

**BOARD OF SELECTMEN**

**JUNE 13, 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: Chairman John Chiarella, Don Hill and Leigh Callaway.

Also in attendance: Heather Moffitt, Mike Lawlor, Judy Lawlor, John Trachy, Melodye Waddell, Ed Belfield, Tom Duling, George McCusker, Bryan O'Day, Brooks Weathers, Cynthia Bruss, William Huntoon, Justin Hastings.

Chairman Chiarella called the meeting to order at 7:05 p.m.

Public Comments: Judy Lawlor questioned why the Selectmen discussed the Jack O'Lantern Park situation at their meeting Friday (May 27) when none of the people who have been following the discussion were present. Selectmen discussion: The situation was reviewed on Friday because the Selectmen received information from Town Counsel after their May 23 meeting. The response from the park owner is she is no longer willing to purchase and demolish the structure and she is not willing to allow a future buyer to keep the home on the lot. The Selectmen voted to rescind their earlier decision to demolish the mobile home and voted to offer the home for auction "as is" no reserve, minimum bid one dollar by sealed bid. Sale of the mobile home, including remnant and add-on structures, will not be contingent on subsequent removal or any other condition since once the deed has been transferred, that will be the responsibility of the new owner.

Judy Lawlor questioned how the auction process worked and wondered whether it would be held on the premises. Discussion: The process is by sealed-bid. Selectmen will consult with the town attorney to proceed.

Ed Belfield questioned who determines the level of Lake Kolelemook. Discussion: Gates at the dam have several boards in place. Water level is drawn down in the fall and raised in late spring. The level is determined by seasonal conditions. Tom Duling reported he built the gates and monitored the water level for years. Eventually, the highway department monitored the dam. Tim Julian recently replaced some of the boards. It was unknown if there was a legal level that should be maintained. John suggested Pete speak to Brad about where the level should be. Don suggested perhaps someone from the Lake Kolelemook Protective Association would be willing to take on the responsibility.

Tom Duling reported that water samples from the left and right sides of the town beach last week came back negative for ecoli.

Bill Huntoon asked for clarification regarding the employment reference in the minutes. Discussion: Four applications were reviewed, two candidates were interviewed. Pete and the

Selectmen have chosen a candidate and a job offer has been made contingent on the pre-employment requirements.

Bill Huntoon questioned if it had ever been determined when the roof of the highway garage was sealed. Discussion: John Chiarella said it has not been determined. The Selectmen have completed their walk around and have a mechanic's list of projects. He has looked at the possibility of a membrane roof being installed. Selectmen will also discuss options with a metal building vendor. The Selectmen have completed their walk around and have a mechanic's list of projects. John will work on prioritizing the list. A description of the roof project will need to be developed and estimates obtained before the Selectmen have anything ready for potential bidding.

Melodye Waddell questioned if the Selectmen have set a specific date as to when the mobile home has to be removed from the park. Discussion: Selectman must follow the statutory process. The Selectmen voted to proceed with tax deeding based on the assumption that the park owner would purchase the mobile home and be responsible for the removal/demolition. Since this is not the case, they have to look out for the town's best interest, and do not want to incur additional costs to the town for demolition. The auction will not be contingent on the disposition of the mobile home. That will be an issue for the purchaser, and park owner. Melodye questioned the status of the back taxes and how long will it take to get the trailer disposed of if no-one bids. Discussion: A new owner will not be responsible for back taxes. Selectmen are not sure what the outcome will be if no-one bids on the trailer. The Selectmen noted, in the future they will be sure verbal offers are followed up with a commitment in writing.

Leigh noted there are new construction requirements from the State that may require additional permitting before a new mobile home can be placed on the site.

Scheduled Appointments:

Conservation Commission:

Cynthia Bruss and Brooks Weathers present. Brooks stated 5 respectable bids for logging the town lot were received. Bidder is responsible to upgrade the road for log removal, and payment of the timber tax. Brooks has made a recommendation with the winning bid being \$67.00 less than the second bidder. He felt the out-of-pocket cost for the road, and the time constraint impacted the people who bid. There were no bidders from town. Cynthia Bruss indicated the Conservation Commission would recommend going with Brook's choice. Bonding of timber tax was discussed. Brooks is willing to forego disbursement of his fee until the timber tax is paid in full.

Cynthia Bruss requested that the Selectmen review RSA 36A:4 before their next meeting regarding gifts of money to the Conservation Commission.

Heather Moffitt has signed a contract on the Miller property on Lamson Lane. Septic construction approval has been granted by the State and 13 variances were approved by the Town. She questioned what the process would be if she wanted to push the house approximately

30 feet more toward the lake to have a walk-out basement. Discussion: Selectmen agreed the parcel would be subject to new variance applications if she were to amend what was previously approved. John advised her to be sure that the Shoreline Protection Permit had not expired.

Tom Duling reviewed a building permit application for Tatro on Sanborn Hill Road. Septic approval information is missing. Property has an 800' driveway. Colcord Brook runs through the property. Setback measurements are not clearly shown on the application. Tom stated he has tried to determine the wetlands setback but will need further delineation. Board is in agreement the application should be denied pending septic approval and clear site specifications.

Tom spoke to the Board regarding state requirements that now require new septic construction approval for relocation, renovations, or expansions of existing structures served by an approved septic system that is greater than 20 years old. Discussion: Selectmen have looked at the new regulation. A revised building permit application is in the process.

