

BOARD OF SELECTMEN

JULY 24, 2017

MEMORIAL BUILDING

3:30 P.M.

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

Selectmen present: Leigh Callaway, Chairman; Tamara Butcher and Dick Hendl.

Others: Todd Fleury. Bryan O'Day arrived about 4 pm.

This meeting was scheduled to begin at 3:30 p.m. for the Selectboard to open and review sealed bids for 7 lots located in Eastman, offered for sale. Leigh called the meeting to order at 3:30 p.m.

8 Winding Wood Road, Lot 37; Map 522-073. One bid received in the amount of \$1,199.00.
2 Crestbrook Place, Lot 31; Map 518-400. One bid received in the amount of \$1,050.00.
There were no other bids.

Leigh moved to accept the bid of \$1,050.00 from David Brooks for 2 Crestbrook Place, with the requirement that a 10% down payment of \$105.00 be received before 4 pm tomorrow (Tuesday, July 25th). Motion seconded by Tamara and unanimously approved.

Leigh moved to accept the bid of \$1,199.00 from Paul Hamel for 8 Winding Wood Road with the requirement that a 10% down payment of \$120.00 be received before 4 pm tomorrow (Tuesday, July 25th). Motion seconded by Tamara and unanimously approved.

Selectboard scheduled a closing date for Quitclaim Deeding to be held at the next Selectboard meeting at 4:00 p.m. on Monday, August 14th.

In Whit Smith's absence, Leigh summarized the written report.

REPORT from ZONING COORDINATOR. -- Board of Selectmen Monday, July 24, 2017.

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

Application for Permit – Acted Upon, Approved:

1. Joseph B. Perrotto, 124 Sanborn Hill Rd.; Application for Permit for 40' x 24' pole barn. Previously Reported. ZBA heard and granted (July 11) Mr. Perotto's application for a variance (dimensional relief) to construct the pole barn no closer than 60 feet to designated wetlands. Accordingly, all other criteria being in compliance with the Zoning Ordinance, Zoning Permit was approved.

2. David Brooks, 7 Brookridge Drive; Application for addition to existing shed. Application reviewed and forwarded to BOS members. APPROVED by Zoning Coordinator pursuant to delegation of authority

3. Amity Ollis, 57 Lorent Drive; Application for solar array to be installed in side yard. Application reviewed and forwarded to BOS members. APPROVED by Zoning Coordinator pursuant to delegation of authority

Application for Permit REQUIRED:

4. Dave Hausmann, Messer Hill Rd. (house number application has been filed.) Mr. Hausmann has plans to build a home on Messer Hill Road. Although the lot is large (\pm 5 acres), the lay of the land is such that the current plan causes the house and garage to encroach into the required 35' side yard setback. Mr. Hausmann has timely filed an Application for Variance with the Zoning Board of Adjustment to be heard on August 1, 2017.

5. Lindsay Walkinshaw, 92 Lamson Lane; Cottage with attached garage. Plan calls for edge of garage to be 10' from side yard lot line. Accordingly, Application for Special Exception granting dimensional relief has been timely filed for August 1, 2017, ZBA meeting.

6. Troy Denney, 444 Sanborn Hill Rd.; Mr. Denney is planning to install a 12' x 30' above ground swim pool. Zoning Coordinator met with Mr. Denney to discuss location of swim pool structure on his lot.

7. Mr./Mrs. Martin, 566 Hogg Hill Rd; 12' x 20' shed constructed without zoning permit. Previously Reported: Mr. Martin states that he is planning to move the shed and file an Application for Zoning Permit (after the fact).

8. Mr. Rifkin – Camp Sunapee. No changes/developments since last report. Open item.

Other Matters.

A. Inquiry from Mr. /Mrs. Luttazi regarding the Walkinshaw plan to build cottage with attached garage on Lamson Lane.

B. Attended Zoning Board of Adjustment meeting on July 11, 2017

C. Attended Planning Board meeting – July 20, 2017

D. Forwarded to the Administrator thoughts/plan for revised fee structure – Zoning Permits, ZBA applications, Planning Board applications.

E. Began work revising/correcting forms for ZBA to more accurately reflect current ordinance requirements. Forwarded same to Chair of ZBA.

F. Visit Perotto, 124 Sanborn Hill Rd.; view progress on pole barn built.

<< RWS 7/23/2017 >>

Minutes of July 10, 2017: Motion by Dick to approve as written, seconded by Tamara and unanimously approved.

