

BOARD OF SELECTMEN

FEBRUARY 11, 2019

MEMORIAL BUILDING

4:00 P.M.

The following are to be considered draft minutes until approved by the Board.

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

Selectmen present: Tamara Butcher, Chairman; Dick Hendl, and George McCusker.

Others present: Whit Smith, Leigh Callaway, Tim Julian, and Peter Abair. Angela MacCreighton, Don Hill, Jim Bednar and Mike Beaulieu were present for a short time.

Leigh Callaway reported \$3,500 donations have been received for the 250th Charitable Trust. The 250th skating party took place on February 9th. Skating conditions were great, and everyone enjoyed the skating, s'mores, hot chocolate, bon fires, and neighborly conversation, despite a very cold and windy day. Dick Hendl moved to accept the \$3,500 donations, seconded by George and unanimously approved.

REPORT from ZONING COORDINATOR. -- Board of Selectmen - Monday, February 11, 2019.

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

Application for Permit – Acted Upon, APPROVED

NONE

Application for Permit PENDING

1. James Mullins, Woodcrest Road; Application to build primary residence on non-conforming lot. Special Exception granted by the Zoning Board of Adjustment (ZBA) (March 2017). Confirmed that plans are slightly different than the buildable “footprint” that was presented to/approved by the ZBA. Zoning Coordinator has received additional information from the applicant’s representative. Follow-up with Ray Critch, Survey Analyst, Fuss & O’Neill, New London, NH.

Other Matters.

A. Inquiry from property owner living on Lake Kolelemook who would like to dig out part of the basement/crawl space under the dwelling. Structure is approximately 50’ front shore. What to do with the material/dirt? Referred property owner to NH DES.

B. Request from property owner’s representative for copies of complaints made to the town with respect to development of parcel on George Hill Road. Responded to inquiry.

C. Inquiry from Chair of the Zoning Board of Adjustment regarding duration of Variance or Special Exception when no action has been taken under the grant of relief. Responded to the same.

D. Additional questions/concerns regarding generation of noise by Kennebec Lumber Company located on Route 4A. Visited location with Selectman Hendl.

E. Related to item #1, above, received follow-up inquiry from Mr. Mullins' representative. It is likely that Mr. Mullins will re-apply for a Special Exception to build primary residence dwelling on the Woodcrest Road parcel. Mr. Mullins' building plan is slightly different from the plan approved by the Zoning Board of Adjustment (ZBA). The current Mullins' plan is less invasive of the setback, but the Decision of the ZBA (March 8, 2017) is quite clear that there may be no deviation from the original building plan. Accordingly, a new (or amended) Special Exception will be sought.

F. Met with property owner regarding the expansion of concrete patio around swim pool to include a "play area."

<< RWS 2/10/2019 >>

Whit reported the Mullins' building plan repositions the proposed house so one corner of the garage has less encroachment to the road. The house location proposed by the former owner was the "crux" of the Special Exception granted. The Mullins will present new plans to the Zoning Board.

Whit reported he was contacted by Mike Hummel regarding the noise issues on 4A. Whit and the Board of Selectmen received e-mails from Mr. Hummel with an explanation of his concerns. Olivia Powers is planning to attend tonight's meeting.

Dan Solnier, a new resident living on George Hill Road, introduced himself. He met George McCusker at the recent Conservation Commission meeting. George invited him to attend.

Dick reported he had a conversation with B. Manning and was given contact information for the CAT maintenance person. A representative will perform an inspection, diagnostic testing, and take fluid samples on the loader. They will evaluate the condition and provide estimates for repairs. Pete Abair said he thought it would be a good idea to have this done. The Select board agreed to proceed. Dick will have further contact with CAT.

Dennis George and Fay George came to meet with the Board. Fay wanted to know what could be done to mitigate the tax situation of her sister. She stated the family just found out Friday. She would like to find out what can be done to mitigate the situation to help her sister get her property back. She is willing to arrange to pay what is owed. Part of her arrangement would be to get the place cleaned up. Tamara stated since this is the first time this Board has dealt with

this kind of situation, they will need to speak with Town Counsel. Fay will follow up with the Board at their next meeting.

Minutes of January 28, 2019. After minor typo corrections were made, Dick moved to accept the minutes as amended, seconded by George and unanimously approved.

The Board reviewed the operating budget and proposed warrant articles.

