

BOARD OF SELECTMEN

MARCH 8, 2010

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 John Chiarella, David Tucker, Don Hill.

Also in attendance: Road Agent Brad Butcher, Police Chief Tim Julian, Bill Huntoon, Marie Newcomb, Scott Gambino and Administrative Assistant Janet Roberts.

John called the meeting to order at 7:05 p.m. and noted that Don would be a few minutes late as he was on his way back from Maine.

Highway Department: Brad would like approval to post the roads, beginning tomorrow. John moved to allow the roads to be posted, seconded by Dave and unanimously approved.

Brad reported on the workshop he attended on Friday regarding Federal regulations for road signs. Certain steps must be taken now and all road signs will need to be replaced by the year 2018 specific to the size and type federally required. Brad will begin doing an inventory of the signs. He will begin replacing STOP signs, speed limit, street, and curve signs.

Personnel: Brad reported Neil Wood worked plowing during the storms of February 4th through 28. Gene has a follow up appointment on the 9th and will have an update as to returning to full-time work. Brad and Curtis have been managing in the meantime. Gene has been able to return to light duty 4 hours a day.

Debris Management: Brad discussed debris management from the recent storms. He participated in the conference call with the BOEM at noon today. Sullivan County was not listed as qualifying for FEMA funds. Brad anticipates he will have about \$1,000 to \$1,500 in clean-up costs.

Housing situation: Tim Julian noted a concern with a resident renting a camper trailer that should be uninhabitable. There are no bathroom facilities or running water in the camper. The camper is heated by a wood stove. Tim noted there were additional issues there as well. The Board discussed the situation. The Selectmen agreed the Health Officer and perhaps the Fire Chief should make an assessment of the property.

Public Comments: None.

Board and Department Updates: John reported the Schools Committee had their first meeting. They came to an agreement regarding discussion and recommendations of the KRSD warrant articles being voted on tomorrow. John stated the Committee needs to schedule a time when Pam Laurie can be available to attend the meetings. Emily Cleaveland has been chosen to Chair

the Committee. She has e-mailed information and minutes from that meeting. John stated it has been recommended that the committee be officially appointed at Town Meeting.

Minutes: The minutes of February 8, and February 22, 2010 were approved as written.

Bill Huntoon asked about use of the old Middle School Building. The Board discussed the Kearsarge Learning Campus and the plans for replacing the heating system at the site.

Board Updates: There was no meeting of the Zoning Board this month. Dave noted there was nothing to report from the Conservation Commission meeting of March 4th.

Dave noted the concern with trouble alarm activation during the recent storm, and questioned whether procedures need to be in place. The Selectmen discussed the nature of the calls. John reported that Janet is working with Capital Alarm to review the protocol and will report back.

Highway Drainage Bids: At 7:30 p.m. the Selectmen opened the bids. Six bids were received. All bids were reviewed. Janet conveyed Ross Steven's concerns. Scott Gambino questioned if the drainage was being done for the emergency shelter or in preparation for a sand shed. John stated the primary concern is to correct the drainage, but some of the material will be used around the existing sand shed for future consideration. Don stated the Selectmen had reviewed construction and material estimates before coming up with the amount requested in the warrant article. The bids and the project requirements were discussed. The Selectmen noted they would require engineering certification that the drainage project has been completed as per the design. There will be a clerk of the works which may or may not be the engineer. Bonding for the project would be required. Dave noted he would like to see the project kept local. The Selectmen agreed they are not ready to make a decision this evening. The Selectmen felt they had information that would support the recommended appropriation at Town meeting, but there are some questions that need to be reviewed. A bid will not be awarded until after Town Meeting and until the Selectmen have had a chance for further review.

Star Lake Properties: Todd Richardson and Attorney Richard Uchida were present. Mr. Uchida explained that in creating the road declaration and conservation easement documents, they overlooked the small portion of Stryker Road that was discontinued many years ago. He noted that if this section of road is not included in the road declaration or amended in the conservation easement, than public access over that portion of Stryker Road will be more limited than the access on the rest of the roads in Star Lake Farm being proposed for discontinuance. The intent of Star Lake Farm is to provide identical provisions to those promised the public in the declaration for the other roads. Star Lake will work with Ausbon Sargent to amend the conservation easement. The Selectmen discussed this at length. The Board agreed the same protective covenants should be included in the declaration for that portion of road as well. The trail to Pitcher Hill would be accessed from the Stryker Road area. Don noted this would be adds to and improves public access along that stretch of road. That portion of Stryker Road is owned by Star Lake and there is no guarantee of public access, including it in the declaration and conservation easement would improve public access. John C. discussed amending

documents that have been available review. Don noted that the warrant article is to discontinue roads, these amendments do not change the warrant article, the underlying documents, the road declaration and the easement will change. John stated he wants to be sure that there are no legal issues created by these amendments. Mr. Uchida stated he will provide the language that will change the declaration and send a copy to the Selectmen. He will also formulate a notice of change statement that the Selectmen can use, if they wish. Ausbon Sargent and Dan Thorne will be executing the Conservation Easement on Friday. The document will be held in escrow pending the outcome of Town Meeting. The Selectmen unanimously agreed to support inclusion of the previously discontinued portion of Stryker Road in the road declaration, and Conservation Easement. The Selectmen will review the amended road declaration from Richard Uchida.

John Chiarella noted the Town currently has issues with the lack of access to the Town-owned property and the Royal Arch historic site that never had provisions made for public access, which could have been prevented if provisions had been made for access in the past.

Bill Huntoon questioned if Star Lake had ever been made to post a bond for the road during logging operations since others in town have had to post bonds: He also questioned when did the entrance to Star Lake Road become Class V. John noted, to his knowledge road bonds have never been required for logging. No one knew the history of the Class V road status.

Bill questioned whether the roofing project for the Historical Society would be put out to bid. John noted it would be put out to bid when the time came to consider the project. The Selectmen still have to put together the details of that project.

Correspondence: The Board reviewed the legislative proposal to extend exemptions to utilities from paying taxes on utility poles. John will draft a letter to send to our representatives.

It was noted a telephone complaint was received from a Hogg Hill Road resident regarding a neighbor plowing snow into the road and plugging a culvert. Brad has reported that he spoke to the property owner about this.

The Selectmen reviewed the forum information for the WCNH Broadband project.

Miscellaneous Business: The Selectmen discussed the road to the Deer Hill cell tower. The road was not kept open during the recent snow event. Due to the power and phone outage, communications were limited. John will draft a letter to be sent to the cell tower management.

Signatures:

WCNH Articles of Agreement signed.

Veteran's Exemption approved for Callaway.

Town office meeting room use approved for KLPA for May and September meetings.

Utility Pole license signed.

Land Use Change Tax assessment approved and signed.

The Selectmen reviewed responsibilities for explaining each warrant article at Saturday's meeting.

John recommended that the Selectmen request the appointment of the Schools Committee under Article 18 at Town Meeting.

The Board voted to adjourn at 9:45 p.m.

Respectfully Submitted,

Janet Roberts,
Administrative Assistant