

BOARD OF SELECTMEN

SEPTEMBER 23, 2013

MEMORIAL BUILDING

7:00 P.M.

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

Present: Selectmen Don Hill, Chairman; Leigh Callaway, and George McCusker.

Others present: Mike Lawlor, Pete Abair, Bill Huntoon, Tom Duling, and Tim Julian.

Meeting called to order at 7:00 p.m.

State Representative Linda Tanner: Ms. Tanner is legislative representative for Sullivan County. She stated she ran because she was concerned about what the State was doing in down-funding school and municipal funds. Currently, the legislature is looking to see what it can do to reformat what has been done in that light. They have been successful in holding UNH tuition, making improvements in mental health issues, and restoring “common sense” and congeniality among the bipartisan members. The budget continues to be an issue they are working on and Medicaid and the Northern Pass are issues that are coming up.

Leigh and Don both noted their frustration with the State increasingly downshifting retirement system costs to schools, towns, and the county, increasing the local tax burden.

George McCusker noted a problem recently encountered on Lake Sunapee. Three new zones were created by the legislature about three years ago that he was unaware of, having to do with boat/kayak moorings and setbacks within certain footage of these new zones. He recommended more public information be posted locally.

Don reported the Kearsarge School District is hosting a Joint Board of Selectman’s meeting, for annual KRSD budget briefing on Thursday, September 26, 2013 at 6:30 p.m. at the Kearsarge Learning Campus (old middle school).

Ms. Tanner reported that building aide has been funded for any projects where work has all ready been started, but she didn’t know what the plan was for new projects.

Selectmen agreed that as a result of the KRSD meeting at 6:30 p.m., the Selectmen would meet at the Town Office at 5:30 p.m. for opening bids for the cruiser, any other business that may remain unfinished tonight or any other miscellaneous matter.

Don reported the new fire vehicle should be ready the first week in October. Some fire members will go to Kentucky to bring the truck back.

Bill Huntoon reported he stared painting at the town hall today and hopes to be done by the end of the month.

Peter Abair stated that the Town Office parking lot has been paved and looks good. The Selectmen agreed.

Personnel Manual Draft:

The Selectmen reviewed pages 10 through 20 of the Personnel Policy draft. Leigh is making the changes and keeping the master file.

Don noted compensatory time issues need to be worked out with the employee's effected.

The Board agreed employees should be requesting permission from their supervisor for medical appointments, vacation or personal time.

George reported he, Bryan O'Day, Bill Huntoon and Leigh Callaway attended a seminar in Manchester last week dealing with issues relative to the Health Care Reform Act. The Board discussed some of their concerns about possible future impact to the town.

Leigh discussed employee definitions on page 4. Don and George agreed the terms need further review. Leigh will check with the consultant at MRI to review employee definitions.

Don moved to accept the changes made, seconded by Leigh and unanimously approved. Further clarification will be made for compensatory time and employee definitions as necessary. The Board will review the remaining 10 pages for the October 14th meeting.

Health Market Place Notice:

The Health Care Reform Act requires notification to employees regarding the Insurance Market Place. Leigh reported at the workshop last week they defined employee's as anyone who receives a W-2. The town's agreement with the LGC Health Trust enables elected official to purchase insurance through the town at their own expense. For the purpose of this Insurance Market Place notification, the Board agreed to err on the side of caution at this time since and notify anyone who might possibly have a right to purchase health insurance through the town's insurance provider. The Board discussed whether people who get W-2's for a few hours of work each year, such as ballot clerks, should be included. Don moved to include anyone who receives a W-2 from the Town of Springfield, seconded by Leigh and unanimously approved.

Leigh shared the memo he drafted regarding the "extinguished and non-binding" conservation easement on the highway/fire garage property, as per the recommendation by the New Hampshire Municipal Association Attorney. Leigh moved to sign the memo to put in the file for the record. The motion was seconded by George, and unanimously approved.

Leigh reported that Jeff Evans has finished his review of that area of the parcel and reported it is clear of any wetlands except for an intermittent stream. With the 1.38 acres and what was determined previously that makes about 2 acres available.

Leigh would like to schedule a Sand Shed Work Group Meeting for Monday, September 30th at 7:00 p.m. to meet with Jeff Evans to review his design. After that the Selectmen will have to look at the plan before it goes to DES.