The Board discussed the contractor estimates for the Site preparation at the highway garage. They received two verbal and one written estimate, ranging from \$80,000 to \$110,000. They had quite a bit of discussion regarding the site work and costs associated to build a sand shed in the future. Many suggestions were made. Further research and estimated costs will be required. Motion made by Dick to appropriate \$100,000 from the Unreserved Fund Balance. Motion seconded by George and unanimously approved. The Board decided this would be a non-lapsing warrant article for 2 years.

There are no changes to the proposed operating budget. The Board agreed to recommend the proposed warrant articles. (Proposed articles can be found at the end of these minutes.)

Whit reported, following up on the noise concerns, he made a site visit to the Powers-Weathers residence on February 5th, after the close of daily operations of the lumber mill, and without the noise of traffic on 4A. Witnessing the fan noise at the Weathers house from about 50 yards from the road, there is significantly audible and measurable noise from the fans, which is fairly constant, and consistent. He is aware there may be 4 other people who have expressed concern. Of additional concern, is the back-up beepers from the equipment. Both issues could be of a significant environmental factor. Olivia Powers stated she never had an issue with the noise at Evarts, but something changed with the operation in August after the property was sold. She has been in contact with the owner again, and he indicated that OSHA is the deciding factor in this issue. Dan Solnier, who is a Civil Engineer, stated that sometimes there is confusion interpreting and enacting current OSHA and Health and Safety Codes as the codes are always changing. The company may have inherited some issues and are looking to document the information. The noises from the fans are dependent on what the purpose and use are for those fans, but it would seem the noise could be mitigated. He noted the back-up beepers are required by OSHA so employees on the ground have warning of equipment movement. Olivia noted they have done some mitigation of the back-up alarms. She is concerned that soon it will be spring, and it would nice to have some resolution before windows are opened and more time is spent outside. Tamara stated she understands what Olivia is going through. The Board will contact the owner and invite him to next Board meeting on February 25th.

250th Charitable Trust: Dick reported that based on Shawn's interpretation, money in the Charitable Trust could not be donated to the Town until after December 31, 2019. He has done a lot of research and has spoken to the State about the elevator. The State requires approval of the blueprints before this can go any further. They will be getting back in touch with him with more information. In the meantime, Shawn indicated to Angela, if there is enough money to cover the

cost of their planned activities, and they have money for the elevator, there may be no need to wait until December 31. The Board discussed concern with several issues raised they felt requires clarification before they are comfortable sending out an RFP. In order to accept the gift of a lift, they need more information about funding to be sure there is money enough for installation and for any unknown contingencies, with no costs to the Town. The Board did not think it was part of the plan to do anything about the lift until after the 250th celebrations. Given there are events scheduled at the Town Hall all throughout 2019, construction should not be taking place during that time. The Board agreed there is too much unknown information required to proceed with a warrant article this year.

Board and Department Updates:

Fire Department: SCBA equipment has been delivered. Invoices are in and Sugar River Bank is processing the loan documents.

The department is trying to schedule a walk-thru of the power plant.

Library: Dick reported the Library Trustees did approve increasing staff wages by 4%. They have a CD that is ready to renew, and they are looking at where they can get the best term.

Conservation Commission: George reported the Commission worked on the hikes they are putting together for 250th Celebration. Dan Solnier is putting together some new street maps which will show the locations of trail heads.

Correspondence: None

Signatures:

Yield Tax Assessment

Meeting adjourned at 6:10 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant

Warrant Article Drafts:

Article 02 Sand Shed Site Preparation

To see if the town will vote to raise and appropriate the sum of \$100,000 for the purpose of site preparations for future sand shed replacement and expanded exterior storage and to authorize the withdrawal of \$100,000 from the Unreserved Fund Balance with no amount to come from general taxation. This will be a non-lapsing article and will not lapse until the work is complete or December 31, 2020, whichever is sooner. Yes or No - Majority Vote Required

Article 03 Old Home Day Expendable Trust

To see if the town will vote to raise and appropriate the sum of \$4,243 to be added to the Old Home Day Expendable Trust Fund previously established. This sum to come from unassigned fund balance and represents proceeds and donations raised in 2018, with no amount to be raised from taxation. Yes or No - Majority Vote Required

Article 04 General Municipal Operations

To see if the town will vote to raise and appropriate the sum of \$1,406,551 for general municipal operations. This article does not include appropriations contained in special or individual articles addressed separately. Yes or No - Majority Vote Required