

BOARD OF SELECTMEN

JUNE 27, 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: John Chiarella, Chairman; Don Hill; Leigh Callaway.

Others Present: Ed Belfield, Judy Lawlor, Mike Lawlor, Tom Duling, Tamara Butcher, George McCusker, Bryan O'Day, Pete Abair, William Huntoon, Brooks Weathers, Tim Julian.

Chairman Chiarella called the meeting to order at 7:02 p.m.

Chairman Chiarella opened the public hearing concerning the request by William & Sara Ellis for a Discretionary Preservation Easement for their barn located at 3900 Main Street. The Ellis' were not present. Don noted the Selectmen reviewed a request for a preservation easement for this property two years ago. Request for public comments in favor or opposed. There were none. Discussion: Historic barns may qualify for preservation easements and reduction in taxes on the structure and land if granted. The barn was built in the 1800's. The age of the barn is statistically significant under the RSA. Location of structure, scenic, and public benefit was discussed. The building can be viewed from the road, but only for a short distance due to the curve of the road. Selectmen agree the structure does not qualify under public view and enjoyment provisions. Motion (Leigh); second (John) to deny the request. Motion passed unanimously.

Building Permits: Tom Duling, Code Enforcement Officer, met to review building permit applications:

Tatro: Request for new garage/barn on Sanborn Hill property. Request approved.

Tatro: Request for new house on Sanborn Hill. Planning Board granted subdivision approval in February 2011. Colcord Brook runs through part of the property and is designated by FEMA as Flood Plain. The proposed house is located outside the 100' wetlands boundary as determined by the surveyor's plan. The proposed house is to be built on a high knoll. Leigh and Tom have taken GPS coordinates. The location of the house appears to meet setbacks and be outside the flood plain. Discussion: Board reviewed proposal. Application was approved. For the record the Selectmen note the house location is close but not in the flood plain, but are not accepting responsibility for that as a finding of fact. Financial or insurance institutions may have a different view of the flood plain area. The town will not be held accountable if any institution determines otherwise.

Prophet: Tom noted he has to deny a request for a screened-in deck due to the new State regulations (RSA 485-A:38 II -a). Septic approval dates back to 1976.

Lebrecht: After-the-fact application for Quonset type metal building being used as a shed. Tom questioned whether this requires a permit and is taxable. Discussion: Building meets the definition of structure under zoning regulations. The permit is to determine if the structure meets setback requirements. Selectmen agreed permit is required. Building permit approved. Tax assessment to be determined by the town's tax assessor.

Public Comments: Ed Belfield questioned what was taking place on Route 114 with all the stakes and red flags near the Georges Mills Road, Discussion: State DOT to remove and replace 18" of material and repave from Messer Hill to Pellerin Hill Roads. This should be complete by fall. The State has future plans to redo the section from Bowman Road to Pellerin Hill.

Bill Huntoon questioned if highway roof leaked during recent rains. Discussion: Pete Abair reported the water appears to be from condensation in the winter. There is a great deal of heat loss in the winter causing icing problems. It has not leaked with the rain. John Chiarella stated he has spoken to a couple of people. Mike Mayo has indicated the ridge was not installed right and there is no venting at ridge or eaves. There are some areas prone to leaking where metal repairs have been not been done correctly and some of the screws were cemented if they didn't were bent or broken. Prices for repair are variable depending on the scope of the project. Selectmen need to determine how to proceed. Some options include fixing venting and sealing problem areas, replace metal roofing, or replace with membrane roof. Insulation issues will need to be resolved. John noted any repair made now, should work toward a goal of what may need to be done in the future. Bill recommended contacting several companies who deal with metal buildings for recommendations. Selectmen will speak to B. Manning to see who Durgin & Crowell uses for their metal buildings.

Prophet/Richardson – Driveway Application: Jane Prophet present: Applicant wishes to add a second driveway entrance off Twin Lake Villa Road. It is difficult to turn around in the existing driveway. Anything larger than a small car has to back into the road. Snow removal is another problem. Review of March 2010 driveway regulations. Discussion: Property meets frontage requirements for a second entrance. Sight distance is not met, but this is a second entrance not a primary entrance. Traffic volume is low. There are only 3 other properties on the cul-de-sac beyond the property, two of them are currently seasonal. Driveway regulations now require a paved apron when a road is paved. Pete Abair, Road Agent, has been to the site. He does not see a problem with an additional driveway. He recommends a 30' culvert, 15" in diameter. Tim Julian, Police Chief, reported the speed on the road is low due to the curve and cul-de-sac. Driving rather than backing into the road would be less dangerous. Applicant requested waiver of sight distance requirement. Motion (Don) to approve the waiver request and to allow the second driveway with requirements as stated (paved apron, 30' x 15" culvert). Motion seconded (John) and unanimously approved.

Minutes: Minutes of June 13, 2011 unanimously approved as written.

Old Business:

Timber Sale Contract/Brooks Lot: Brooks Weathers present. Leigh reported he has walked the property with Cynthia Bruss. Discussion: Contract seems to be in order and will be awarded to Van Webb. Not recommending a bond for the timber tax due to the large investment required in road improvements. Motion (Leigh); second (John) not to require a timber bond. Motion unanimously approved. Timber contract was approved and signed. Board agreed \$700.00 will be put back in the Conservation Commission fund from proceeds of the timber sale.

Old Home Day: Pete will see that the ditch between the two fields is weed whipped before Old Home Day July 9.

