

SELECTMEN'S MEETING, MONDAY, OCTOBER 6, 1986

Present: Rachel C Reinstein, John J. Jones. Keith A Boatright

Meeting called to order at 7:30 with the Pledge of Allegiance.

Building permits were signed for Ronald Kingsbury, Edward & Joyce Lowe. The Ross permit was held pending energy certificate. It was pointed out that a permit for a building made by Home Sweet Homes was approved last week. K. Boatright asked that the permit be recalled pending compliance certificate or verification that the company is an approved contractor meeting the energy requirements.

Christopher Joseph, Police Chief, requested executive session.

Meeting called to order.

Mr. Cronmiller rep. for Steele Pond Hydro, gave a report of the hydro plant. Selectmen have been trying to locate an agreement between the plant and the Town. No formal agreement had been signed although minutes indicated in lieu of taxes, the Hydro would pay the Town 5% of revenue. A newspaper quoted similar amount as part of an agreement.

Mr. Cronmiller had not been aware of this.

To date no money has been received from the company.

Mr. Cronmiller asked if the Town would accept 1% at this for 1984 until 1990 at which time it would increase to 2% for 1991 to 1996 then 4% 1997 to 2001 at which time it would go to 5%.

K. Boatright did not see how Selectmen could justify to the tax payers such a small revenue from a business worth one and a half million.

Discussed other options.

Selectmen do not want to make any agreements for such an extended time.

Many tax payers would end up paying more for taxes on their homesteads than an industrial firm.

Much discussion ended with Selectmen suggesting a 3% of gross revenue for ten years. Mr. Cronmiller could not answer for developer, but felt he would rather suggest 3% for 15 years then 5% for remainder. Selectmen acknowledge he could not answer for the developer, but asked that he submit their suggestion of 3% for the ten years. They do not want to commit future generations.

Selectmen were informed they could expect a tax payment by the first of Feb. or March. K. Boatright agreed to no later than April 1 for first quarter payment. A copy of the news article verifying a tentative agreement was made for Mr. Cronmiller.

Mr. Hennesey, Linda Bryer, Shawn Hickey, Todd Bryer, Mr. Parke, H. Newbold and M. Jennison met with the selectmen to go over the condition of property which John Grant had resided on and now Sandy Grant is living on.

Chris Joseph walked the land today to find property lines and found no problem locating them although there is still some junk around the lines. Most of the vehicles were removed from the property, but junk still remains. Some had been removed. Neighbors informed selectmen that junk just continues to be thrown on the property. A girl is living with one of the neighbors. Mrs. Jennison stated that the girl was found to have a parasite and this comes from unclean conditions. Asked what the selectmen will do to correct this problem. Neighbors asked that the property itself be tested for contamination since many things have been buried on the property including some vehicles. The vet informed Mrs. Jennison that all animals, cats, dogs etc. from the property should be tested, as well as have the soil tested.

One vehicle remains on the property which has to be removed. The boat can stay

as well as the tractor.

No one wants to upset Mr. Holt who is the owner of the property, but it was agreed that not only the tenant but the owner of the property must be given a deadline to clean up the property. Chris Joseph will see what he can do to get the place cleaned up and if he can not do it without taking the tenant and owner to court, he will do so.

Neighbors agreed to give Chirs Joseph a chance to reason with the owner and tenant but agreed it must be cleaned up before winter.

M. Jennison mentioned another junk pit behind a property owners home. Tax payers should not have to pay to clean up another's property. If the town has to clean up the property, a lien will be placed on the property.

Selectmen agreed to ask the state check for health problems. R. Reinstein will check with the State to have the land checked. The Town will check to see if dogs are registered.

Since in the past, the selectmen had been informed the owner could not be held responsible, they will get a second opinion as all agree, the owner should be responsible.

Mr. Parke and Helene Newbold spoke of their concern over Mr. & Mrs. Lowe having a camper without adequate sewage facilities on their land on Stacy Hill Road. R. Reinstein and J. Jones had found no problem with a self-contained camper on the land. K. Boatright had checked with Water Pollution and Control and requested information on privies. More than a hole in the ground is required. Selectmen agreed to notify Mr. & Mrs. Lowe that they can not dump sewage on their property, but rather bring their waste to the Sewer Dept.

As to withdrawing permission to remain in camper, J. Jones finds that since they were given permission just last week, this would be hard to withdraw. R. Reinstein pointed out if the Selectmen err in granting permission, they can correct an error.

K. Boatright pointed out that the three boards had met and agreed to a time limit on campers on land. Time being from April 1 through October.

K. Boatright mentioned he has never met the Lowes although they had reported having spoken to Mr. Boatright and also having spoken to Mrs. Boatright and neither having mentioned problems with what they were doing on their property.

K. Boatright believes Janice Boatright did tell them of zoning and permit requirements in the Town.

Neighbors are concerned over having one of the highest taxed areas in town and a tent or camper on property lowers values. Mrs. Newbold has her property for sale and adjoining properties are a concern to her.

K. Boatright does not want the selectmen to create a precedent that will be hard to change and a situation which can't be handled. He agreed to the permit for the shed although he mentioned it is already built.

The permit for the house is to be held pending septic and energy approval. In the past Selectmen have approved permits to allow property owners to put in their basements pending septic approval when cold weather was approaching. This risk would be costly to the property owner should the septic approval be denied. K. Boatright was not in favor of granting a permit on this condition.

John Jones asked if there is a way the Town can get back the money paid for legal expenses caused by C. J. Grabowski's lack of a building permit. Rachel Reinstein saw going after any repayment would cause more money to be spent with the risk of costing more to the Town.

Meeting adjourned 10:25

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