

BOARD OF SELECTMEN

NOVEMBER 12, 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: Dick Hendl, Chairman; Tamara Butcher, and George McCusker.

Others present: Whit Smith, Leigh Callaway, Brooks Weathers, Paul Seyfried, Mike Hummel, Ryan Peterson, Andy D'Amico, Darrin Patten and Mike Tully and daughters.

Leigh reported the Sip a Soup event on Saturday took in \$122.00 in the donation jar for the lift. George moved to accept the amount of \$122.00, seconded by Tamara and unanimously approved.

REPORT from ZONING COORDINATOR. Board of Selectmen - Tuesday, November 12, 2019.

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

Application for Permit – Acted Upon, APPROVED

1. William St. Cyr, 2334 Main Street; Application (after the fact) to place a shed on property. Zoning Coordinator relied on representation by applicant's agent that the shed would be within the 100' buffer for designated wetlands. Zoning Coordinator was in the process of assisting property owner with the preparation of Application for Variance (actually taking measurements) whereupon it was discovered that the shed is NOT within the wetlands buffer. Accordingly, there are no wetlands issues and no setback issues; structure is less than 35' tall and the Applicant is not engaged in home business or commercial activity. APPROVED by Zoning Coordinator per delegation of authority

2. Erik & Sheri Rollins, 1862 Main Street; Application to place/install 16KW electric generator next to residential house. No setback issues; no wetlands issues. Applicant is not engaged in home business or commercial activity. APPROVED by Zoning Coordinator per delegation of authority.

3. Kevin Blanchette, 1694 George Hill Rd; Application to build/place a shed next to the house. This is on an existing concrete pad (previously approved zoning permit). There are no setback or wetlands issues and the shed is less than 35' tall. Applicant is not engaged in home business or commercial activity. APPROVED by Zoning Coordinator per delegation of authority.

Applications in Hand, But NOT Acted Upon.

4. Kara Zaleskas, 164 Four Corners Road; No change in status on this matter. Waiting for Applicant to respond/obtain clarification regarding Shoreland Protection approval.

Other Matters.

A. Assisted Mr. LaCaillade in the preparation of map to support application for site plan review.

B. Mr./Mrs. Farrenkopf – Assisted property owner with the preparation of application for variance to place 14'x10' shed next to driveway parking area. This location will cause the shed to be 12' from the side lot line. Scheduled for December 3 meeting - Zoning Board of Adjustment.

C. Phone conversation with property owner on Lamson Lane regarding neighbors' plan to renovate cottage on adjacent lot.

D. Phone conversation with potential purchaser of property on Messer Hill Road inquiring as to steps required to start a business (dog kennel) at the location.

E. Attended Zoning Board meeting; Cote deliberation/decision.

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Whit reported Mr. St. Cyr is abandoning his plans for the garage addition and rehab of the house due to the cost and limits of the property. He has applied to the Department of Transportation for curb cut approval to improve the driveway access and be able to get cars off the side of the road.

Whit met with Pete Lacaille and his site plan is ready to bring to the Planning Board at their meeting on November 21.

Whit reported the Cote's were granted a Special Exception for their wood processing. George stated compared to what has been granted to other people with similar wood processing operations, the ZBA limited the number of hours of operation, likely due to sensitivity of an abutter. George stated it has been his observation when driving by similar approved operations a lot of the time there is not a lot of activity taking place.

Whit presented the Board with an application for Mr. Hausmann at 323 Messer Hill Road. An "after the fact" application was filed for a 12' x 20' Rhino shelter he had placed on his property. Whit has reviewed the site. Setback requirements are met.

Dick asked Whit for clarification of item D (above) relative to a dog kennel business. Whit stated he has spoken to a potential buyer of 245 Messer Hill Road who is interested in operating a dog kennel. The property consists of a 5-bay garage with an apartment over. Whit has explained the need for a Site Plan and Special Exception, citing examples of Dog Star and conditions for noise mitigation etc. He advised contacting Peter Abair, Road Agent regarding the conditions of Messer Hill Road. A consultation with the Planning Board was suggested.

Minutes of October 28, 2019: Motion by Tamara to accept the minutes as written, seconded by George and unanimously approved.

Dick referenced Item A. under Other Matters in the Zoning Coordinators report of October 28, 2019 regarding Whit's position on not acting on matters submitted anonymously. Dick reported he received an inquiry from someone asking why that would be the case. Dick stated, as a matter of record, the Select Board has stated they do not support acting on anonymous complaints due to costs of time and money to the Town. Anyone is welcome to have a conversation with or without Whit present to register a legitimate complaint. It is not fair to property owners to not know specifics and there is no means to respond to the complainant. The name of a person making a complaint does not need to be released, or made public, but the Board or Whit require a point of contact before they will proceed.

Old Business:

Paving: George reported Peter is still in limbo about whether paving will take place this year due to the colder temperatures. The State will not allow paving when the temperatures fall below 45 degrees. The decision is on hold and will be considered next week.

