

**Enfield Board of Selectmen
Enfield, New Hampshire**

MINUTES of September 17, 2001

Board of Selectmen: Keith Oppenneer, Chairman; Ilene P. Reed
Donald J. Crate, Sr.—absent

Administrative Staff: Stephen B. Griffin, Assistant Town Manager; Alisa D. Bonnette,
Secretary

Others: Laurence & Claire Gardner; Lloyd Hackeman; Ken Daniels, Director of Public Works

CALL TO ORDER

Mr. Oppenneer called the meeting to order at 5:30 pm.

APPROVAL OF MINUTES

Mr. Oppenneer moved to approve the minutes of 4 September 2001 as prepared; Mrs. Reed seconded, vote unanimous.

CITIZENS FORUM

Possible Zoning Violation:

Laurence and Claire Gardner came before the Board to discuss property located at 807 NH Route 4A.

Mr. Oppenneer did an online search on the State of NH website for RSA's and the definition of a junkyard according to the RSA's is 2 or more unregistered vehicles.

Mr. Gardner stated that RSA 236:91 defines a junkyard – used for storing, keeping and buying junk. Mr. Gardner stated that the Town has a zoning ordinance and there is no use of land in the R3 district for the current use by 807. There's a prohibition against using land for any purpose not specified in the zone. There's no permitted use for the storage of wooden palettes, snow blowers, etc. Usually the Planning/Zoning Administrator writes a letter stating that the property owner is using the property for a use not in the zoning ordinance. If no action is taken to correct the problem, a notice of violation is sent. The property owner either corrects the problem or appeals to the Zoning Board of Adjustment. The owner can then appeal to Superior Court.

Mr. Griffin explained that according to Jim Taylor, Planning/Zoning Administrator, the property does not qualify as a junkyard. Mr. Taylor saw no business being operated. While Mr. Taylor agrees that it could be considered a junky yard, this is harder to defend in court.

Mr. Gardner pointed out that there is an accessory building on the lot line. While the building is old, it is new to the property.

Mr. Gardner would like the Selectmen to ask the Planning Zoning Administrator to determine if the use of the lot is a permitted use or is allowed by special exception. Is it a home occupation? What is he using the land for? Is it for storage? Storage is not a permitted use.

The Town will proceed with this issue.

Mr. Gardner would like a copy of the administrative decision forwarded to him.

Release of Cease & Desist Order:

Tony Lozeau came in for a release of a cease and desist order placed on a property about 20 years ago. Howard Adams, Health Officer, has since been to the site and finds no problems. Mr. Oppeneer moved to sign the release of the Cease & Desist Order recorded at the Grafton County Registry, Book 1430, Page 923; Mrs. Reed seconded, vote unanimous.

Lloyd Hackeman Excavation Permit:

Chuck Bagley, Assistant Town Manager, spoke with Bart Mayer, Town Attorney. According to Mr. Mayer, current zoning for the Hackeman property does not allow for removal of material from his property during construction.

Mr. Hackeman replied that ultimately the Planning Board should not have given him an excavating permit because one is not required for a house lot.

Mr. Oppeneer did look at the site and it is not a gravel pit.

Mr. Griffin recommended that Mr. Hackeman go to Jim Taylor, Planning/Zoning Administrator and let him know that he has a building permit and will begin work.

The Board of Selectmen signed an Excavation Permit that is required by the State for any fill removed from the site, but is not related to excavation permits that are provided by the Planning Board.

BUSINESS

Underground Utilities:

Mr. Oppeneer has decided not to push for immediate action on this issue. He feels the timing is wrong and that the expansion of the town hall is more important than underground utilities.

Mr. Griffin recommended the Selectmen authorize up to \$7,400 from the Downtown Revitalization Capital Reserve Fund for a study to be done. This will allow the town to obtain the proper conduit openings and hangers on the new bridges on Main Street. Then money can be

placed in capital reserve for a number of years. The project is almost too much to budget this year.

Mr. Oppeneer moved to expend not more than \$7,400 from Downtown Revitalization Capital Reserve for Verizon to conduct a technical study for underground utilities on Main Street so that the DOT might design the bridge to accommodate such utilities; Mrs. Reed seconded, vote unanimous. The study will be done so as not to preclude the installation of electrical utilities.

Mr. Daniels pointed out that the State would not allow the pavement on Main Street to be cut for a period of 7 years.

Mr. Griffin will amend the CIP for long-term planning for underground utilities.

Pillsbury Street Parking:

People are parking on both sides of Pillsbury Street requiring motorists to squeeze through. Mr. Griffin pointed out that this would slow traffic. Mr. Daniels noted that it might cause a problem when the road is used as a detour. Mr. Oppeneer suggested posting “no parking” signs when construction begins.

CDBG Feasibility Grant Request: Baltic Street Sewer Extension:

The Board of Selectmen, by consensus, will hold a public hearing on October 15 regarding a proposed application for up to \$12,000 in Community Development Block Grant funds. If awarded, the town will fund the development of an engineering study for the extension of town sewer service to include approximately 14-18 homes that presently operate on individual septic systems.

