

SELECTMEN'S MINUTES MONDAY, JULY 20, 2015

The Selectmen's meeting for Monday, July 20, 2015 started at 6:30 p.m. Present were Selectman Bussiere, Selectman Gaudiello, Selectman Hatch, Selectman O'Brien, Chairman Clark, Administrator Scruton and Clerk McNeil.

Chairman Clark welcomed everyone and led in the Pledge of Allegiance.

Chairman Clark opened the public hearing on the revisions to the Class VI/Private Road Policy at 6:35 p.m. Administrator Scruton explained the policy stating that anyone applying for a building permit on a private or Class VI must go through a process including comments from the road agent, police and fire chiefs, planning board and a hearing with final issuance of the building permit by the Board of Selectmen. The purpose of the policy is to ensure that emergency vehicles going to any structure built on these roads will travel on roads that are constructed and maintained to be accessible in a safe manner at all times. The major change to the policy would be that a building permit for accessory improvements would not need to go through the Class VI/Private hearing process. The following is the criteria for the Building Inspector to issue building permits on Class VI and Private Roads:

Section I

- General maintenance or repair of an existing structure
- Replacement of materials with similar material
- Accessory improvements such as decks or porches that meet all other zoning regulations
- Improvements or replacement of an existing building, where the use, volume and footprint remain the same.

The following building permit applications will be directed to the Board of Selectmen for action, prior to any issuance of a building permit by the Building Inspector:

Section II

- Erection of any new habitable building
- Conversion of a seasonal dwelling into a year-round dwelling
- Change of use of the property (i.e. single family into a multi-family)
- Additions that add to the volume of an existing building
- New accessory buildings: barns sheds, garages and other non-human habitable buildings
- Any other situations not included in Section I

Chairman Clark noted that the changes are to make it easier for the property owner. Building permits would still be necessary and the Liability waiver would need to be signed and recorded if there wasn't one already in place. Selectman Gaudiello asked about changes to the wording "shall" to "encourage" to join the road association. Building Inspector, John Huckins noted that property owners cannot be forced to join road associations. Paul Mausteller asked why the Board is recommending these changes to the Policy. John Huckins explained that the property owner may have to wait up to six weeks to go through the process even for a deck when there will be no additional impact to the road. Chief Walker noted that he and Chief Conway pushed for a road agreement to help with maintaining the roads for emergency service. Peter Royce noted that he lives on a private road. He felt that the assessors should look at building lot values on lots that would need/waivers or conditions to be built on if he would have to go through the Private/Class VI for process. Selectman Gaudiello is concerned with people getting a building permit and the road really needs maintenance. She feels this will further weakening road associations. Peter Cook stated that in his memos he has asked that after construction they grade the road from the Class V road to their property. Selectman O'Brien noted that the construction of barns could have an impact on the road with construction equipment. Mr. Cook noted that there are approximately 166 private roads in town totaling 35 – 42 miles. The public hearing closed at 7:10 p.m. Selectman Bussiere moved to accept the Policy as amended, seconded by Selectman Gaudiello. It was unanimously voted in the affirmative. The Policy revisions will be effective immediately.

APPOINTMENT

Mark Longus commented on his abatement denial on property located on Route 125. He bought the property from the town 30 years ago. The property is vacant and there have been no changes to the property. The property has a stream that goes through the middle and a steep grade from the road. He bought the lot as a non-buildable property (no documentation was found to substantiate that claim). He feels the value is unreasonable and unjust. The appraiser stated that it is on Route 125 and is now zoned and assessed as commercial. Administrator Scruton noted that he will talk with the town's appraiser. Mr. Longus would like it to go back to being assessed as residential. Administrator Scruton explained the Selectmen can't change zoning.

PUBLIC COMMENTS

Paul Mausteller asked Selectman O'Brien when he gets the town administrator's report. Selectman O'Brien stated Wednesday or Thursday prior to a meeting. Mr. Mausteller commented that Administrator Scruton changes the report up until the meeting and does the Board have ample time to do their review before the meeting.

REVIEW OF THE MINUTES – July 6, 2015 – Selectman Bussiere moved to accept the minutes of July 6, 2015, seconded by Selectman Hatch. It was unanimously voted in the affirmative.

STAFF REPORT

1. A resident of Hall Road had a complaint regarding the odor from her neighbor's pigs. She would like the Board to consider an ordinance for odor. She has reported the concern to the state department of agriculture which has jurisdiction.
2. The State would like to lower Mendum Pond in order to fix the dam. They would like to have their public hearing at the Board's meeting on August 3rd. The Board agreed to have the hearing on that date.
3. The town received a written offer from the owners of the land behind Calef's Store offering the land to the town for \$600,000. Administrator Scruton asked the Board if they were interested. Selectman Bussiere recused himself from the discussion. Chairman Clark stated he doesn't see a need for the property by the town. An article could be put on the warrant for future use. Selectman Hatch felt that passing the town hall article is the top priority. The property is assessed at approximately \$300,000. The Board is not interested at this time.
4. Administrator Scruton recommends that the alarm at the former town hall be disconnected because there is an increase in cost and there is nothing of value in the building. Selectman Hatch moved to discontinue the alarm system at the former town office, seconded by Selectman Bussiere. It was asked if this would affect the town's insurance premium. It was unanimously voted in the affirmative.
5. Administrator Scruton asked the Board if they would support the town selling a tax deeded property at 217 Berry River Road. The Board supported selling the property.
6. Administrator Scruton asked the Board to think about the following options for the proposed town hall: 1. Construction-Manager Design Bid, 2. Standard "Design-Bid" and 3. "Design Build". Administrator Scruton discussed the various options. Selectman Bussiere favors #3 – Design Build, Selectman Gaudiello likes Design Bid, Selectman Hatch leans toward Design Build, Selectman O'Brien feels the town should have their own plan and go with Design Build and bid out competitively, Chairman Clark feels he needs more information to do his homework on Design Build.
7. Administrator Scruton contacted the lead Petitioner, Carla Jennison, on the Solar Petition that was submitted to get clarification on the intent of the petition. He hasn't heard back from Mrs. Jennison.