John Chiarella discussed removing the trees between the two fields, repairing the drainage, and loaming the ditch so it can be mowed. There is money available in the recreation facility fund. Tree removal and drainage discussed. Specifications for the project will be drafted so the project can go out to bid. Tree removal will be a separate package.

John reported Ed Bailey will look at the circuit breakers to be sure everything is adequate for Old Home Day.

John has worked on the mechanics list of projects. He hopes to be able to bundle individual projects into a bigger job out of the various projects.

Selectmen will review information for the recreation field project and highway roof at their July 11 meeting so they can make a decision regarding specifications before offering projects out to bid.

Mobile home disposition: Leigh read the ad prepared by town counsel. (See attached). Discussion: Successful bidder will be required to sign a purchase and sales agreement. Quit claim deed will be executed as soon as possible, but within 30 days. Once the home is sold, it is off the town books and no longer town responsibility. If no bids are received, Selectmen would have to look at options at that time. An ad will be run in the Kearsarge Shopper and will be noticed locally on the bulletin board and website.

Highway: Leigh reported Tim Hayes has been hired as the new highway employee.

Tax Deeding: Bill Huntoon questioned the status of others on the tax deeding list. Discussion: Some have started working on arrangements or payments have been made. Unsure of status of one that was possibly unresolved. Leigh reported Cynthia Anderson, Tax Collector, has told him there are a couple of people who have missed scheduled payments. Selectmen need a list from Cynthia and will send out another letter.

School House Road Signage: A complaint has been received about the sign posted at School House Road. Questions have been raised as to allowed uses. Discussion: Selectmen noted John Trachy had asked them if they would like to see the sign. An e-mail picture of the sign had been sent but not seen until recently.

At the time the road was discontinued the Selectmen were to approve any signage as per the covenants. The Selectmen do not approve of the sign. They will ask Mr. Trachy to attend their next meeting.

Board and Department Updates:

Highway: Pete reported he has been doing ditching. Things are going well. The blue truck is not back yet.

Street signs for Hazzard Road and Greeley Road renaming have been placed. He had to replace the sign for Greeley Road. Signs and poles are also missing for Old Boston and Howard Road.

Pete will get some pricing and hopes to be able to shim Town Farm and George Hill Road.

Planning Board: Don reported an amended Site Plan Review was approved for Northwind Security on June 16. The use is not changing. The structure will allow classes that are being held outdoors to be held indoors. Drainage and run-off are being improved. Two exterior lights on poles will be replaced with downward facing lights mounted on the side of the building.

Leigh reported the Space Needs Committee will meet on June 29th at 7:00 p.m.

Leigh reported the school board encumbered about \$60,000 of the \$700,000 to \$800,000 surplus to replace bleachers at the high school. The budget recently passed by the State of NH will make the school budget tight for the current year and will have a large impact the following year.

Correspondence from Steve Klein regarding construction of the new bulletin board. Selectmen agree with his plans. There is space available to paint the sign in the highway garage. Selectmen will need to determine where the sign will be located.

Safety Committee Meeting is scheduled for June 28, 2011 at 7:00 at the Fire Station.

Hazardous Household Waste collection dates 9:00 a.m. to noon

July 16, 2011 Lebanon Solid Waste Facility

August 20, 2011 New London Public Works Garage

September 17, 2011 Newport Highway Garage

October 15, 2011 Lebanon Solid Waste Facility

Signatures:

Audit representation letter

Timber Bond

Intent to Cut Timber forms

Timber Yield Assessments

Abatement Denial

At 8:50 p.m. the Selectmen voted to move back upstairs to enter into a non-public session.

At 9:15 p.m. the Board, after having voted unanimously to seal the non-public minutes, moved back into public session and adjourned.

Respectfully Submitted,

Janet Roberts

**ADVERTISEMENT FOR SEALED BIDS
TOWN OF SPRINGFIELD, NEW HAMPSHIRE**

The Town of Springfield will sell by Quitclaim Deed the following real estate by sealed bid:

Town Tax Map/Lot 35-272-371T, consisting of a manufactured house and further identified as a 65 mobile home, 60 feet by 14 feet, with a mobile home identification number 58120376 which is currently situated at 28 Jack O'Lantern Park on Route 4A in the Town of Springfield.

The Town acquired title to the above real estate by Tax Collector's Deed, which is recorded in the Sullivan County Registry of Deeds at Book 1801, Page 206.

The minimum amount for which this property is to be sold shall be \$1.00.

Bids will be received for the real estate up and until 4:00 p.m. on July 27, 2011 at which time the bids will be publicly opened and read aloud. Bids submitted after that time will not be accepted. The Town of Springfield reserves the right to reject any and all bids. The property is being sold "as is." The successful bidder will be required to pay 10% of the purchase price to the Town as a down-payment and to sign a purchase and sale agreement at the time of the announcement of the successful bid. A closing, with the balance due, will occur within 30 days.

PLEASE NOTE, the landowner of the property, which this manufactured house is currently located upon, has indicated that this mobile home will not be allowed to remain on the landowner's property upon its sale. Any buyer of this manufactured house shall be responsible for the immediate removal of this mobile home and all of its appurtenances from this lot upon closing. Also, the Town of Springfield will require all necessary repair and remediation of any hazardous conditions of such property before any individual shall be permitted to reside within this mobile home if this property is to remain within the territorial boundaries of the Town of Springfield upon closing.

To schedule an appointment to view the mobile home or for further information contact the Springfield Town Office during regular business hours.