

BOARD OF SELECTMEN

AUGUST 31, 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.

Selectmen Present: Chairman John Chiarella, Donald Hill, and Leigh Callaway.

Others: Albert & Dorothy Lassen, Mike & Judy Lawlor, Ed Belfield, Bill Huntoon, George McCusker, Scott Gambino, Bryan O'Day, Tom Duling, Christine Austin, Brooks Weathers, Peter & Sue Abair, Kenzie Allen, Tim Julian, John Trachy and Justin Hastings.

Meeting called to order 7:00 p.m.

Tropical Storm Irene, damage assessment: Leigh reported the town suffered minimal damage as a result of the weekend's storm. The bulk of the damage was on Town Farm and Twin Lake Villa Roads due to washed out culverts. HSEM has requested preliminary damage assessments for FEMA consideration. The estimate of work done and to be done is around \$22,000. This is not the amount that the town has to "eat" if the damage does not qualify for FEMA reimbursement. Some of the costs involved sand and gravel, but other costs included in the calculations are for labor and equipment. The highway department would have been out making other road repairs. Pete reported there were very few trees down. The damage was minimal compared to what it could have been. The wash outs have been repaired and closed roads have been opened. Discussion: Selectmen may consider hazard mitigation funds for the Twin Lake Villa culvert.

Building permit – Christine Austin: John Chiarella noted the property has a distance variance. Instead of building a domicile the applicant is proposing a barn on the existing footprint. The variance is for a residence, and the proposal is for a barn with a garage in it. Does this change the outcome of the zoning process? Discussion: A garage would have lesser use than a residence. Difficulty with a barn is if there are animals and manure handling. Christine stated it is for a garage and workshop/storage space to enjoy with her grandchildren. Christine asked if she could change the application to say this is a garage, that it would not be used for animals. The foundation has been in and capped for 3 years. She is not changing the footprint. Decision: Selectmen agreed it could be problematic in the future if someone else wanted to have animals in the barn. The zoning board made a decision based on certain parameters, the Selectmen need to be sure they are not creating a situation that zoning did not want to happen. The zoning board can put stipulations on a decision, but the Selectmen cannot. This could cause a risk to the town at some point in the future. The Selectmen enforce the decisions of the boards. They cannot inadvertently undo what the zoning board has done. The Zoning Board has the authority to amend their decision and that decision would be recorded at the registry and follows the property. Motion (John), second (Leigh) application is denied based on the existing zoning decision. Applicant recommended getting on the zoning docket for next month's meeting. The motion unanimously passed.

Minutes of August 8 & 18, 2011: Amended August 8, 2011 minutes as follows: Page 1. "Public Comments: Response was that the selectmen ~~where~~ were not aware of the actual per hour cost." Page 3 "Handley: Also the distance to Kidder Brook ~~posses~~ poses questions as well". Motion (Leigh) second (Don) accept as amended. Unanimously approved.

Old Business:

John reviewed property maintenance list.
Electrical still need to look at town hall.

John reported major leaking around chimneys at the Highway/Fire building during the storm. The insulation is saturated. There is immediate need to at least get those areas fixed. John has spoken to a couple of contractors about roof repair, but the solutions are pricey. The town needs someone who can give a frugal estimate of what is required. Discussion: There is a metal flashing with a diverter that can be put over the smokestacks. Don felt the problems with the chimneys needs to be addressed. Action item: Bill Huntoon volunteered to look at the roof and give the Selectmen an opinion of what is needed. Motion (Don); second (John) to spend up to \$750.00 for immediate emergency repair around the smokestacks. Motion passed unanimously.

Leigh noted the recreation field shed door has been kicked in twice. He asked Tim Julian for input. Tim reported he feels this building creates an attractive nuisance. Discussion: Moving the building closer to the highway garage for storage, or demolishing it. Pete stated he spoke to Mike Howard about costs for moving it but has not heard back. Action item: No decision reached.

Other various repairs for carpentry or painting, with the exception of the town hall, will be bundled so someone can bid on a complete project. Lead abatement for repainting the town hall is cost prohibitive. People John has spoken to are replacing old siding instead of repainting. Action item: The board unanimously approved Leigh drafting bid specifications for the bundled projects. Town Hall repairs will need budget consideration.

The Cemetery Shed bid was awarded to Tim Hayes. Tim will build the walls at his house and then assemble them on site.

Bowman Road Update: Pete reported he had plans to shim through the area that was damaged, so he told the logger to forget about repairing that section of road.

School House Road: Letter received from Cynthia Hayes and John Trachy. They felt the e-mail they sent of the sign should have been sufficient notification to the Selectmen. Discussion: Don noted the Selectmen are saying the e-mail was not sufficient notification. John Chiarella asked if anyone had looked at the gate Star Lake installed on Stryker Road. Todd Richardson, Farm Manager for Star Lake Farm, has indicated that is the design Star Lake Farms will be proposing and is what will be installed at the Deer Hill Road intersection as well. Leigh questioned if there was a need to have this reviewed by legal counsel. Action item: Selectmen agreed to table this to see what transpires with the gate design and installation.

