

**TOWN OF ANTRIM  
BOARD OF SELECTMEN'S MEETING MINUTES  
June 22, 1998**

**PRESENT:** Chairman Carol L. Smith, Selectmen Timothy J. Seeger and Denise J. Dargie and Town Administrator, Kelley Collins

**6:00 p.m. MEETING CALLED TO ORDER**

The meeting was called to order by the Chairman at 6:00 p.m.

**6:00 – 6:30 p.m. MEET WITH BILL LANG FROM ANTRIM  
RECYCLING/TRANSFER STATION**

**Water Problem at A.R.T.S. building** – Mr. Lang made the Selectmen aware that there is an ongoing problem with ground water seeping into the A.R.T.S. building. This creates a problem when the employees are standing in water all day. Considerable discussion took place regarding possible remedies. Mr. Lang will have Mattheson Paving take a look at the problem and give the Town a price on sloping the pavement away from the building. Mr. Lang requested permission to buy some rubber mats to stand on. These would be helpful as an anti-skid device when there is standing water and will also alleviate some of the wear and tear on employee's legs and backs from standing on a concrete floor for hours at a time. The Selectmen have no problem with the purchase of rubber mats.

**Waste Oil** – Mr. Lang notes that he has 6 or 7 fifty-five gallon drums full and half full of contaminated waste oil. The oil is contaminated with water so it is not useful for burning. The Town Administrator will make some calls regarding the proper disposition of waste oil.

**Tin Can Bin** – Mr. Lang would like to know why the Town pays Waste Management to rent a bin for the collection of tin cans and then give the cans to Brockton Iron & Steel. Mr. Lang believes there is quite a market for tin and thinks the Town should be getting some money. The Town Administrator will look in to this matter.

**Opening and Closing of A.R.T.S. on Sundays for the Summer** – The Selectmen would like Mr. Lang to begin opening on Sundays, for the summer, beginning on the celebrated Memorial Day weekend. The last Sunday of the season should be Labor Day Weekend. This year that will be on September 6, 1998.

**Town owned land behind Mr. Lang's property** – Mr. Lang is concerned that there are some large maple trees on town owned property behind his property. Mr. Lang would like the Town to research whether these trees should come down. If any of them fall down they would likely land on his house. Mr. Lang suggested that the Board either give him permission to take the trees down or sell him the land at a reasonable cost.

**6:30 – 7:00 p.m. MEET WITH BUILDING INSPECTOR/CODE ENFORCEMENT  
OFFICER ARTHUR STENBERG**

**The Whiting property on Concord Street** – The Code Enforcement Officer, Art Stenberg, made the Selectmen aware that there are 40-50 unregistered cars on the

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Whiting's property. Since this is in violation of Town zoning ordinances the Selectmen would like Mr. Stenberg to write to the Whitings requesting that they remove these cars. **The Lincoln Property on Concord Street** – The Code Enforcement Officer also made the Board aware that the Lincoln's are storing quite a bit of equipment in front of the stockade fence. In addition, since the Lincoln's are on Route 202 there was some discussion about the possibility that they are encroaching on or in to the State's right of way. The Town Administrator and Code Enforcement Officer will collaborate on a letter to Mr. Lincoln regarding this matter.

**Building Permit Application Fees** – Mr. Stenberg asked the Selectmen if they could clearly delineate the fee for a building permit for an addition more clearly on the fee schedule. The Selectmen agreed to list a separate line under the square foot fees for Building Additions.

**Trailers/Manufactured Housing** – Mr. Stenberg feels there is a need to address the zoning for Trailers and Manufactured Housing in Town. The Selectmen discussed this briefly and asked the Town Administrator to look in to what is allowable with regard to zoning for manufactured housing.

**7:15 – 8:00 p.m Meeting adjourned to a Public Hearing on the Community Development Block Grant Application for refurbishing of the Aiken House. (see separately attached minutes).**

**8:00 – 8:20 p.m. MEET WITH REPRESENTATIVES FROM THE FIRE DEPARTMENT**

**Discuss the underground tank removal and conversion from oil to propane at Fire Station #1** – Assistant Fire Chief Bethel discussed the federal regulation that requires our underground tank at Station #1 be removed by January 1, 1999. He also notes that the estimated cost of tank removal is \$8,000 - \$10,000. In addition, we have no appropriate place inside the station to properly place an oil tank. Conversion from oil to propane (which could be stored outside and above ground) would be an additional \$6,000 to \$7,000. Some discussion took place regarding why these items were not included in the 1998 budget process and whether we can come up with between \$14,000 and \$17,000 for this project. The Selectmen and Town Administrator specifically put the fire department on notice that if they have any future structural or building needs it will be their responsibility to see that these items are considered during the budget worksessions. Another option that Asst. Chief Bethel made the Board aware of was Jim Rymes offer to remove the tank for free if the Town would enter in to a ten year contract for fuel at a rate of 20 cents over the Mobile posted price at the Selkirk pipeline. Discussion took place regarding whether Rymes is an authorized tank removal service, what kind of documentation we would receive, what will happen if there is any contamination when we open the ground, and whether the fuel provision is just for propane or for #2 fuel oil too. The Town Administrator recommends that she contact the State of NH to see if there are any waivers available to local municipalities so that we could put the project off until the 1999 budget process. Asst. Chief Bethel will call Ms. Collins on Monday to find out the outcome of her research with the State.

