

BOARD OF SELECTMEN

OCTOBER 10, 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: Don Hill and Leigh Callaway.

Also present: Cynthia Bruss, Justin Hastings, Bryan O'Day, George McCusker, Tim Julian, Peter Abair, Sue Abair, Bill Huntoon, Mike Lawlor, Tom Duling, and Wayne Wood.

Don Hill, Vice-Chairman announced that John Chiarella was unable to attend the meeting. The meeting was called to order at 7:05 p.m.

Public Comments: None heard.

Conservation Commission: Cynthia Bruss reported pins and markers for the North-East boundary of the town owned lot near the Grafton Town Line cannot be located, (Map 45, Lot 035-425 McDaniel/Knapp Land). The Conservation Commission would like to continue with forest management plans for all the town lots, a source of income to the town every 10 -12 years. The lot will need to be surveyed in order to complete a management plan. Discussion: Available funding to pay for a surveyor. Leigh suggested obtaining an estimate with an appropriation in next year's budget. The expense side could be rationalized by the revenue that has been received this year from logging the Brooks lot. Don suggested the Conservation Commission pay for surveying from their funds and request replenishment of their fund at budget time. Cynthia noted money in the Arch and Society fund may be available. She will check with the Society for the Protection of NH Forests.

Minutes of September 26, 2011: Unanimously approved as written.

Old Business:

Building permit – 28 Jack O'Lantern Park. Don noted the application appears to be in order. A deed for the mobile home has been recorded. By approving the building permit the town is granting permission for the mobile home. NH State law regulates installation of a concrete pad. The pad is not a town issue. He added a statement on the building permit regarding the state law. The permit was signed.

Overdue taxes: Don reported the list is being worked on by Cynthia. A couple of people who made payment arrangements last year have not met their obligations. Selectmen will be considering what the next step will be.

Mobile home issue – Town Farm Road: Leigh asked Pete Abair for an update. Pete reported he is set to meet with the Planning Board. Wayne Wood stated he sold a mobile home to Pete and Susan Abair. He was not aware of the tax situation; he had never been sent a bill for taxes. He intends to take care of the unpaid taxes and make things right for Pete and Sue. He reported the

mobile home had been located on his property. In 2004 he sold the mobile home to Rick Melson; Rick rented the lot the trailer was on. Due to increased expenses the lot rent was increased. Mr. Melson moved away. Wayne stated attempts to collect the rent or have the owner remove the mobile home were unsuccessful. Mr. Melson said he could not afford to move the mobile home. After reviewing abandonment laws Wayne considered the mobile home abandoned and thought everything was ok. He was not aware of title requirements. The last recorded title was to Rick Melson and the recorded title is still in Mr. Melson's name. Wayne stated he intends to collect money from Mr. Melson for unpaid lot rent and taxes. He will acquire title so Pete and Susan can have a clear title, and he is willing to pay the taxes. He stated he will work with his attorney to take care of this matter. Don reported he contacted an attorney through the Local Government Center regarding the process for the Town. The town only had documents to show Rick Melson owned the property. The mobile home was on the list for tax deeding. LGC attorney advised a person with legal interest or a bill of sale could pay the taxes. It is between the parties involved to resolve clear title issues and have a deed recorded. It is not a town issue. No legal fees have been spent by the town for this. Don asked Wayne to call the office with a weekly update. Bill Huntoon questioned how long the Selectmen were going to let this process go on. Peter stated he has paid the taxes in full. Don noted council advised Pete had legal interest in that he has a bill of sale and he is in possession of the mobile home. If the taxes remained unpaid, according to State law, a misdemeanor could be involved. Pete came in and cleared up that issue.

Maintenance project list: In John's absence, the discussion was tabled to be continued at the October 26 meeting.

Kindergarten Classroom: Don reported the classroom is now vacant. Archives have been moved upstairs and the classroom is in the process of being repurposed. Proposed plans involve multi-purpose use of the space. The public is encouraged to bring ideas to the attention of the space needs committee. Members of the committee are: Cynthia Anderson, Leigh Callaway, Tim Julian, Tamara Butcher, Ann & Pete Nielsen, Steve Klein, Carolyn Currier, Jerry Cooper, and Trudy Heath.

Don reported at the last meeting the Selectmen received an anonymous letter regarding redirection or stoppage of a brook on John Keyser's property on Bowman Road. Don noted, for the record, the Selectmen are not in favor of acting on anonymous complaints. However, he spoke to Mr. Keyser and was invited for a site visit. Don reported John built a barn in the field on the other side of a seasonal brook, where he pastures his horses. There are two culverts in the brook which have been there since the late 90's. Nothing in the drainage area appears to have changed. Pete Abair reported he looked at the site and did not see an issue. Cynthia Bruss questioned if the Conservation Commission should be made aware of this. Don stated the Selectmen do not feel forwarding anonymous complaints are appropriate, nor are the Selectmen in the habit of responding to them. However, the letter included a detailed map and due to caution involved with wetlands he met with the landowner.

