

BOARD OF SELECTMEN

SEPTEMBER 26, 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 present: Mike & Judy Lawlor, Peter Abair, George McCusker, Bill Huntoon, Bryan O'Day, Deb Coffin, Tom Duling, Dan MacCreighton, Ed Belfield, Justin Hastings, Tim Julian and Mike Beaulieu.

Meeting called to order 7:00 p.m.

Bill Huntoon and Pete Abair have looked at the roof of the highway/fire garage. The leaking seems to be around two of the stacks. Bill recommended rubber boots around the stacks and installing curbs on the roof to pitch the water away. He estimated each boot might cost between \$50 to \$60 Action Item: Selectmen to look into someone to do metal fabrication and installation. The Selectmen thanked Bill for volunteering to take a look at the situation.

Public Comments: Bill Huntoon addressed concerns with the cost of repairs and painting the loader, and questioned why the highway crew was spending time hauling sand to the cemetery shed site, since the Selectmen had indicated they highway department didn't have the time to build the shed. Discussion: Estimates for repair of the loader varied and several were higher. Sand from the old stockpile was used to level the site and keep water from collecting near the building.

Ed Belfield noted that one of the two tables at the beach is broken and very dangerous. Ed also addressed concern with the buoys and ropes being left on the beach over the winter. Pete will remove the bench and find a place to store the buoys under cover.

Bill Huntoon questioned what happened to the tax sale of the trailer on Town Farm Extension. Discussion: The trailer is on the tax deeding list. John Chiarella stated there are several issues the Selectmen are investigating relative to that issue.

Scheduled Appointments: Christine Austin – building permit (Map 23, Lot 750-517) Present: Attorney Susan Hankin-Birke. Due to concern of cost for property taxes for a second dwelling, Ms. Austin has decided not to complete the structure at this time. She previously applied for a building permit and called the structure a barn. Ms. Austin would like to build a structure, but is only going to finish the basement of the structure for now. The entirety of the structure will not be insulated and there will not be a kitchen right now. The upper portion of the building will be used for storage until at some point when she was ready to complete it. The structure, as designed, includes space to park her car under cover. The confusion with her previous application, which was denied, was the terminology in that she called it a barn and concerns were raised with housing livestock. The plan shows a barn-like structure with an open concept and

loft area for sleeping. The design and size are consistent with the approved variance and the plan on record. The structure is designed to be a residence even though the residential structure will not be completed at this time. Ms. Austin owns and occupies the other cottage on the adjoining lot. There is a shared well and a shared septic. This building will be tied in with those systems. Susan indicated she could find nothing in the local ordinances that require completion of a structure in a certain amount of time. The foundation was built and capped shortly after the variance was granted. The basement level of the building is being used. The upper level will be used 3 seasons of the year. Ms. Austin intends to complete the structure; she is just not insulating the upper level or installing a kitchen at this time. Susan also provided the Selectmen with recorded copies of the declaration of covenants and reciprocal easements as required by the Zoning Board. Discussion: Selectmen can't change a use approved by Zoning. The Town does not require a certificate of occupancy. There are no regulations in place that goes against this request. Selectmen voiced their concern with enforcement if this building doesn't become what is intended. This is not a change of use. The application is for a primary residence. The structure will be completed at some point in the future, date uncertain. The proposed use is for a residence. It has been expressly noted there will be no livestock in this building. Motion (Don) to approve the application for a residence, second (Leigh). Motion passed unanimously.

Minutes of September 12, 2011: "Notice of joint meeting with Town Road Agent & Chiefs of Police to be held at the Kearsarge Learning Campus on Thursday, ~~July~~ September 22, at 9:00 a.m. Motion (Don), second (John) approve minutes as amended. Motion passed unanimously.

Leigh stated the August 31 minutes reflected that he would be bundling the project list into an RFP. He noted he will need input and notes from the Board before he can draft the language for an RFP.