Jack O'Lantern Park: The mobile home has been demolished. Leigh reported John Keyser was awarded the bid for \$3500.00. Pete reported the site has been cleaned up and looks great. Pete approves the completion of the project. Leigh noted that John Keyser had been asked when he would start bringing in material and doing site work. Leigh reported, for the record that was not in the scope of what the town was responsible for.

Skateboard Park: Estimate received from Zero Gravity for \$520.00 to repair the skate board ramps. Motion (Leigh); second (Don) to approve the repairs. Motion passed unanimously. Zero Gravity will also be asked to look at the paved surface to assess those needs.

Other projects for the park include: repairing backstops, resurfacing the courts, installing the fence the town all ready purchased, putting in soil and landscaping around the courts, drainage, tree removal, and parking. There is about \$14,000 in the recreation field account that could help offset some of these costs. Discussion: Parking is a problem. Drainage needs to be repaired, the backstops are falling over. Don noted the fundraising committee wanted funds raised to be used toward other projects, such as a tennis court or gazebo. John stated the park was not supposed to become a burden to the town. The monies were turned over to the selectmen. There are some expenses that can come from the fund. Action item: Ask the original fund raisers and any of the current members from the Recreation Committee for their input before putting any projects out to bid. Don stated that he did not feel cutting trees should come out of the recreation field funds.

Deputy Health Officer: Daniel MacCreighton has expressed an interest. Tom will contact him and ask him to attend the next Selectman's meeting.

Vacuum Cleaner: Selectmen reviewed requested price information for a new vacuum cleaner. Motion (Leigh); second (John) to approve up to \$500.00 for the purchase of a vacuum for building maintenance. Motion passed unanimously.

Circulator pump: Motion (Don) Second (John) to approve the purchase and installation of a larger heat zone circulator pump at the Town Office. Motion passed unanimously.

New Business:

BTLA Appeal: Selectmen reviewed appeal of an abatement denial to the Board of Land and Tax Appeals.

Appointment – George McCusker, UVLSRPC Representative # 2. Don reported the Planning Board recommended the nomination of George as Springfield's second representative to the Upper Valley Lake Sunapee Region Planning Commission. Motion (Leigh); second (John) to appoint George McCusker. Motion passed unanimously.

Driveway Application: Dorothy & Albert Lassen, driveway off Town Farm Road. Don reported applicant met with the Planning Board. Due to some wet spots, and culvert requirements, the proposed location of driveway is less than the required distance from the intersection with

Hazard Road. Planning Board determined it is the Selectmen who have the authority to waiver requirements of the driveway regulations. Discussion regarding site distance and driveway location. Applicant wishes to have a driveway (map 35, lot 785-250) and is proposing to move a mobile home on the property. John Trachy questioned if there were contiguous wetlands greater than 10,000 square feet that would require a Special Exception. The Lassens said there were only a couple of wet spots. Don stated he did not believe so. Board unanimously approved the location of the proposed driveway.

Board and Department Updates:

Pike Paving: Contract was reviewed and signed. Paving will be on Bowman Road and George Hill Road.

Planning Board:

Don reported potential buyers of Grace Children's Home met with the Planning Board. Greg Austin met with the Board in consultation regarding Happy Dogs of New England which is a foundation that works with rescuing dogs.

John Chiarella extended recognition to the Fire, Police and Highway Departments for a job well done during the recent storm event.

Brooks Lot: Leigh reported the timber harvesting looks great. There will need to be something done to the skidder ruts before the spring thaw. Brooks Weathers noted they will be putting in water bars when the cut is done.

Building Permit – Weathers: Brooks has submitted a septic design to the State for approval. He proposes building a new house and will be removing the existing home as soon as he can after he gets moved into the new one. He questioned if there was anything further that may be required of him. Selectmen see no anticipated issues as long as the setbacks are met. Tom Duling has been there and Brooks will let him know as soon as the septic approval is back from the State.

Public Comments: Ed Belfield commented it was nice the boards were removed from the dam before the storm, but felt it was too bad they hadn't been removed a little sooner so the lake would have had longer to drain. Discussion: Tim Julian reported the lake was 12.5" before the storm. At its highest level after the storm it was 22" at the spillway. Leigh reported Gerry Cooper, Ed Belfield and Donna Tibbetts pulled the deep raft in and tied it at the beach to secure it before the storm. Leigh extended his appreciation to them for their assistance.

School Report: Todd Fleury reported the State Department of Transportation is shutting down State fuel stations in Newbury and Warner. The school district will be appealing to local highway departments to see if there is some way to share town fuel sources for the busses. Pete noted the town only has a 500 gallon tank, and during a large storm they sometimes have to have additional deliveries. Todd also reported there was a \$900,000 surplus in the school budget last year and the district is in the process of deciding how those funds will be redistributed.

John reported he has gotten phone calls from concerned parents. Part of the reason the school board cited for moving the Kindergarten to New London was so they would not have to pay for a teacher to travel to Springfield for classes. Now they find a teacher is travelling from New London to Bradford for the morning kindergarten session. Todd reported that all of the Springfield students did get placed where their parents chose.

At 8:35 p.m. the Selectmen closed the public session and voted unanimously to enter into non-public session per RSA 91: A: 3 Personnel.

At 9:00 p.m. the Selectmen voted to seal the non-public minutes, entered back into public session and the meeting was adjourned.

Respectfully Submitted,
Janet Roberts

DRAFT