**Verbal complaint regarding use of red lights by fire department personnel** – The Town Administrator made Asst. Fire Chief Bethel aware of an anonymous verbal complaint regarding Fire Department members' use of red lights during responses to calls. Some discussion took place regarding use of red lights and fire department policy.

#### **8:40 p.m. GENERAL BUSINESS**

**Discuss status of repairs to Gregg Lake Dam w/timetable for completion** – The Town Administrator has been in touch with the company that originally gave us a budget quote for the repairs to Gregg Lake Dam and some weed mitigation. It is the Administrator's recommendation, at this time, to go ahead and use this company. It is her feeling that for the \$10,000 budget, it is unlikely we could get another engineer to complete the project for less. This engineering price is \$5500 which only leaves \$4500 for the actual work and materials. For this reason it appears we will have to rely on the Town Highway Department to actually perform the work. Selectmen unanimously approved using the current engineering firm and the Highway Department to perform the labor.

**Status of Hattie Brown Road and discontinuance** – The Town Administrator noted that she has been contacted by a Mr. Steven Cotran regarding access to his property via Hattie Brown Road. Mr. Cotran has always accessed his land from the Hattie Brown Road and by passing over some portion of the Bean's property. By vote of the Town Meeting in March 1998 this road was discontinued which gives the Bean's the right to gate the property. The warrant article was specifically worded to include "at no cost to the Town" and the Bean's were made aware that if a claim arose the Town could not spend any money litigating it. The Town Administrator took the liberty of briefing Attorney Mayer who suggested that we put Mr. Bean on "notice" of a "potential claim" immediately. That has been done.

**Reversal of Tax Collector's deed – deeded in error** – The Town Administrator noted that it was brought to her attention that some land the Town has taken by tax deed in March 1998 is slated to be auctioned off by the Freeport Development Company. The Town Administrator spoke to Ken Rockwell at Freeport Development who notes that they are still protected by the stay from the bankruptcy court. In addition, the Tax Collector notes that she deeded this based on verbal advice from one of our auditors. We have not, to date, ever received any documentation on the clearing of the Freeport Development bankruptcy. For those reasons Attorney Mitchell (Attorney Mayer was unavailable) recommended reversing the tax deed and including some language that will hopefully protect the Town's lien interests.

**Discuss status of excavations and letter from Drs. John & Sonja McKinlay** – The Town Administrator gave the Selectmen a run down on the status of excavation and gravel tax in Antrim. We originally had nine gravel/sand operations; two of them have filed an activity permit. At the urging of the NH Department of Revenue Administration we have sent letters to the remaining seven requesting information on their activity. The McKinlay's are the only ones to respond in writing, to date. The McKinlay's also list some problems they have been having with unauthorized use of this property so the Administrator has passed a copy of their letter on to the Police Chief and Road Agent. The letter was copied to the Fire Chief because the McKinlay's mention that they may be

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obstructing access to the property. The Town Administrator will write back to the McKinlay's regarding the gravel/sand operations as well as their concerns.

**Status of excavations at Tri-Town Landfill (see June 18, 1998 letter from Bennington to Francestown)** – The Town Administrator received the June 18, 1998 letter from the A.A. in Bennington, Mr. Bill Reid as well as from the Francestown Road Agent, Mr. Clayton Foote, Jr. today. The Selectmen discussed, at some length, their concerns regarding several points. The Board does feel that another meeting would be productive once Attorney Mayer has a draft of the written plan to present. The Board feels that getting these agreements and plans in written form would go a long way towards alleviating their discomfort in these matters.

**Discuss Mr. LaPointe's verbal complaint regarding trucks parking on Route 202** – The Town Administrator noted that Mr. LaPointe expressed his concerns that the trucks parking on Route 202 across from the T-Bird gas station are parking in violation of existing signage. He also stated that both of the "no parking" signs are somewhat faded and difficult to read. The Town Administrator has already discussed this matter with the Police Chief and he has mounted a temporary sign until the Road Agent can put up something more permanent.