The Capital Improvements Committee has a meeting at 5:00 p.m. on Monday, September 30th.

Minutes of September 9, 2013 were unanimously approved as written.

New Business:

Don noted after their last meeting (SM) he sent a letter to the ZBA chair and vice-chair, notifying them there appears to be an alleged error of facts presented on the Dexter case, and might be cause for further action. At this point he is not aware if zoning has made a decision to do anything about these concerns. George stated the ZBA granted a decision and since the hearing is like a trial, they can't do anything to change their decision. He believes based on what has been brought to the Selectmen's attention, the Selectmen could request the ZBA consider re-hearing the case. Leigh stated he feels the ZBA should be asked to rehear the case, not due to any personal considerations, but based on the findings of an experienced surveyor presenting creditable concerns. This was a third letter from Clayton. He presented a letter to the ZBA at the site visit, and a letter with a map at the ZBA Hearing. This is a creditable source expressing concern. The concern should be taken to the ZBA and they can do as they see fit. Leigh moved to send a letter to the ZBA appealing the decision and enclosing Clayton Platt's letter of September 5, 2013 to the Board of Selectmen. The motion was seconded by George and unanimously approved. Don agreed to write the letter.

Leigh stated, for the record, this is nothing personal against the builder, the owners, or members of the ZBA; there are professional concerns. George agrees. He wants to make sure we don't get into a case where something is missed and the town winds up incurring large legal fees to correct a situation. This was a difficult case and needs to be followed through and properly corrected and executed.

Correspondence: HealthTrust will hold two public hearings on rate setting for HealthTrust coverage on Oct. 3 in Lebanon and Concord.

Signatures:

Building permits: Tom Duling reported Wayne Smith on Hogg Hill Road called and would like to move the location of his proposed lean-to garage addition to the other side of the garage due to some gas and electric lines. The location meets setbacks. Board approved location. Mr. Smith will need to redraw his sketch on the building permit.

Bryan O'Day – Stryker Road – Garage addition as per the terms of the amended Special Exception and Site Plan Review. Permit approved.

Scott Goodwin – Twin Lake Loop – To add a garage and addition to house. House currently has 3 bedroom septic. Addition for two bedrooms. An existing bedroom will be discontinued with addition. Setbacks met. Permit approved.

Request from SBA towers for release of bond from 2000 replaced with an insurance policy.

Motion made by Don to "reluctantly" have legal counsel look at the request; motion seconded by George and unanimously approved.

Timber Yield Assessment – Seyfried.

Janet attended a Timber workshop. State recommends that town's make use site assessments and matrix for individual cuts according to the terms of guidelines. Clayton Platt has reviewed some larger cuts in the past. The State recommended having someone like Brad Butcher to review the smaller cuts. Not assessing appropriately is a source of lost revenue to the Town, but incurring costs for smaller cuts is also a concern. Selectmen asked Janet to contact the State to see if they have a minimum cut size for the site assessments.

Bill Huntoon questioned the status of Lee and Hogg Hill Properties. Don reported that tax lien notices have gone out. The Lee property in question went through another cycle of tax deeding Tax deeding takes place on October 3. The Selectmen agreed to meet with Cynthia Anderson on Tuesday, October 8 at 10:00 a.m. to discuss the balance of unpaid 2010 taxes.

As far as the Hogg Hill property is concerned, the bank has been in touch with the town and has indicated they intend to pay, but to date have not sent payment. Cynthia Anderson has been following up on this.

Miscellaneous Business:

Leigh recommended the article from NH Town and City Magazine about new budgeting laws for 2013.

Pete reported that Irving was at the garage on the 18th as scheduled but he has no information as to their findings.

Leigh reported Mason is taking care of fixing the boilers at the Town Office as the Library has been without heat. He will also repair the boiler at the Town Hall. Mason was given a copy of the energy audit that was done on the town office for consideration with calculating possible conversion to propane.

The Selectmen had questions relative to the sensors at the Town Hall when the heat is shut down. They will contact the Capitol Alarm representative with their questions.

The meeting adjourned at 9:00 p.m.

Submitted by,
Janet Roberts