8. Administrator Scruton is recommending keeping the old police cruiser for use by town employees instead of using their own vehicle. Currently the town pays .50 a mile to reimburse people who use their own vehicle. Selectman Bussiere would like to sell the cruiser asking “how much do we drive and is it worth it”.
9. Administrator Scruton noted that he will be getting quotes for a permanent sign to be placed at the public safety building. The library is willing to manage the oversight of the sign. Selectman Bussiere asked about putting a sign at the transfer station. Peter Cook noted that space at the transfer station is a problem as they are running out of room. The other problem is there is so much snow to remove there they wouldn’t want the sign to be in the way.

Clerk McNeil

Clerk McNeil requested signatures on the following: abatements #47 & #48, vendor manifests dated 7/9 and 7/16 and payroll manifests dated 7/5 and 7/12.

Clerk McNeil had a request from the tax collector to “abate – write-off” \$18,957.64 to clear incorrect liens on 42 properties due to an error in the owner’s name. The properties will go through the lien process again under the correct ownership. Selectman Bussiere moved to support the tax collector’s request, seconded by Selectman Gaudeillo. It was unanimously voted in the affirmative.

OLD BUSINESS

There was no old business

NEW BUSINESS

Road Agent, Peter Cook reported on the following:

- paving for 2015 has been completed. The town’s engineer has reviewed the work and everything is to DOT standards.
- A resident on Hall Road by Swains Lake has asked that a “sharp curve” sign and guard rail be placed in front of his house. The sign has been put up. However, the authorization for the guard rail would come from the Board of Selectmen. Selectman O’Brien stated that the house is close to the right of way. The property owner could place the guard rail on his own property.
- Three striping bids were received from Industrial Traffic Lines - \$13,550, Hi-Way Safety - \$13,920 and Markings Inc. - \$15,910. Mr. Cook is recommending hiring Industrial Traffic Lines. Selectman Bussiere was not pleased with the work they did last year, even though the problems were corrected. He would like to use Hi-Way Safety. Selectman Gaudiello moved to accept Mr. Cook’s recommendation of Industrial Traffic Lines, seconded by Selectman Hatch.

Chairman Clark asked for a roll call, O'Brien – aye, Clark – aye, Hatch – aye, Gaudiello – aye, Bussiere – nay. The motion passes.

- Mr. Cook stated that construction of the town tower sight came out very well and on time. Paving of the parking lot starts next week with the tower installation completed by the end of the week.

Paul Mausteller asked how much money has been spent on studies of the town hall - \$223,039. He felt that a final design and bidding should be done to have a bottom line figure for voting in March.

Marcia Gasses reported that the town had partnered with Dartmouth College for water testing kits for residents to have their water tested for arsenic at a cost of \$15. Last Saturday they gave out 108 test kits and 12 were requested by mail.

SELECTMEN'S REPORT

Selectmen's Gaudiello stated that the Conservation Commission has a successful walk through the rabbit habitat on the Tamposi property. They will also be submitting a proposal for the Master Plan.

Selectman Hatch had nothing to report.

Selectman Bussiere recently attended an Economic Sub-Committee meeting where they talked about a proposal for a commercial broker to sell the 125 acre Route 125 property. He went on the recent Conservation Commission walk and stated that "it is beautiful out there". He did not attend the last Planning Board meeting.

Selectman O'Brien stated that the Recreation Commission meeting was cancelled and was rescheduled to this evening. He has been in touch with Tara Barker and reports that summer camp is going well.

Chairman Clark attended the last Planning Board public hearing. The major subject of that meeting was continued until August 4th.

PUBLIC COMMENTS

Sam Boduch asked for the wording on the Petition that had been submitted regarding solar power. Administrator Scruton read the Petition and will be consulting legal counsel.

Selectman Bussiere moved to go into non-public session at 8:22 p.m. per RSA 91 A: 3 II for personnel and reputation, seconded by Selectman Gaudiello. Chairman Clark

asked for a roll call, O'Brien – aye, Bussiere – aye, Gaudiello – aye, Hatch –aye, Clark – aye. It was unanimously voted in the affirmative.

Selectman Gaudiello moved to come out of non-public session at 9:15 p.m. and to seal the minutes, seconded by Selectman Hatch. Chairman Clark asked for a roll call, O'Brien – aye, Bussiere – aye, Gaudiello – aye, Hatch – aye, Clark – aye. It was unanimously voted in the affirmative.

Meeting adjourned at 9:15 p.m.