signatures:

None

Miscellaneous Business:

Tamara would like to attend the NH Government Finance Officers Association is holding their annual conference on May 4th and 5th. The Board approves Tamara attending the conference.

Dick made a motion to adjourn the meeting at 5:36 pm. The motion was seconded by Poul. Dick, Poul and Amy voted in favor of the motion.

The meeting adjourned at 5:36 pm.

Jill Hastings

Deputy Administrative Assistant