

BOARD OF SELECTMEN

MAY 13, 2008

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: John Chiarella, Neal Huntoon and Don Hill.

Also: Tom Duling

Neal called the meeting to order at 7:00 p.m.

Minutes: The minutes of April 22, 2008 and May 6, 2008 were approved as written.

Leach building permit: Neal reported he visited the Leach property. The location of the proposed garage appears to meet setback requirements with no variance necessary.

Shampney update: There has been no further communication or information submitted. Town Counsel has been contacted regarding compliance issues.

Board and Department updates:

Historical Society: The Board reviewed the e-mail from Patsy Caswell, President of the Historical Society. The Historical Society has a volunteer who will cut down the hemlock trees and chip the brush. The SHS has funds to replace the split-rail fence. Neal stated he has spoken to Brad. They discussed pruning and shaping the trees, clearing brush, and replacing a section of the fencing for now. Neal is not sure the trees should be cut at this point and would like to see how shaping them works out. The Board agreed.

Recreation Field: John has spoken with Trudy Heath and Lisa Morcom. A work day has been suggested for park clean-up and the fence installation. The Board agreed. A work day is scheduled for Saturday, June 28, 2008 at 9:00 a.m.

Local Emergency Operations Plan: Janet will check with the Upper Valley Lake Sunapee Region Planning Commission regarding costs to update the LEOP.

Police Department: Year-to-date department statistics were reviewed.

Engineering: The Board discussed proceeding with plans to have an engineer assess drainage problems and building locations at the fire/highway garage. Janet will arrange a time for Neal to meet with Ross Stevens.

Zoning: Cynthia Hayes met with the Board to review the Special Exception that exists for Michael Hansen's property on Maple Avenue. He was granted a Special Exception and Site Plan Approval in 2001 for 3 buildings for his bridge building business. Over time, he has added two additional buildings. Michael recently met with the Planning Board

The Planning Board told him he needed to present plans telling what he is using the property for, and a map showing where. Dan Mitchell came to the ZBA on May 7 requesting Special Exception to run a boat business on Michael's property. Cynthia has contacted the Local Government Center (LGC) for assistance. The LGC suggested the Planning Board should have bounced this all back to the ZBA for an amended Special Exception. The LGC says the owner (Michael) needs to have a new Special Exception with specific plans and details of the changes that have taken place and what is being proposed. The Special Exception for the property needs to be straightened out before the boat business can be considered. The Board agreed to send a letter to Mr. Hansen.

Cynthia recommends that zoning approvals be registered with the Sullivan County Registry of Deeds for a record to follow property ownership. Don stated at a zoning workshop he attended recently, recording of approvals was advised, but only after the 30 day appeal period. The Board agreed this would be a useful procedure. The ZBA will look into how to incorporate this as part of the approval process.

Cynthia reported the Sunapee Area Watershed Coalition is reviewing building permits and erosion control practices for communities within the watershed. Some towns are using the pamphlet the Springfield Conservation Commission developed as a model. She suggested it would be helpful if building permit applications addressed how the property is currently being used. The Selectmen indicated that review of building permits is an item they have on their ongoing project list.

Cynthia also asked where the Board stood with the letter regarding home occupation and business. Neal stated they have contacted the Upper Valley Lake Sunapee Region Planning Commission for advice.

George Hill Land – Yager/Patten. After discussion, the Board unanimously agreed to revoke their decision made April 22, 2008 to assess the 5 acre parcel in question as a separate lot of record.

Signatures:

Building Permit

Purchase order for Highway Department

Municipal Resources, Inc. The Board reviewed the proposed contract with MRI to implement revenue tracking using the accounting software.

Authorization forms from Lake Sunapee Savings Bank were signed by the Board, granting authority to Don Hill to sign checks for the Town.

Ken Piedmont met with the Board to address an issue he has with the lights at the fire station/highway garage. He questioned if it were possible to install some type of shield or down-facing lights. Due to the elevation of his house, the lights shine in his windows. He said he would be willing to assist the town with expenses related to this. The Board agreed to contact PSNH.

Ken asked for information regarding setbacks from the state road for a fence. He would like to install fencing to pasture his horses in his lower field.

Miscellaneous Business:

The Board reviewed a quote from Hugo's Electric for changing ballasts and bulbs in the lights at the library.

Village District of Eastman- Final Pump Test Report – Bog Brook Well. John reviewed the report. 84 gpm is the recommended level. It does not appear test-site wells were affected. The full report is available at the Town Office. Janet will contact DES to request a public hearing as recommended by the Selectmen at the time of the informational meeting in August 2007.

Durgin & Crowell – Durgin and Crowell has donated 3 loads of bark mulch to the Town. A letter of thanks will be sent to them.

Don gave a report on the conferences he recently attended. Property assessments were discussed. Caution was given regarding reassessment during times of depressed markets, as many times a review resulted in an increased assessment due to some feature missed on the initial review.

Don stated at the conference Towns were also advised to keep their personnel handbooks up to date and to complete routine performance review of employees. The Board agreed and will be addressing this as part of their ongoing project list.

The zoning conference Don attended gave an overview of zoning issues and procedures. The Board discussed some of the issues the Springfield ZBA has been dealing with. They agreed it might advisable to have someone from the UVLSRPC or LGC attend a couple of ZBA hearings to observe.

Neal reported two-tier bussing did not pass during the May 8 school board meeting.

John Chiarella reviewed his research regarding definitions of abandoned Class VI roads. A road can not legally be abandoned if it results in a land-locked parcel of land. There has to be some means or right of way established for access to a land-locked parcel. John stated research of discontinued roads and road inventory should be a project added to the ongoing project list.

The meeting adjourned at 8:55 p.m., with unanimous appreciation of finishing a lengthy agenda at such an early hour.

Respectfully Submitted,

Janet Roberts,
Administrative Assistant