

**BOARD OF SELECTMEN**

**JUNE 27, 2016**

**MEMORIAL BUILDING**

**7:00 P.M.**

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

Selectmen present: Don Hill, Chairman; Leigh Callaway and Tamara Butcher.

Others present: Bryan O'Day, Mike Lawlor, Tim Julian, Ed Belfield and Roger "Whit" Smith.

The meeting was called to order at 7:00 p.m.

Building Permits: No new permits received. Tamara reported a storage container had been moved onto property on Route 4A. She did not have an address.

Minutes of June 13 and 15, 2016; Page 4, second paragraph : *Don discussed permit compliance of docks on Kolelemook Lake in response to a complaint brought by a lake resident.*

*"Grandfathering" has been allowed by NH statute for docks in place before 1972. Modified docks, and docks ~~removed seasonally~~, that have missed a season are not grandfathered.*

Leigh moved to approve as amended, seconded by Tamara and unanimously approved.

Old Business:

Leigh introduced Roger "Whit" Smith, recently hired as the Zoning Compliance Coordinator. Whit has a strong background in Zoning. Tom Duling will be assisting Whit for a time. Roger Landry, Sunapee's Land Use Coordinator, will also help with training and support. Mr. Landry will be reviewing the Zoning Ordinance, applications and applicant instructions and make recommendations for updates as appropriate. Whit shared some of his background with those present. A press release has been sent to the Intertown Record and Valley News. Tom Duling will remain as the Health Office and Ryan Peterson, as Deputy Health Officer.

Tamara reported the man hired to repair the floor at the Historical Museum has been injured and is unable to do the repair. With Ken's help, the floor has been torn up and new flooring will be installed in time for Old Home Day.

Don spoke to Bill Huntoon, and Bill says he will be able to get the Museum painted in August.

Leigh reported Mason has looked at rearranging the heating elements in the Protectworth Room, and the price will be in the vicinity of \$2,000. Mason will get written estimates to the Board. Motion by Don to move forward with Request for Proposals for building the closets/cabinetry. Motion seconded by Tamara and unanimously approved.

Don noted Deborah Roberts was expected for an appointment with the Board. Reportedly, she is upset that she still doesn't have a building permit for a camp on Woodland Heights. An updated septic plan was submitted and Ryan Peterson has signed off on it. The owner or designer is

responsible to submit the plan to the State. Ryan spoke with the designer who seemed to remember he had the plan. Leigh noted there are also zoning issues relative to the proximity to wetlands and the length of the driveway. The property is currently offered for sale. A Current Use Application has been submitted, but did not meet the filing deadline. The board will wait for George Hildum's recommendation on the Current Use application and will table any further discussion until they hear from Ms. Roberts.

Board and Department Updates: Don reported a "fender bender" occurred on a recent fire call involving a fire truck and personal vehicle. Damages are estimated to be minimal. The insurance company has been contacted.

Planning Board: Leigh reported the Board reviewed a written update from Wonderwell. The Planning Board will recommend that Wonderwell file for an amended Site Plan soon. Kevin Lee will send them a letter.

Durgin and Crowell received an amended Site Plan for installation of a cistern for fire protection.

Ben and Gae Kezar of Valley View Maple Farm met with the Board in consultation and acknowledged the Board's recommendation to proceed with a Site Plan and Special Exception.

The recent water test at the town beach came back within normal limits.

The Board reviewed a letter from Cynthia Wells Ambler requesting a property tax abatement. They will refer the matter to George Hildum.

Around 7:40 p.m. Deborah Roberts arrived. She presented the Board with a written summary of the property, issues that have come up during the process, and steps that she has taken. Her son wanted to build a small cottage, off the grid, with composting toilet and solar. A septic design was done to prove the property would perk, and so they could get a building permit. A septic was never going to be installed. The building was started before they applied for the permit and they paid the "after the fact fee." They were asked to stop construction, which they did. She has not heard anything all winter from the town regarding her permit. Her first property tax bill for 2016 increased "140%" and she is upset about the increase and the fact that she was not notified of such a drastic increase. She stated has always paid her full tax, while she could have enrolled it in Current Use. She had submitted a Current Use Application and asked the status of that.

Discussion followed regarding the town and state requirements. The Town Ordinance requires a structure to be used as a residence must have a State Approved Septic Design. There were also other issues with the site that did not comply with town regulations regarding proximity of wetlands to the structure, and the driveway length. The Board recommended referencing driveway length provisions in the zoning ordinance, which requires driveways of a certain length have an area or pull-off where two vehicles could meet in the event of an emergency. Ms. Roberts questioned if there were any waivers of liability available for the driveway. The

Selectmen did not think that was possible. Leigh acknowledged her frustration but noted the Selectmen did not have authority to relax State or Local regulations.

Don stated the Selectmen will review what has been presented and respond to Ms. Roberts. They will also find out when George Hildum will next be available to schedule a time to review her 2016 assessment.

Signatures:

Dog Warrant for unlicensed dogs.

Request for PA 28 Annual Inventory of Property.

MS 535

Miscellaneous Business:

Leigh suggested Nathan Willey as a person to do the skateboard park repair.

Leigh reported of a minor injury on the shallow raft at the beach this past weekend. The raft was temporarily taken out of service and Pete Abair was able to make an improvement.

The meeting adjourned at 8:15 p.m.

Submitted by,

Janet Roberts,  
Administrative Assistant