Minutes: May 23, 2011 - Page 3, NH Energy Code: corrected: "The State of NH, through a grant, effective ~~January 2, 2010~~ to April 1, 2010 ..." Motion passed to unanimously approve as amended.

May 27, 2011 – Motion passed by John and Don to approve as written. Leigh abstained as he wrote the minutes.

#### Old Business:

Project List: John circulated a mechanics list of town maintenance projects. He will do some organization of the list and the Selectmen will need to determine what needs to be done and what type of person is needed to do the repair.

Selectmen returned to the discussion regarding the fire/highway roof. John will contact some vendors for an idea of the best solution and prices. He will try to contact the company the building came from. The cost and complexity of the repair will need to be reviewed. Manufacturer and installer warranty discussed. George McCusker questioned if it might be cheaper for a whole new roof. John noted that might be an option. Discussion: Insulation in roof will need replacement. Gaps under doors need repair and weather stripping and could be handled by a garage door company.

Bill Huntoon recommended that the abutter be contacted before trees are cut near the old highway garage due to property line concerns.

John will start to identify people to handle each of the projects and parse into categories.

Discussion regarding electrical work at the recreation field. There was an issue with breakers during Old Home Day last year. He will contact an electrician to correct this.

John stated he recommends forming a committee to review Town Hall repairs.

**Building Permits:** Discussion regarding amending building permit applications. The Town of New London has a good memo referring to State and National Codes. Selectmen would like to inquire about using that format. Homeowner's and builders must comply with codes for insurance, financing and liability purposes. Discussed placing a link on the website.

**Old Business:**

**Space Needs/Schools Committee:** Leigh reported he attended the Schools Committee meeting. Members are resolved that there won't be a kindergarten here next year. Jeff Haley is looking into future population numbers for kindergarten needs. Leigh recommended that a member of the schools committee participate with the space needs committee. John Chiarella noted there may be issues with building codes if the classroom is vacated for a period of time.

**Donation:** Anonymous \$450.00 donation made to the Conservation Commission. Motion (Don); second (John) to accept the donation to the Conservation Commission Fund. Motion unanimously passed. The Town Treasurer will be directed to deposit the money in the CC fund.

**Transfer Station Tags:** As previously approved, hang tags for Springfield resident identification at the Sunapee Transfer Station will go into effect this year. Each tag will be good for three years. One tag per vehicle will be available at no fee to residents. Guests and renters will still use the decal. Replacement tags will cost \$25.00 each. Motion (Don); second (Leigh) to proceed with the hang tags the same as Sunapee, with reissued tags costing \$25.00 each. Motion unanimously passed.

**911 numbering discrepancy:** Discussion regarding out of sequence numbering issue on Route 4A. Statutory provisions discussed. If voluntary consent is not given, a public hearing is required. Motion (Don), second (Leigh) to proceed with voluntary compliance or proceed with public hearing. Motion unanimously passed.

**Board and Department Updates:**

Leigh wished to extend appreciation to the Fire Department, organized by Kevin Roberts and Megan Butcher to place the rafts in the water for the summer season.

**Highway:** John reported new hire began today, subject to approvals.

Leigh reported he has reviewed the highway budget with Pete. There may be some shifting within line items as Pete develops a maintenance plan. Pete reported the blue truck has computer issues and has been sent for repair. He is not sure how much shim & seal may be done this year, but will look at that closer in August.

**Cemetery:** Leigh reported someone took a mower for a joy ride through the cemetery. The mowers will no longer be stored at the cemetery. John Chiarella will check to see what the status of the storage shed is.

There will be a meeting to reorganize a Joint Loss Management Committee at the Fire Station on June 28 at 6:00 p.m. for department heads, managers, and town volunteers.

Conservation Commission: Cynthia Bruss reported the commission approved the expenditure of up to \$1500 from their fund to assist in a Conservation Easement Appraisal of 47 acres owned by on George Hill Road. Cynthia reported another parcel off Philbrick Hill on the Biers Road may be going into easement.

Request received, and unanimously approved for Brownie Troop # 10713 to place a retired flag drop box in the town office.

Correspondence:

LGC property liability policy received. Selectmen will stop by the office to review the information.

Signatures:

NH PA 28 intent form  
Unlicensed Dog Warrant  
Timber Intent to Cut  
Abatements (denial)  
Timber Tax Assessment

Miscellaneous Business: Selectmen authorized Town Counsel to draft legal notice of sealed bid requirements for the mobile home in Jack O'Lantern Park.

Question regarding status of employees at highway department. Full-time Pete, new hire pending other confirmation. Part-time, Clint Rowell.

Mike Lawlor questioned what would happen to the kindergarten classroom space. Selectmen reported the space needs committee will be looking at this. There are request for more space by the Police Department, archives, and a place for Emergency Operation Center.

Leigh suggested Keith Cutting should be included on the Space Needs Committee.

At 8:55 p.m. Motion (Leigh) second (John) to enter into non-public session per RSA 91A – Personnel. Motion unanimously passed. Selectmen unanimously voted to seal the non-public minutes.

At 9:15 p.m. the Board entered into public session and voted to adjourn.

Respectfully Submitted,  
Janet Roberts