

Selectmen's minutes, 12/12/88

Present: Edwin Rowehl, William Suydam, Madeleine Henley, Elizabeth Shaw.

Meeting called to order at 7:30.

Art Stenberg, zoning inspector gave his report on #8897, Richard Edmunds, Main St. proposed stairs and roof on rear of building. This permit was approved.

#88010 Wm. G. Lang, Jameson Ave. All setbacks met for placement of second hand building to be used for business during the summer and storage during the winter months.

Madeleine checked out the Davenport permit application #88008 Planning Board, and the Planning board saw no problem with the placement of this building close to the beaver pond.

Mr. Stenberg will check out permit #88009

Chris Joseph, Police Chief, drafted new ordinances for the Selectmen to review. The Selectmen signed the ordinances on alcoholic beverages and on dogs.

Ordinance regulating alcoholic beverages, disorderly conduct, criminal trespass, misuse of power, will result in penalties not to exceed \$1,000. Dogs are to be restrained at all times. Restrictions on dogs on town property that is used for recreational purposes, nuisances penalties will face a fine of up to \$100.

Request has been made for the use of the Civil Defense window to display school projects.

A parade is to take place in Hillsboro and anyone in the Town of Antrim wishing to have a float in the parade can contact Hillsboro for information.

The Planning Board will set up a time to go over their budget for 1989.

Selectmen signed the agreement with Southwest to complete work voted in the 1988 warrant. Mr. Panton will forward an accounting of the hours which the Town will be billed for.

Madeleine requested the follow up on the ICMA retirement plan which was discussed at the time she signed the contract to work for the Town. This retirement plan is a deferred compensation plan, which must be offered to all employees. Madeleine requests that the Town pay an equal amount to this plan as the Town pays for the other employees. The AA position is the chief administrative position in the Town, and therefore exempt from NH Retirement System

requirements. So voted.

The ICMA will be offered to the Town employees. The Town will pay whatever % equal to other employees, and the first payment will be retroactive to Madeleine's starting date. So voted.

Bill Walsh, Ken Andrews met to go over the BOCA regulations with the Selectmen. The Town is expecting to place a warrant article to adopt building regulations.

Mr. Walsh manages building regulation in Nashua. Fees cover the cost of enforcing the regulations in Nashua. Don't think you have to make the code smaller to fit the town. Although many items listed in the regulations do not conform with Antrim regulations, the code has been compiled to meet all possible needs, and by trying to cut portions out, you can run into a problem. Adopting the regulations will take care of any building that can possibly come up in the future.

Relating to a small town, it is important not to be intimidated. Town already has zoning regulations and inspection fees. This is a good start. The State plumbing and electric laws, although not enforced by the Town, are in effect.

The BOCA regulations spell out the amount of roofing and the trusses required to construct properly.

The inside of the BOCA book gives an example of how to adopt a building code. The selectmen can adopt a code but should go to town vote. When adopting the plumbing code, mention should be made as to the changes since the 87 code was in force. (30 odd changes.) State electric code was adopted intact from 87.

Mary Allen, as ZBA member, asked where the selectmen have seen a problem which requires the adoption of the BOCA.

Site plan review will be the nuts and bolts of the planning board. The town will require a lot of meetings to educate the public as to the need for BOCA.

Mr. Walsh spoke of the building code as being a safety regulation. It is for the protection and the health and welfare of the public. It is a protection to see that homes/buildings are built safely.

People can do their own building while using the code. When the code is not followed, poor construction, electric work, plumbing may result. Quality of construction is the prime interest.

RSA 676:11 requires building permits be issued once the code is adopted. State law says the town should be keeping track of who is doing the plumbing and the

electric work now.

Once you adopt the code, you will have the building inspector in charge of handing out electric and plumbing permits as well as building permits.

If Antrim adopts BOCA, gets an inspector, what liability is the Town under if a place burns down? Mr. Walsh sees no liability to the Town. Mr. Andrews also believes there is no liability to the Town. It is possible for the code to be met at the time the inspector is called to check out the progress of construction and changes made after the inspector left the property.