Trapping Permit:

By consensus, the Board approved the issuance of a trapping permit to Greg Jellison for trapping on town-owned property.

Other Business:

The Board reviewed and approved the MS-5 Financial Report and MS-1 Inventory Summary.

The Board reviewed and approved the reappointment of Donald A. Crate as a Deputy Forest Fire Warden.

TOWN MANAGER’S REPORT

Boston Post Cane Replicas:

Orders are now being taken for replicas of the Boston Post Cane at a cost of \$450 each. The Board agreed to order one cane. This replica can then be left with the recipient of the Boston Post Cane and the Town Historian can safeguard the original cane.

Lending Rates:

Lending rates went down today and the town will get 60% of prime on the \$1,000,000 loan with Mascoma Savings Bank. The loan will be a construction loan so interest will be paid only on the funds used.

Police Facility:

The town now owns this building free and clear – the bond has just been paid in full.

Board and Committee Schedules:

Mr. Griffin received a request for boards and committees to schedule meetings for the year. It was noted that the Board of Selectmen, Planning Board, Zoning Board, Library Trustees and Conservation Commission have a regular meeting schedule. The Recreation Commission has just begun a new regular meeting schedule as well. Mr. Griffin can notify boards and committees of this request.

Public Works Updates:

Ken Daniels briefed the Selectmen on the Water and Sewer Department operations. There are problems with written policies; the department has been short a man and Mr. Daniels has been running equipment to help out the Highway Department.

The Water/Sewer Departments don't have an operation manual. Neither Paul nor Bruce is certified yet. Mr. Daniels does not stay in the office; he has to go out in the field.

Mr. Daniels reported that two dry shafts were drilled by the Marsh well. We don't know if we want to build 2000 feet of access to reach another fault in the same area or try where we have other municipal wells. And two existing wells have hardness problems. The fault by the Prior wells runs northerly away from Route 4. Mr. Daniels is looking at holding off on the drill site at Marsh well. He would instead go northerly of the Prior well instead of southerly where the McConnell well is located in an effort to avoid the hardness problem that seems to be worse in the southerly direction. The plan would be to go far enough in a northerly direction to avoid potential commercial contamination sources.

Prior 2 well has been off-line since last year because of a sand infiltration problem. This well needs to be run in tandem with Prior 1. Somewhere in the rock there is a vein of sand and we need to run the well until the level is below this vein and it dries out. Once this happens, we must continue to run the water until the well can be shut off entirely.

There has been a significant grease problem in the sewer lines due to overlooked maintenance. There are 2-barrel siphons; two have 1 barrel plugged. These will be unplugged tomorrow.

Due to a shortage of manpower the Water/Sewer departments are getting overwhelmed.

Regarding capital improvements – the life expectancies we're looking for aren't happening. Use of highway equipment is measured in hours. Commercial operations generally use equipment for 5000-6000 hours. We just spent \$17,000 on the grader and now a pinion bearing is going and could cost \$15,000. The town's grader is now 14 years old and was built in Brazil, so parts are expensive. Mr. Oppeneer suggested looking at a new grader in 2002. Mr. Griffin explained that there are already three vehicles in the CIP for next year. The Equipment Plan in the CIP needs to be adjusted next year to account for equipment that is wearing.

Mr. Oppeneer asked if the town can just drill a well for the log cabin on Bridge Street that has the shallow water line requiring running water all winter to prevent freezing. What does it cost for 200,000 gallons/year? Mr. Daniels will have to calculate it.

Shedd Street Property:

In response to a request for information from Mr. Oppenneer, Mr. Griffin explained that the town would be better off selling the current Highway Department properties on Shedd Street as two separate lots. Ideally you would have building lots that are comparable in size to neighboring lots. You maximize your value with more separate lots.

Microfilming of Vital Records:

Microfilming of selected vital records has been completed and a copy of the film should arrive in a few weeks.

INFORMATIONAL ITEMS/CORRESPONDENCE

2001 Annual EVA Meeting: Wednesday, September 19, 2001, Whitney Hall – 6:30pm Welcome Reception in Honor of Hildegard Ojibway, the Enfield Main Street Program Director -- 7:30pm Annual EVA Meeting (light refreshments served)

NHMA Local Housing Workshop: October 2, Concord NH. Mr. Oppenneer will attend.

Citizen letter re: EMS services. An anonymous complaint was received regarding the response time of our emergency services. Mr. Oppenneer agreed that some valid points were made. Mr. Daniels stated that after 3 tones a member of the highway department would respond to assist. While they are not emergency technicians, many have CPR training and are willing to assist in whatever way possible. Mr. Oppenneer would like the FAST Squad to respond to this letter.

A candlelight service was held at Huse Park, Friday, September 14. Flags and candles were distributed to everyone. Police and firefighters from Enfield, Enfield Center and Canaan attended.

ADJOURNMENT

Mr. Oppenneer moved to adjourn at 7:16 pm.; Mrs. Reed seconded, vote unanimous.