**Discuss Mr. Schroepfer's written complaint regarding Pleasant Street** – The Selectmen reviewed Dr. Schroepfer's complaint and reviewed a written plan they received from the Road Agent last year. It was noted for the record that the top portion of Pleasant Street does not appear to be slated for paving or repairs anytime in the immediate future. The Selectmen asked the Town Administrator to correspond with Dr. Schroepfer and encourage him to contact the Road Agent directly.

**Discuss ConVal graduating list** – The Selectmen asked the Town Administrator to draft a letter to all Antrim graduating seniors on the ConVal list, for the Board's signature.

**Where to place wood from DuBois cutting operations** – Since the Road Agent is still out of state, on vacation, the Town Administrator asked the Board if they have any suggestions on where DuBois Tree Service can place the debris from their current tree trimming operations. Chairman Smith would like Ms. Collins to leave this up to Bill Gutgesell as the Road Agent left him in charge.

**Adopt welfare guidelines as presented** – The Town Administrator stated that the Welfare Director, James Lamothe, has reviewed the welfare guidelines as presented to the Board. In addition, he carefully reviewed the rent schedule attached. Ms. Collins notes that it would make the Welfare Director's job a little easier and protect the Town from litigation if our guidelines were clearly expressed in black and white. The Board agreed to review the draft guidelines for next week's meeting.

**Discuss agreement for placement and operation of Bennington's Highway Garage** – The letter and agreement regarding placement of Bennington's Highway Garage on the Tri-Town landfill land has gone to Attorney Walter Mitchell for review. In addition, the Town Administrator notes that Francestown and Attorney Mayer are both strongly suggesting that Bennington pay to have a certified survey accompany this agreement. Selectmen agreed with the survey matter and will discuss this matter with Attorney Mitchell next week.

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**Town Administrator will be out of the office all day on Thursday, June 25, 1998 –**

The Town Administrator reminded the Selectmen that she has a Government Finance Officers Meeting from 8:00 – 9:00 a.m. in Concord and then a BMSI payroll seminar from 9:00 a.m. to approximately 2:30 p.m. also in Concord, on Thursday.

**Status of recruitment for Land Use/Selectmen's Secretary** – Ms. Collins made the Selectmen aware that she has received two resumes and expects one or two more before the closing on June 25, 1998. It is Ms. Collins' plan to interview all applicants and bring her recommendation to the Selectmen next week. The Selectmen can decide, at that time, whether or not they would like to conduct second interviews or just go with the Town Administrator's recommendation.

**Mrs. Schultz's written request for abatement of "notice of lien" fee** - The Selectmen reviewed Mrs. Schultz's written request to abate the \$16.50 (\$14.50 for first piece of land and \$2 for additional parcel) for lien notices sent. The Selectmen discussed the fact that the office may have made an address error but Mrs. Schultz is not a new owner of property and had some responsibility to realize her tax bills hadn't come. The Selectmen unanimously agreed to deny Mrs. Schultz's request for abatement. The Town Administrator will notify Mrs. Schultz in writing.

**The Selectmen signed the following documents:** (1) Abatement \$90.00 due to incorrect yield tax (3) Intents to Cut Timber – Kallanian, Maharishi School, Lundahl, (2) Yield Tax Warrants for \$1,345.20 Herne and Herman and \$1,185.42 Crowell, Letter for the Grapevine, Letter of Thanks to Ann Dwight, and exemption form for federal excise tax.

**9:50 p.m. NON-PUBLIC SESSION PER RSA 91-A:3, II**

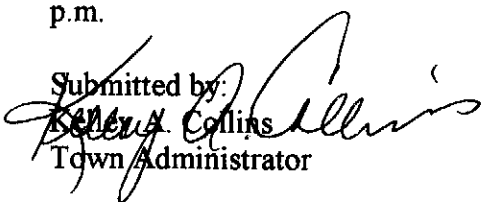
Chairman Carol Smith made a motion to go in to Non-Public Session under RSA 91-A:3, II ( c ) matters which if discussed in public, would likely adversely affect the reputation of a person other than a member of the board. Selectman Tim Seeger seconded at 9:50 p.m. Roll Call Vote: Chairman Smith – yes; Selectman Seeger – yes; Selectman Dargie – yes.

The Selectmen carefully reviewed a written request for a hardship abatement from interest on property taxes. After careful consideration the Selectmen unanimously denied the request for abatement for several reasons.

Selectman Tim Seeger made a motion to leave Non-Public Session at 9:58 p.m. Chairman Smith seconded. Roll Call Vote: Chairman Carol Smith – yes; Selectman Tim Seeger – yes; Selectman Denise Dargie – yes.

**ADJOURNED AT 10:02 P.M**

There being no further business to come before the Board this meeting adjourned at 10:02 p.m.