The cost for the inspector can have a fee schedule which covers the expense. Bennington, if they wish to engage the same inspector, will also charge the fee, as well as the inspector fee.

Fee schedule is not the best way to set a budget for a department since the economy sets the tune as to the number of permits which will be issued. In a bad year not many permits would be issued, yet the expense of the department will be there.

Mr. Andrews said Claremont did a study on salary, One inspector gets paid per permit. Can get a qualified person to handle the work for a total salary of \$30 000 or less. If not qualified, there is enough education available from the State. A part time position may be all that is required at this time.

It may require four to eight inspections on a building from start to finish of construction.

Mary Allen wanted information as to what increase in work will the ZBA be faced with if the code is adopted. BOCA building code specifically spells out what and who is responsible for enforcement and what requirements are required to be a member of the Board of Appeals. The requirement spelled out in the BOCA regulations can be altered by the Town since it may be impossible to get people with the requirements which are stated out in the code.

It is important to try to get an engineer on the board.

The only engineer known in the Town had been a member and has since resigned. He will not join the board. If outside information is required, the person requiring the information will be subject to the cost of the expert information required by the Town.

Outside expert advice may be required for an appeal, if denied, cost to be born by the petitioner. If the Town loses, the Town pays.

Warrant must be written up early enough to have a

public hearing.

The printed building regulations used in Nashua can be pared down to suite Antrim.

Requirement for plumbing, one for electric, one for insullation.

If Antrim set up an appeals board, and Bennington has an appeal while they are using the same enforcement and enforcement officer, they will require their own appeals board since the RSA requires an appeal must be made in the town in which the property lies.

BOCA will send a complimentry copy if the Town is considering adopting the code. Call publication and they will send a set of everything if you tell them you are considering adoption of the code.

Selectmen discussed the possibility of a public hearing. Ken Andrews offered to attend a hearing to help explain to the public. This is a public concern and the public has a right to have a say if they want the protection. It is best to have a start on this before any large development takes place.

A public hearing was tentatively set for January 24th. A final decision will be made as to holding a hearing on Jan. 9th.

Two days training \$50, another 4 days in Oct. updating of code, with housing \$250. It is important to put in enough money for training. Mr. Walsh offered to assist in the interviews if you are going to hire from outside. Mary Allen asked when the Selectmen will make a decision. Unknown at this time.

Although Lloyd Henderson waited outside the office, Mr. Cutter did not show for his appointment.

Mary Allen asked if bids will be taken under advisement next Monday for the removal of the Hyland building. The deadline is the 16th. Selectmen will consider the removal of the Hyland building. It has been heard that Mr. Henderson is telling everyone there is no funds for the removal by the Town. This has had an effect on people making a bid to remove the building.

Bill Suydam requested some consideration be given to increasing the building permit application to cover cost of inspector.

Welfare application was received requesting rental assistance. Not enough information to make a decision. Madeleine will speak to Jane Hill.

Appointment of a new fire chief was discussed. The new fire chief will also be the forest fire warden.

(88-12-12 Selectmen's minutes, continued)

The BOS will meet Wednesday to go over budgets.

If the Bennington Selectmen do not hear from Antrim by Wednesday, the Bennington Selectmen will assume Antrim is in agreement with the extension being considered for the town of New Boston. They will not consider an extension for under \$50 per ton.

It was suggested \$60 a ton from New Boston if Antrim agrees to extend the time. Bennington Selectmen had offered to set aside the money received from New Boston to allay the cost of closing the landfill when the time comes. There is a portion of the landfill which needs to be capped this coming year. Bill Suydam will review the information received from New Boston and check with some experts in the field. If no information is forthcoming from the New Boston report to show just cause to refuse the extension Antrim Selectmen will approve the extension.

Hancock Estate was discussed. In July 1973 a sub-division was approved. No minutes were located for July 1973. Minutes of June 1973 stated no meetings were to be held in July 1973.

Appeared to have received approval for the sub-division, started to build a road but never completed. In 1985 Hancock Estate, Mike Saleras met with the Board of Selectmen to consider construction of the road at that time. A four year time limit is the approved time for substantial improvement on a sub-division.

Meeting adjourned 12:15

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