

**TOWN OF FRANCESTOWN**  
OFFICE OF SELECTMEN  
27 MAIN STREET • P.O. BOX 5  
FRANCESTOWN, NEW HAMPSHIRE 03043-0005

**BOARD OF SELECTMEN**  
**MEETING MINUTES**  
**09/19/2016**

Selectmen Present: Chairman Brad Howell, Abigail Arnold and Henry Kunhardt

Also Present: Cindy & Jim St. Jean, Chief Larry Kullgren, Ben & Robin Haubrich, Paul & Deb McGrath, Susan Downs-Cripps, BJ Carbee, Polly Freese, Tim Bowers, Donna Noonan, Betty Behrsing, Michele Ferencsik, Elizabeth Tolman, Jim Tovey, Lisa Stewart, Chief Fred Douglas, Tom Anderson, Jan Hicks, Charlie & Sarah Pyle, Bruce Harrington, Kevin Pobst, Bob Fossbender, Brandon Lathan (Ledger-Transcript) and others.

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

Mr. Howell opened the meeting stating that Henry Kunhardt will Chair on the Lakehouse Recovery Center issue. Mr. Howell has recused himself as he is an abutter to the Lakehouse property.

**New Business:**

- Payroll and Accounts Payable Manifest dated 9/19/2016
- Report of Cut and Timber Tax Levy for Gregory Cope Revocable Trust, Map 9 Lot 11

Brad Howell moved to approve the Timber Tax Warrant and grading report for the Cope property, seconded by Henry Kunhardt. **Motion Passes.**

- Report of Cut and Timber Tax Levy for Richard and Catherine Eby, Map 9 Lot 3

Brad Howell moved to approve the Timber Tax Warrant and grading report for the Eby property, seconded by Henry Kunhardt. **Motion Passes.**

The Board approved and signed the following items by consensus

- Landscaping Contract with Bryant Landscapes
- Roberts and Greene, PLLC contract extension

A motion was made by Mr. Kunhardt and seconded by Mr. Howell to approve the minutes of August 15, 2016 as written. **Motion passes.**

**Correspondence:**

- Letter from NHRS regarding working hours of part time employees
- Chief Douglas' Job Tasks Report dated 9/19/2016 for the period of 9/12 through 9/15/2016
- Gary Paige, Road Agent, weekly report for the period of 9/11 through 9/17/2016

- Grant Application submitted by Mr. Howell for Milfoil treatment on Scoby Pond (2017)
- Letter from Timothy Bower requesting the Board issue a cease and desist order upon Lakehouse Recovery
- Letter from Paul McGrath requesting the Board invite Mr. Hatfield to a meeting so residents can ask questions about Lakehouse Recovery
- Police Department Press Release for the period of 9/6 through 9/12
- Administrative Report from Mr. Pike dated 9/19/2016

#### **Larry Kullgren – Truck Conversion**

Chief Kullgren was present to ask the Board if they would consider allowing the Firefighters Association to sell the 1983 Chevy truck and use the proceeds to convert the old rescue truck to a brush/all hazard response vehicle using the proceeds from the sale. Chief Kullgren pointed out that if they were allowed to use the proceeds to retrofit the old rescue truck there would be no tax impact on the residents. Abigail Arnold asked Chief Kullgren if he knew what the old rescue truck is worth as it stands now and suggested they sell the old rescue truck to buy a used brush truck, as was discussed last year during the CIP process. Chief Kullgren noted when you sell a used truck to buy a used truck, those used vehicles usually have significantly high mileage on them and are well past the warranty. The Chief indicated that he felt it would be more cost effective to retrofit rather than buy another truck and they would end up with a better vehicle. After discussion about how the transaction would take place, the Board approved the request. The Chief agreed that Jamie Pike will coordinate advertisement for sale of the truck.

#### **Lakehouse Recovery LLC**

Chairman Brad Howell recused himself from further discussion and deliberation concerning Lakehouse Recovery on Scoby Road.

Henry Kunhardt presented a recap of events leading up to tonight. At their meeting on September 12, 2016, the selectmen moved to invite Mark Hatfield, the director of the facility, to attend tonight's meeting to help selectmen and residents better understand the operation. The selectmen discussed the issues with Town Counsel on September 14, and subsequently determined that the operation of Lakehouse Recovery, as currently understood, is not in conformance with the Frankestown Zoning Ordinance. A letter advising Mr. Hatfield of the board's determination was mailed on September 16. Jamie Pike spoke with Hatfield on the 16<sup>th</sup> to say that his attendance tonight was not required, but that he was still welcome. At that time, Mr. Hatfield indicated he wished to attend.

Mr. Kunhardt outlined the options available to Lakehouse Recovery at this point, relative to the Zoning Ordinance. Rather than cease operations, Lakehouse may appeal the selectmen's determination, apply for a Special Exception, or apply for a variance to the Zoning Ordinance. Any of these actions will involve a hearing before the Zoning Board of Adjustment, which the selectmen feel is the appropriate venue for resolution of the matter.

Kunhardt said that following their notice of determination on September 16, the matter is effectively out of the select board's hands at present.

**Cindy St. Jean and Jim St. Jean**

Cindy St. Jean and Jim St. Jean were present to share their findings on the research they did about Lakehouse Recovery and Mark Hatfield. They questioned whether Mr. Hatfield is a certified, registered or licensed alcohol counselor as the Lakehouse Recovery website indicates. They did not believe Mr. Hatfield was not listed in the NH State directory of licensed drug and alcohol counselors. Also the website indicates the facility has nursing services, two full time resident employees, and access to opioid recovery drugs. According to the St. Jeans NH has a licensure requirement to operate this type of facility. The requirements include notification/documentation from the zoning officer, building official and fire chief, verifying the requirements have been met. This documentation, they said, does not appear to have been obtained nor provided to the State, necessary for licensing.

Questions and comments regarding Lakehouse Recovery were taken from the public and discussed at length.

Mr. Howell resumed his position as chairman following the Lakehouse discussion.

**Administrative Update**

- Mr. Pike reported that a few weeks ago Mr. Pike was approached by Mr. Fossbender, of Dodge Hill Road, requesting a stop sign be placed at the intersection of Dodge Hill Road and New Boston Road. Mr. Pike reported that the existing directional signs appear to be confusing. The Road Agent, Gary Paige, feels that due to the limited amount of traffic on the roads a stop sign is not necessary. Mr. Fossbender was present and he spoke about limited visibility and the need for a stop sign. Discussion ensued. The Board agreed to go out and take a look and ask the Road Agent and Chief Douglas for their input.
- Mr. Pike reported that he obtained estimates for having the carpet at the library cleaned and in the process also obtained an estimate to have the carpet in the town office meeting room cleaned. The estimate for the town office carpet is \$390 and the library carpet would be \$195. Ms. Arnold asked Mr. Pike to look into the cost of replacing the carpet in the meeting room to determine if it would be worth having it cleaned.
- Complete Streets testing will be done this week. The installation date is next week for the temporary cross walk at the Town Common.
- The Culvert Prioritization Model meeting is next Monday at 1:30 at the SNHRPC.
- Gary Paige has been attending herbicide treatment classes and he has contacted an herbicide contractor and has been quoted a price of \$1,500 for treatment of the subject areas in town.
- Mr. Pike asked the Board to think about Board of Selectmen specific CIP projects for next year.

At 6:30 pm the meeting adjourned.

Respectfully submitted,

Martha J. Callahan

Brad Howell

Abigail Arnold

Henry Kunhardt