

BOARD OF SELECTMEN

MARCH 11, 2019

MEMORIAL BUILDING

4:00 P.M.

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

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

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

Others present: Whit Smith, Leigh Callaway, Jen Roberts, Olivia Weathers, Mike Lawlor and Scott Piper.

Leigh reported there was one \$100.00 donation to the 250th Charitable Trust. Dick moved to accept the \$100.00 for the 250th Charitable Trust, seconded by George and unanimously approved.

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

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

Application for Permit – Acted Upon, APPROVED

1. Mike Hansen Properties LLC (Mike Hansen) 163 Hansen Road; Application to build 20' x 24' office. No setback or wetlands issues. Proposed structure to be less than 35' tall. Revised site plan reviewed and approved by town Planning Board. Zoning Permit application approved pursuant to delegation of authority.

Application for Permit PENDING

2. James Mullins, Woodcrest Road; Application to build primary residence (28' x 32' and 27' high) on non-conforming lot. This matter was heard by the Zoning Board of Adjustment on March 5, 2019; Special Exception APPROVED to build on non-conforming lot. Shoreland permit in place, septic design approved by the State; we are waiting on completed recordable Notice of Limits of Liability to be executed by property owner(s).

Other Matters.

A. Attended meeting of Zoning Board of Adjustment.

B. Additional email correspondence (follow-up) regarding noise from wood/lumber mill on Route 4A. Responded to same and forwarded to BOS.

<< RWS 3/9/2019 >>

Whit had nothing more to report. Janet noted the Mullins have executed and are mailing the Notice of Limits.

Minutes of February 25, 2019. Dick moved to accept the minutes as written, seconded by George and unanimously approved.

Old Business: Scott Piper reported that the last two vehicles, a loader and plow truck, have had the white noise back up alarms installed. He believes he has identified the most offensive fan noise. There are two different era dates for the kilns. The oldest has external line draft fans on the back of the kilns. The fans were turned on and off on Tuesday to test the noise. He had thought the noise might be coming from the induced draft fans on the boiler, but that does not seem to be the problem. The biggest problem is from the external fans. Pride Manufacturing in Maine has similar external fans. He and an associate have observed those fans, and by the human ear, they are not as noisy as the ones at Kennebec. Now they need to zero in on what the reason for the increased noise is at Kennebec compared to what they witnessed at Pride. He ran some decibel meter tests, and the noise in front of the kilns was 70 -71 decibels, at the road in front of the Weathers' home the reading was 40 decibels, and cars and trucks on the road were 70 decibels. Olivia asked Scott if he had been able to look at notes from the plant to determine what changed 4 or 5 months ago. The noise became more of an issue at her house at that time, and visitors at her home have noticed the change in noise. Scott asked if she had more a more specific time line. She did not recall an exact time frame because at first, she had been bothered by the back-up alarms, not zeroing in on the fan noises. Scott stated he was able to determine a speed change was done, but he does not have any more information than that today. He would like to get together with the Weathers at some point to listen with the fans on and off. The kilns operate continuously and there are a lot of factors such as when leaves are off the trees, wind direction and atmospheric conditions impacting the noise. Olivia stated the noise is strongest at the front of her house, facing the mill, but there are other places she hears the noise depending on where she stands. The noise also seems to echo from behind the house. Scott stated he will be investigating what steps to take to mitigate what they find. Whit reported he has been up and down the road as well as at the Weathers' property. The decibel readings he got are like those Scott got, with 40 – 46 decibels at the road, 70-75 with a bus or truck going by, and at 100 yards off the road, 60 plus decibels. Scott stated he will be talking with a sound expert for recommendations as to how to best mitigate. He will not be available at the next board meeting on March 25th but will be in touch by e-mail.

Tamara reported a letter was mailed to the resident on Four Corners Road the end of last week.

Dick reported he got information online about beach parking and ordinances for the towns of Sunapee and New London. Sunapee uses beach stickers and has facilities that designate permit parking only. New London uses their transfer station stickers. The Town of Springfield has a Beach Ordinance. He had a chat with Chief Julian and Sergeant Beaulieu, and he believes that something can be worked out that will be effective and acceptable to everyone without being too onerous.

Dick noted that about one year ago, Darrin Patten had approached the Board with questions regarding expanding the opening in a stone wall of the range way and to cut some trees and brush. The Selectmen had given verbal permission a year ago, but Darrin had requested something in writing. The Board agreed to have Darrin fill out and return the Class VI Road Logging Agreement form. Dick will deliver the form to Darrin.

Dick reported a letter has been received from Inspector Perry at the NH Department of Labor. All conditions of the safety inspection have now been met and the inspection has officially been closed.

Department Updates:

Dick commented about the funds for the SCBA equipment. The funds were to have been transferred to the town account. The bill, to date, has been paid for the equipment.

Greg Bruss has been in touch with Old Yankee Stoneworks about the leak issue at the library. An appointment will be made to come out to look.

Tamara reported Alex will be putting the tanker on Craigslist. Tamara will be listed as the contact person.

Tamara stated the Zoning Board met and approved the Special Exception for the Mullins property. The Notice of Decision was rewritten to correlate with the plan the Mullins presented.

George reported the Conservation Commission met and discussed trails and walks for the 250th. There was a good turnout for the snowshoe hike. About 15 people attended.

There will be a Cemetery Commission meeting this week.

Whit stated the property the Mullins purchased had an original relief by Special Exception granted March 17, 2017 and would be coming up on the two-year anniversary. According to NH statute, if no action has taken place within that two years, then the approval lapses for lack of action. This applies across the Board. NH allows towns to make the law stricter. He thinks it is best to leave it the way it is with a clear understanding that if nothing begins the approval would lapse. However, there is no specific time limit for completion once a project has begun. Dick asked what constituted starting? Whit said pouring a foundation or starting construction in the case where a foundation is not needed. Digging and clearing trees does not start the clock ticking. Two years is plenty of time to get a project started.

Janet asked Whit if there was any new information on the heat pump permit for D'Amico. Whit reported the D'Amico permit has been approved for the solar installation which will give them 95% benefit. He will wait until the Planning Board meeting next week to get a determination from them as to whether the heat pump is considered a structure and would require a zoning permit to install, or whether it is to be a normal utility considered to be part of the

heating/cooling operation of a home. The D'Amico proposal is for a 3 x 5 or 2 x 4 slab with electric hookups with the heat pump an integral part of the solar. He wants a resolution determined by the Planning Board for this and any future proposals that come before the town. He noted the Board of Selectmen do have the authority to determine if this is something that they want to enforce and apply the rules across the town. He would like to see the board clarify whether outdoor wood-fired furnaces should be considered structures, as they look like sheds. There was some discussion about how whole-house outdoor air conditioning units as well. Dick asked if the Planning Board might make these considerations before the fact, instead of reactive as they come up. Dick and Tamara feel these are not structures but are part of the main heating and cooling unit for the house. Dick, stated he was philosophically opposed to making any decision until the Planning Board has weighed in.

The contract for the annual audit by Vachon & Clukay was approved.

Timber Yield Assessment reviewed and signed.

Two Land Use Change Tax Assessments reviewed and signed

The Board will table discussion regarding a groundskeeper until they have a chance to meet with Pete and the Cemetery Commission.

The Health Officer position was discussed.

The meeting adjourned at 5:09 p.m.

Submitted by,

Janet Roberts,
Administrative Assistant