Leigh Callaway reported the FEMA representative was here Wednesday. The paperwork for reimbursement is on track, including replacement of the guardrail on Town Farm Road. Leigh estimated the application will be in the vicinity of \$15,000. Letters of Intent will be sent to the State for hazard mitigation projects for culvert projects at Twin Lake Villa and Stoney Brook Road.

Leigh reported an iron gate on a family plot in the cemetery has been stolen, as well as a large piece of marble was from a monument. Cemetery trustees are looking into funds from perpetual care or locating heirs for repair.

Tom Duling questioned if the property owner, not the tenant, should be responsible to obtain a building permit for installation of the concrete in the mobile home park. Mike Lawlor reported the new tenant is aware a pad is required. Don felt the issue had been taken care of.

Zoning report: There are two cases currently before the ZBA. One on Twin Lake Villa Road and one on Stoney Brook Road.

GIS: Leigh reported the tax maps have been scanned and GIS mapping provided. Discussion: Further training is needed for someone for continued use of the files as a tool for the town. He does not think the responsibility should be added to current employees. The Planning Board and Conservation Commission have discussed this as well. There may be some support available from the Upper Valley Lake Sunapee Region Planning Commission. Cynthia Bruss stated there are other towns that have someone on a part-time basis that may be willing to take share this. Don noted that it goes along with discussions that have taken place regarding sharing of a planning/zoning administrator. The State is pushing for GIS mapping. The town needs to be prepared. Costs of converting from paper maps to GIS format need to be investigated. Cynthia noted the Conservation Commission has natural resource inventory maps available as GIS files.

Highway Garage: Bill Huntoon suggested the Selectmen contact insulation companies to make recommendations regarding condensation issues when insulating the highway garage.

Correspondence: Letter received from Mr. & Mrs. Rice, owners of property on Main Street asking if the town might be interested in selling the lot or a portion of the lot adjacent to their property. Discussion: The Selectmen feel they need to look into the property in question and determine what is involved if it were to be sold. They would want to speak to both abutters if they decided to sell.

Don reviewed a letter from Bruce Jasper, Attorney for Mrs. Norejko regarding payment of lot rent in Jack O'Lantern Park. Don stated the trailer has been disposed of, the building permit has been approved for a new tenant and everyone is in good shape. At each turn the Selectmen have been frustrated. Resolving the issue has been costly. Mr. Jasper had indicated to town council there would be no financial assistance to remove the mobile home, as had once been promised. He told our attorney he felt the rent issue would go away once the trailer had been removed. In good faith, the Selectmen agreed to put money in escrow for rent, if disposal of the trailer did not

happen. The Selectmen are shocked to receive this latest communication from Mr. Jasper. Don stated if Mrs. Norejko knew the effort the town made to take care of this problem she would not be in favor of this request. He does not believe the letter is coming from Mrs. Norejko. The trailer is gone. Don moved to contact town council and direct a letter to Mr. Jasper, politely saying the town is shocked to see this bill and the request for payment is denied. Motion seconded by Leigh and unanimously approved.

Signatures: None

Miscellaneous Business:

There is a Joint Board of Selectmen's meeting scheduled for Monday, October 24, at 6:00 p.m. at Pillsbury Memorial Building in Sutton. Jerry Frew, Superintendent of Schools will be there.

The next meeting of the Springfield Board of Selectmen will be Wednesday, October 26 at 7:00 p.m. due to the conflict with the Joint Board of Selectmen's meeting.

Bill Huntoon asked if the gate and sign issue at Deer Hill Road had been resolved. Don reported that John Trachy has indicated they will be using the same gate and signage that gets approved for Star Lake Farms. Todd Richardson has indicated Star Lake gate design information should be available soon. Don will contact Todd.

Bill suggested the Class VI road signs should be removed on those roads that are now private. Justin questioned what happens to the roads that start as Class VI and then turn into private roads.

Annual meeting with department heads was scheduled for Thursday, October 20 at 9:00 a.m.

Cynthia Bruss reported Brooks Weathers will be working with Van Webb regarding the need for water bars downhill of the log landing. The contract called for water bars at the landing but not these additional water bars. Van will contact someone to put the water bars in. Discussion: This should not be an added expense to the town, but should be deducted from the revenue of the logging. Leigh recommended the agreement should be in writing as a contract modification.

The meeting was adjourned at 8:20 p.m.

Respectfully Submitted,

Janet Roberts