Submitted by:  
  
Kelly Collins  
Town Administrator

- SIGN IN -

CDBG GRANT PUBLIC HEARING

|                           |                   |                |
|---------------------------|-------------------|----------------|
| Carolyn Helms             | @                 | ANTRIM         |
| Benjamin Pratt            |                   | Antrim         |
| Betty Orrey               |                   | "              |
| Carole Hedder             |                   | "              |
| <del>Dana Welch</del>     |                   | "              |
| <del>Kyle [unclear]</del> |                   | "              |
| <del>[unclear]</del>      | (John Vance)      |                |
| Mary Fleischman           | - Grapevine       | (Peterborough) |
| Kristin Readel            |                   | Antrim (GV)    |
| Suzee Wilson-Smith        |                   | Antrim or # -  |
| Connie Kurwin             | (Library Trustee) | Antrim         |
| Walt Penny                |                   | Antrim         |
| David Penny               |                   | Body           |
| Janis King                |                   | Antrim         |
| Jude Zurem                |                   | Antrim         |
| M. Webster                |                   | Antrim         |
| Carol R. Smith            |                   | Antrim         |
| Lenise J. Dargatzis       |                   | Antrim         |
| Christy Seeger            |                   | Antrim         |
| Whitbeck                  |                   | Antrim         |

Minutes of Public Hearing on the  
Community Development Block Grant Application  
June 22, 1998

The Public Hearing was called to order at 7:15 p.m.

The Public Notice outlining the purpose of the meeting was read. It was noted that this public notice was posted on June 2, 1998 in the following places:

Antrim Town Hall, 66 Main Street Antrim NH 03440

Waynos Market, 76 Main Street Antrim NH 03440

Antrim Post Office, 63 Main Street Antrim NH 03440

The notice also appeared in the Monadnock Ledger in the June 4, 1998 edition.

Bob Bernstein went over the general CDBG application process. He noted the available federal funds, the amount that was being applied for in the grant, and that the grant must be submitted by July 22, 1998. Copies of the final draft were made available for review. It was noted that the commitment letters would not be included until the final grant was submitted.

There was no public discussion on the application process.

The floor was then opened for public comment on the community development block grant. The following comments were made:

A letter was read which was sent by the Trustees of the Tuttle Library.

A letter was read which was sent by Peter Moore.

Various members of the community spoke out in support of the grant application. All expressed their belief that the project was worthwhile and would be a benefit to the community. Individual comments other than overall support of the program are listed below.

Dave Penny suggested that the Selectmen appoint a committee to address the unresolved parking issue between the Aiken House and Library properties. It was suggested that this group be made up of existing members of both committees, with a representative from the Selectmen.

Carole Webber, speaking on behalf of the Antrim Historical Society, spoke in favor of the grant application and all the opportunities for the community it represents.

Kristen Olson, the Grapevine coordinator, discussed how the use of the facility has grown. She cited that the playgroups have tripled in size since the fall. She expressed the belief that

with an improved facility, the programs and useage would continue to increase.

A question was raised as to whether the comments at this meeting changed anything in the application. The response was no, though it was noted that all comments made at this public hearing were going to be part of the hearing minutes submitted with the final application and would therefore be evaluated and considered.

Janis King suggested that peak parking times be tracked so that when determining a parking plan for the Library and Aiken House, scheduling could be utilized to lessen the burden.

Carolyn Gilmore noted that this was one of the few projects that the community has undertaken which will postively impact the low and middle income members of the community.

Bob Bernstein asked that the accuracy of the number of anticipated future parking spaces for the library be rechecked. He wants to eliminate any confusion as to whether the 10-15 spaces listed in the Trustee's letter reflects the current need or the future need.

Ben Pratt commented on a parcel of land for sale which abutts both the Aiken House and the Library. Voiced his belief that a portion of that property would go a long way towards eliminating the parking problems of both projects and should be researched. Believed that fundraising and loans would enable a purchase to be made.

Pat Webber asked if the parking lot located on Depot Street could be utilized for both the library and the Aiken House. It was reported that an informal request had been made of the owner's real estate agent and that the request had been denied. As the property is for sale, the Selectmen expressed their belief that this would not be a feasible solution.

The updated Housing and Community Development Plan was read by Carol Smith, Chairman of the Board of Selectmen. The floor was then opened to questions or comments. The only comment was made by Kristen Readel who talked about the services offered by the Contoocook Housing Trust and how they would encourage more community involvement.

Bob Bernstein then read the Displacement and Relocation Plan which is required as part of the grant application. He noted that this project will not require the utilization of this plan, but that it must be in place. There was no public comment on this plan.

The meeting adjourned at 8:00 p.m.

Respectfully submitted by Michelle A. Hautanen.