Daniel MacCreighton has expressed an interest in becoming the Deputy Health Officer. Motion (Leigh); second (Don) to recommend the appointment of Daniel MacCreighton. Motion passed unanimously. The official appointment is made from the State of NH Department of Health & Human Services.

Tax deeding list: Currently there are 17 properties on the list reflecting approximately \$30,000 for unpaid taxes dating back to 2008. Discussion: Selectmen will review the impending deeding list and the status of those who made payment arrangements last year with Cynthia. The Selectmen will send a follow up warning letter the same as they did last year.

Fast Roads: Leigh stated Fast Roads is part of a federal stimulus project to bring fiber optic bandwidth through NH towns. The line should come through Main Street sometime next year. Leigh met with a representative from the Fast Roads project. Their equipment will be housed in the storage closet. Fast Road Service providers will need to be provided with 24/7 access. This will be accomplished by contacting the Police Department. Fast Roads has funding to install a small back-up generator to power their equipment. Leigh is looking at the possibility of finding a way to piggy back funding for a larger generator to power the office complex. Fast Roads may be able to contribute toward that goal. Leigh has a quote of around \$15,000 for installation.

Justin Hastings stated he may be able to facilitate something cheaper. Leigh will continue to review funding and cost share information.

Emergency Operation Center: Leigh reported Keith Cutting is waiting for the Selectmen to designate a space for the Emergency Communication Center. Motion (Leigh); second (Don) to designate the downstairs meeting room as the Emergency Operation Center. Tim Julian noted he would like to see something done with the meeting room windows for security reasons. Motion passed unanimously.

Guardrail: Pete reported CWS has been out to look at the guardrail replacement on Town Farm Road. They need to install additional footage on the north end of the culvert. The estimate is around \$3927 versus \$3400 originally quoted. Motion (Don) approve expenditure of \$3927 or as quoted, second (Leigh) with same caveat that Pete is point person on the project. Motion passed unanimously. (Edit: The quoted estimate was \$3987)

FEMA Disaster DR 4026. Sullivan County has qualified for assistance for costs associated with Tropical Storm Irene. A FEMA briefing was held in Claremont last week. A representative will be coming to review the storm damage.

Leigh noted due to the storm, hazard mitigation money will be available. He and Pete are reviewing areas that may be eligible. Intent to file will be considered for the culvert on Stoney Brook Road, Twin Lake Villa, and some tree removal projects.

Recreation: Brandt Denniston reported the Old Home Day Committee will be holding a Ham and Bean Dinner at the Town Hall on October 1 from 5-7 pm. The Recreation Department has scheduled other events: Halloween Party October 29, 5-7 pm with a movie after. Holiday Craft and Bake Sale on November 12, 9-1. The department would like to request that the piano at the town hall be tuned for that event. Discussion: Selectmen concerned with tuning the piano since the heat in the building would be turned off for the winter shortly after the craft sale. They thought tuning in the spring would be a better time. An electronic keyboard was discussed. Action Item: Options and costs will be reviewed.

Correspondence:

Water testing of the town office building was discussed. Tom reported he will continue to test for bacteria twice a year. The cost is \$56.00. With the kindergarten gone, the parameters for testing decrease, but it is still a source several people use to obtain their drinking water, as well as the use by town employees.

Anonymous letter received regarding a possible wetlands violation on Bowman/Four Corner's Road. Selectmen discussed concern with acting on anonymous complaints. Don will contact the property owner.

Signatures:

Contract with Coppola Rockburn for continued audit prep/accounting support.

Notice of Failure to File PA -28 form letter signed.

Timber Intent to Cut (Slogic & Lamphear)

Building Permits (Beattie & Thorp)

Application to use Town Facilities

MS-1

Timber Yield Assessments

Request for refund of interest on taxes

At 8:45 p.m. Motion (Leigh), second (Don) to enter into non-public session per RSA 91: a – Personnel.

At 9:00 p.m., after voting to seal the non-public minutes, the Board entered back into public session. The meeting was adjourned.

Respectfully Submitted,

Janet Roberts