Kennebec: Dick reported that late last week (November 8) the Town Attorney sent a letter to Kennebec. Abatement of the issues discussed doesn't appear to be forthcoming and the situation has not improved. There are no specified deadlines at this time, but the matter is being pursued. Communications between the Board and Kennebec that were once regularly taking place have not been lately. Mike Hummel reported there has been no decrease in the noise. Dick stated the Selectmen have gone as far as they can. Kennebec spoke about making improvements, but it appears there have not been any. George stated that he not heard of a "noise report" in a couple of months. Brooks stated that it depends on the kiln cycles. Sometimes the noise is "almost bearable" but then the cycle changes and the noise gets worse. Kennebec changed the pitch of their fans for one thing, and the noise increased. Ryan stated he would like to know more about the kiln schedules and is it the fans or is it the vents causing the problem. The noise is constant and there is nothing that follows a cycle. Whit stated it appeared there were a few more people in the attendance than at times in the past and suggested a count. Tamara estimated between 4 and 5 more. Paul Seyfried stated the neighbors are just trying to get along with the business. He knows of others affected by the noise, but they have reasons for not coming forward. Michael Tully who lives on George Hill Road, reported he is quite a distance away from the Mill, and on a clear day he hears it. Ryan stated there is more awareness of this issue than from the people sitting here. He has talked to people who can hear it more now that didn't before Kennebec took over. Dick thanked the residents for their updates. The Board will continue in their attempts.

Dick reported the "Notice of Violation" letters have been sent. He noted that one of the unregistered cars from the Stone property on George Hill Road has been removed.

Dick stated after the last meeting he spoke to Mason Wheeler. Mason says it is worth shutting the heat off at the Town Meetinghouse right after the New Year. The heat will remain off until just before the Primary in February. Mason will take care of it.

Dick met with Alex and Barb Moskalenko from Nichols Hill Road. They reviewed the status of their pond. They want to dredge the pond but are concerned with the amount of run-off that runs into it. There are three areas that run into the pond, the area behind the sand shed, and the run-off from Main Street and Nichols Hill. Alex and Barb will begin with permitting from the DES which takes a while to get approved. The permit is good for 5 years. In the meantime, the Board is waiting for the Town Engineer to finish the sand-shed site. Once that is done, Dick will ask the Town Engineer to look at those areas as well as reviewing re-engineering of the site-line at the Nichols Hill intersection.

George reported he has not heard back from Mr. Caron regarding the sand shed site. Dick stated he was hoping the plans would have been completed by now so the RFP could have been sent. He suggested this be pursued more aggressively.

Old Grantham Road: Dick reported his findings on the status of Old Grantham Road. At the March 1928 Town Meeting, part of Old Grantham Road was discontinued. The rest of the road is Class V up to a small turn around. At the last meeting, Miriam Ryan was interested in the status because they are interested in building a garage at some point. Dick has spoken to Steve Ryan and they have walked the property. The Ryan's own both sides of the driveway (the discontinued road) The pins could not be located, but this would not affect the status of what the Cotes or Ryans own. An agreement was reached that the Class V portion of the road ends adjacent to pole # 5080/80, which corresponds with the maps that are on file. George and Tamara both agreed with the decision. Whit suggested the Zoning Board be made aware of the status since they kept referring to that section as Class VI in the Cote hearing.

Preliminary Tax Rate: Dick reported the Preliminary Rate has been received by the State and needs to be accepted by the Board. The 2019 overall rate will go down by .66 cents which is almost a 3% decrease. The rate for the town's portion is slightly increased. The Unreserved Fund Balance (URFB) is \$160,000 less than last year. Without knowing just how the budget is going to end in 6 weeks, Dick would like to retain the fund balance as it is. He recommends accepting the \$21.99 per thousand rate. Tamara agreed since there are things coming up that need to be taken into consideration. Dick noted perhaps radio replacement for the Fire Department could be funded through the URFB. Motion by Tamara to accept the \$21.99 rate for 2019. Motion seconded by George and unanimously approved.

Dick noted the Town will be receiving a little over \$12,000 in unanticipated funds from the State of NH. At the next meeting on November 25th there will be a Public Hearing at 5:30 to accept those funds. The Board had discussed two line items from this year's budget that have overages and considered applying them there, but if there is money left over in the operating budget, either way the funds drop into the Unreserved Fund Balance if they are not accepted for a specific purpose. Further discussion will be tabled until November 25th.

Whit noted at the last meeting there was some discussion about applying those funds to legal fees. He suggested contacting Town Council to ask if they might put together some sort of estimate of potential expenses relative to Kennebec.

Dick reported it is time to start looking at preliminary appropriations for next year's budget. He has already started talking to Tim. George will work with Peter, and Tamara will continue with the Fire Department.

Ryan Peterson asked if he could take it upon himself to speak to a resident about concerns of debris, etc., on property near the lake. The Board suggested Ryan review the information from the DES first. They cautioned that as a town official, Ryan should proceed cautiously and know the issues to be addressed as the Health Officer. .

Board and Department Updates:

Tamara reported the Fire Department meets tonight and will be finalizing their 2019 expenditures.

George stated the Cemetery is working on their budget which he thinks will be the same as last year. They will be looking at other options for stone repair next year. The Conservation Commission is very pleased with the root wrench and lending it through the library.

Dick stated the library is looking at replacing 3 computers and exploring different ways to fund them. He is encouraging them to find ways to fund them without appropriations from the budget.

Signatures:

The Board signed the building permit for Hausmann.

Approved request for the Town Clerk's office to be closed on December 24.

Signed LUCT assessment

Approved 2020 assessing fees for George Hildum

Approved vacation request for Janet

The Board agreed their meeting schedule for the remainder of the year will be:

Monday November 25th, Monday December 16th and will resume the second and fourth Monday schedules on January 13, 2020.

The meeting adjourned at 5:15 p.m.

Submitted by,

Janet Roberts

Administrative Assistant