Old Business:

Leigh reviewed the proposal from Jeff Evans for services relative to an Alteration of Terrain Permit on the land located behind the highway garage. Cost of services \$5750 which includes the requirement of a site specific soil survey by a certified soil scientist. The price does not include State of NH application fees. Leigh is not sure what state fees will be involved. Motion by Dick to accept the proposal by Jeff Evans, seconded by Leigh and unanimously approved. Leigh will get Jeff Milne and Pete Abair to work plans to be sure the site is graded properly for proposed usage. The Agreement for Services was signed, and a retainer check will be cut.

Projects:

Dick Hendl reported the straightening of the electrical panel shelter went smoothly this morning. Yankee Generator has been contacted to come inspect the auto transfer switch and will be here on Wednesday.

Fairpoint has been contacted about coming to straighten their post.

Sunapee Glass has the window for the library and will be coming to replace it. Dick will speak to Pete about removing the air conditioner.

Todd Longley looked at the town hall roof and doesn't see any immediate threat and can wait until spring. The Board discussed periodically checking the building. They also discussed sending out RFP's before budget time for appropriations contingent on town meeting approval. Motion by Leigh to send out Request for Proposals for a new roof on the town hall in 2018, contingent on funding approval. Motion seconded by Leigh and unanimously approved.

Additional projects:

Dick is working on replacing the "Current Events" bulletin board. Once a new board is available the posts will be straightened and painted.

Dick will get in touch with Frank Sparrow about the skateboard park inspection.

Frank Anderson Patriotic Fund: Donations received from Brooks, Rodgers, Yurick, and Cooper. Leigh moved to accept the amount of \$255.00 to the fund. Motion seconded by Dick and unanimously approved. Total donations to date \$1771.00 Board unanimously approved a new 30' commercial flagpole, with an internal halyard). Total cost including \$91.00 shipping is \$1608.00 with a motion by Tamara, and second by Dick. Discussed the possibility of using the old flagpole at the museum. Tamara will ask the Historical Society if they are interested.

Leigh reported the latest draft of the of the Class VI and Private Road Construction Policy, and the Notice of Limits for the same were shared with the Planning Board at their meeting July 20. Planning Board had no problem with document and focused mostly with maintenance of Class VI Roads. Mike Howard was concerned culvert replacement may result in undersized or inadequate culverts. Leigh subsequently amended language in Class VI Notice of Limits and reviewed with the Board. Motion by Leigh to submit the three documents to Town Counsel for review. Motion seconded by Dick and unanimously approved.

Board members reviewed the e-mail response from the DES regarding 2489 Main Street. There has been no application for a shoreland permit. A site visit will be scheduled.

Dick Hendl will resign as a member of the Kearsarge District Municipal Budget Committee. Lynette Johnson has expressed an interest in schools and budgets. Leigh moved to recommend Lynette to the school board, seconded by Tamara and unanimously approved. Leigh noted Dick has done a superb job on the MBC.

Board and Department Updates: Board members reported on their respective boards.

ZBA: approved Perrotto variance.

Fire Dept.: Fire truck has been ordered and is anticipated in December or January. Perhaps sooner.

Wi-Valley: Tamara has contacted Kate Albert about coordinating the upgrade to fire department internet. She has not heard back.

Planning: Leigh discussed Mike Hansen's question about amending the road surface on Hansen Road. The Planning Board recommends filing an amended site plan. The Board signed the letter to Leigh drafted to Michael.

Highway: Recent ditching has been done on Stryker Road, Fisher Corner. Paving on George Hill Road was done last Thursday.

Proposal for professional services to review and complete balance sheet reconciliations and related technical services was reviewed. Tamara moved to accept the proposal from Greg Colby, CPA. Motion seconded by Dick and unanimously approved.

Board reviewed 911 mapping discrepancy with resident on Main Street showing as 5 Colcord Road. The residence is not accessed via Colcord Road and will be corrected in the 911 data base to Main Street. Leigh moved to accept 911's recommendations and the Board will notify the resident. Motion seconded by Dick and unanimously approved.

Leigh reported the wireless connection in the Protectworth Room is now working smoothly. There was an issue with the ID. A new SSID has been established. Leigh recommended older apple "gadgets" need to clear the old ID to work properly.

Due to the recent resignation of Andy Schmidt as a Sullivan County State Representative to District 1, a special election has been petitioned. Primary will be Tuesday, September 19 from 8 a.m. to 7:00 p.m. General Election will be November 7th from 8 a.m. to 7:00 p.m.

Dick shared a note of appreciation to Sgt. Mike Beaulieu from a New London Resident. On a rainy night the resident's car broke down. The driver and wife were elderly and traveling with their son who is paralyzed. Mike stayed with them until their other car could be brought from New London and help transfer the paralyzed man from one car to the other.

There being no further business, the meeting adjourned at 5:17 p.m.

Leigh noted the next meeting is in three weeks on August 14th.

Submitted by,

Janet Roberts,
Administrative Assistant