

BOARD OF SELECTMEN

FEBRUARY 28, 2011

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, Don Hill, and Leigh Callaway. Tim Julian, Police Chief; Katie Richardson, Reporter Intertown Record; George McCusker, Bryan O'Day, Russell Lebrecht.

Meeting called to order 7:00 p.m.

Public Comments: None

Minutes: Don requested in the future attachments to minutes should be more clearly identified as the time line attached per Mr. Trachy's request did not clearly state this was part of the e-mail, and not from the Selectmen. It could be construed as a statement of fact. Don moved to amend the February 14 minutes to include a header that the timeline was per the request of Mr. Trachy. Motion seconded by Leigh, unanimously approved.

Don noted minutes are posted on the web as soon as possible after they are drafted and not held until they are approved by board members, as is done in some other towns. He suggested draft minutes should include the "draft" mark to more clearly let people know they are in draft format. People seem to forget about the disclaimer sentence at the beginning as they read through the minutes. (more on this discussion later in these minutes).

RSM @ Camp Sunapee: Present: Victor Rifkin, Owner; Susan Hankin-Birke, Attorney. Ms. Hankin-Birke questioned requirement for renewal of building permit for the 3 bedroom house. A building permit was obtained over a year ago. RSM has an approved site plan which includes the three bedroom house. Under RSA 674:39 site plan approval allows 4 years to make substantial progress. Building permit should be considered part of this process. John Chiarella noted a concern had been brought to the Selectmen that a 7th cabin structure had been built without a permit. Mr. Rifkin reported due to the drought conditions last summer; they ran out of water and had to emergently install the proposed well for the camp. A 4 x 6 plastic Rubbermaid shelter was used to cover the water pressure tanks and electronics for the well, and is to be a temporary structure only. If this hadn't happened the electronics would have been installed in the basement of the new house. Pictures of the shelter and the new gate installations were provided by Mr. Rifkin.

John noted that zoning doesn't have a process for permitting a temporary structure, and questioned the time frame for the structure.

Mr. Rifkin reported some construction may start in the spring, but they will have to wait until road postings are removed. Camp starts June 26th and goes until mid August. They do not want

to have construction going on while camp is running due to safety concerns. They do not anticipate beginning the foundation until camp is closed since they do not want to start a project they can't complete before camp starts leaving the hazard of an unfinished foundation while camp is in session.

Discussion followed: Attorney Hankin-Birke noted the housing over the well is intended to be a temporary situation and would not be there if they had not had to emergently install the well last summer. They would have waited to put the equipment in the foundation. This is a temporary step to protect the well equipment until the house can be built. The plan is to comply with the Site Plan Review. Selectmen noted substantial progress needs to be taken to remove the temporary structure by moving the equipment to the basement by a certain date. Selectmen recently had to request removal of a temporary structure in a somewhat similar situation. If the house is not going to be able to be constructed this year, and the temporary structure removed, then Mr. Rifkin will need to amend his site plan review. John Chiarella noted his concern that the plastic structure may not meet code for this particular application. Selectmen agreed the temporary structure needs to be removed by October 1, 2011. Decision: Selectmen approve a one-year extension to the building permit, recognizing the existence of the temporary structure. The Selectmen make no representation as to the safety standards of the plastic shelter for this type of use. Further, the temporary structure will be removed by October 1, 2011. The well equipment cannot stay in this location if the house is not ready for it. Discussion followed regarding the possibility that a smaller structure that fulfills the same purpose as the proposed house might be constructed if the house were not able to be completed, as long as dimensions of the proposed structure were the same as or less than the permitted structure; requiring an amended building permit. Leigh noted he would want to see something in writing from Mr. Rifkin regarding the October 1, deadline. Attorney Hankin-Burke will send a letter to that effect. Motion made by John to approve the building permit. The temporary structure will be removed by October 1, 2011, and the equipment moved to the cellar of the proposed house, with no extension of the use of that temporary building at all for the purpose of housing the well equipment. Motion seconded by Don and unanimously approved.

Recreation: Brandt Denniston presented calendar of planned activities for the recreation department for 2011. There will be a movie night every month except July. Old Home Day is scheduled for July 9, 2011. The theme is Circus. Brandt reviewed items necessary for the Highland Games. The OHD committee would like to have stones removed and grass planted in the upper ball field. Also they would like to have the trees between the two fields thinned. John noted there is a plan to cut brush and fix the ditch between the fields.

John Chiarella noted the swing set on the playground should have further evaluation. New swing brackets are available but not new corner brackets.

Russell Lebrecht present with logger Arthur Stout. Would like to start logging on Russell's property on Bowman Road which is only about 100' from the intersection of Four Corner's Road. He would like to discuss posting a road bond to be able to haul when roads are posted.

Leigh reported he spoke to Pete Abair earlier and Pete is not in favor of allowing this. Selectmen stated they would not grant approval for cutting during road posting window.

Minutes: Motion by John to accept February 14, 2011 minutes, amended to clearly delineate that the attachments are strictly being incorporated from the e-mail received from John Trachy. Motion seconded by Leigh and unanimously approved. Board unanimously agreed that all future minutes would have the draft mark on the copy. The draft mark will be removed and the accepted minutes reposted when approved.

Election duty: Discussion of election coverage. Dan can do 3-6. Leigh can do 11-3. John will do 6 through counting, or more if his schedule permits.

John Chiarella noted that election training information is available online through the Local Government Center.

Old Business: Leigh noted that he is willing to be the town's point of contact for the Fast Roads grant, but will hold that in abeyance until after elections on March 8th. Fast Roads would like a Selectman or someone who has authority to make decisions.

Don noted that Cynthia Anderson has had further communication with the State DMV regarding the town proceeding with doing the State portions of motor vehicle registrations. The cost for the printer is around \$1,000. Don moved to encourage the Town Clerk to continue to move toward that direction, seconded by John and unanimously approved.

Board and Department Updates:

Discussion regarding Springfield's mutual aide participation in Grantham at Sawyer Brook Plaza fire.

Selectmen reviewed MRI proposal for EMS Ambulance Service review.

Highway Department: Leigh Callaway noted, for the record, that the highway department is doing a great job. Pete is looking at the status of equipment and planning the scope of work for necessary equipment repair and scope of work for road projects. Pricing information is starting to be collected for repair/replacement.

Correspondence:

DRA Certification for the statistical update by Avitar.

Review and recognition of a letter of appreciation received from a homeowner regarding Tim Julian's investigation of unusual activity taking place during the homeowner's absence.

John noted Star Lake Properties will be logging and has been in touch with the snowmobile club regarding trail use. SLF is planning to make a shadow trail along the side of the existing roads that are currently being used and plowed.

Annual audit will be done by Plodzik and Sanderson, PA., on March 21 and March 22.

Notice of Decision from NHDES regarding Dopazo hazard at Sandy Beach.

Signatures:

Building permit for RSM signed as per earlier discussion and agreement with Mr. Rifkin and his counsel.

Purchase order – Highway (2)

Response to Mr. Rice regarding demolition permit.

Selectmen noted Annual Property Inventory forms have been mailed, and must be returned each and every year even if there are no changes to the property. Return forms are due no later than April 15, 2011.

Meeting adjourned at 9:10 p.m.

Respectfully Submitted,

Janet Roberts

Approved 3/14/2011