

MINUTES OF THE SELECTMEN'S MEETING - December 3, 1990

Present for the meeting which began at 7:00 p.m. were Selectmen Mansfield, Johnston and Dodge with Sandra Gendron taking minutes.

Road Agent Lee Murray was in for his regularly scheduled meeting with the Board. Discussion began on the extension of Saunders Hill road, how or if the project would continue. To date there has been ledge removed, the road has been finished and shaped to sub-grade, with sloping at the upper and lower ends, cost being \$8780.56. Now the issue of gravel needed to be decided upon. The amount necessary would just exceed 1000 yards and the cost would be dependent upon where the gravel came from. Gravel purchased from Clifton Wilson could be purchased for \$3.75 per yard. There was also thought expressed that we might be able to purchase gravel from the Follansbee's, owners of a pit in the area. Discussion then turned to making a decision with regard to the necessary equipment for the project should it be hired or put out to bid. Selectmen Johnston proposed that we might buy the gravel from Clifton Wilson and hire the necessary equipment to haul and place the gravel. Selectman Dodge expressed the thought that possibly the Town could buy the gravel from the Follansbee's at a lesser price per yard should the material prove to be suitable since it was in closer proximity to the project. The question of a permit for the Follansbee would not be pertinent since the gravel would be purchased and used by the Town. Lee stated that gravel could be purchased from the Messina Pit for \$1.75 per yard; however, this would mean a longer haul for the trucks. Routes of travel were discussed should the decision be to purchase from Messina. The discussion ended with Sandra Gendron being instructed to contact Mrs. Follansbee to see if they would be interested in selling gravel to the Town for the project. (A subsequent phone call was made to Mrs. Follansbee, who after discussion with her husband, stated that they would not be interested in selling any gravel.) An alternate source of gravel will be used.

The Board reviewed with Lee the matter of the stones which had been placed too close to the road in front of the Allen property on Roby Road. The stones will be removed and the Selectmen saw no issue with what was currently being done on the property as long as the area is cleaned up and the road is smoothed. Selectman Johnston had told Brad Carr, a concerned neighbor, that everything appeared to be in order and the Board all agreed this was the case.

Next in to meet with the Board of Selectmen were the Library Trustees along with Librarian Sarah Chapman to discuss their proposed 1991 budget to operate the Library. Trustees present were Beatrice Peirce, Kendall Wiggin and Roger Dignard. Discussion began with Ken Wiggin stating the payroll increase would be approximately 5% and then went on to explain that there had been a decrease in payroll hours and expense. Assistant Librarian Louise Ellison had left and rather than filling her position her hours had been split among other employees. The Library payroll also includes janitorial and other cleaning services.

Discussion turned to what building repairs had to be done and it was stated that space was beginning to become a real issue.

The total increase in the 1991 budget over 1990 is \$398.00. They

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gave lending statistics which show that they continue to get a good response from the community. They are not proposing to buy much new stock this year and will get by with what they have especially keeping the space issue in mind. They are looking into the possibility of installing a computer system with funds raised by the Friends of the Library.

The Library has nothing currently involved in the CIP. They do not want to expend much money on the building until they can decide what to do with regard to the space needs and they are also dealing with an older heating system. They will be somewhat limited as to options of expanding since the lot the building sits on is quite small. Discussion also went on relating the fact that they share water with the Church and the Bakery, that parking and traffic are also issues that need attention. Selectman Johnston asked if they had considered adding a second story to the building and the Trustees commented that nothing has been pursued as an immediate need.

Discussion returned to the salary increase which was stated as being a proposed 5%. The individual employees salaries were listed. The Board of Selectmen asked if the Trustees would consider 4% keeping their proposed increase in line with that being proposed for Town Office employees. Ken Wiggin stated that would most likely stay with what they were proposing. Selectman Dodge commented that he was pleased, that at the very least, the proposed increase was in line with what the Selectmen were proposing for their staff and the Board of Selectmen as a whole expressed pleasure with the budget presented. Ken Wiggin did say he would review the proposed payroll with a 4% increase to see the difference. The meeting ended with Selectman Mansfield stating that it was the hope and intent of the Board of Selectmen to hold the line on operating budgets and still provide good service to the citizens of New Boston.

Police Chief James McLaughlin was next in to meet with the Board of Selectmen and present his proposed 1991 budget. Jim stated that most of his line items were the same as the past budget with the exception of salaries which contained a proposed 5% increase and there were also added hours. Jim went on to explain that under officer's payroll he was proposing the addition of a second full-time officer as well as keeping part-time officer hours. Jim presented his ideas in pursuit of the hiring of a second full-time man. He felt he could still maintain the same dollar amount and get better value for his money. He was proposing establishing an early evening shift probably 4 - 12 midnightish. Discussion ensued on scheduling and what would be expected of another full-time officer. Selectman Johnston stated that the Selectmen were proposing a 4% increase for the Town Office employees and were trying to keep all departments uniform. Jim, again mentioned the on-call hours, that are not being compensated for and stated that under present policy an officer can get a replacement for his on-call time. An officer only gets paid for time actually spent on the job. Selectman Dodge offered the thought that someone should get stand-by time and this should be looked at as a separate issue. Jim has talked to his part-time officers as far as the possible hiring of a second full-time officer is concerned and this did not appear to be an

adverse issue with the men. They were in agreement that this proposal would offer relief from so many on-call hours. Jim feels that the part-time officers are being very cooperative and also feels that proposed hiring of a full-time man will be a benefit to the present personnel.

Discussion turned to Jim's proposal to replace, rather than repair, some antiquated radio equipment. Selectman Johnston suggests that the purchase of this equipment might be made through a warrant article. Selectman Dodge asked Jim what his present equipment consists of and what he estimated replacement costs might be. Discussion ensued as to the radio needs of the Police Department. Jim commented that he was attempting, with his proposed 1991 budget, to make advances within his department slowly. The Selectmen requested that Jim obtain firm dollar amounts for replacement equipment and consideration will be given to a Warrant Article.

Discussion turned to a possible trade-in for the shot gun that the department owns and Jim would like to update. Jim had gotten one dealer to propose between \$125. and \$200. and would like pursue, to which the Board of Selectmen agreed. Jim went on to state he would like to give his officers permission to purchase semi-automatic weapons and if this were to happen training would also be necessary. Selectman Dodge expressed concern that potentially the department would have two different weapons amongst the officers with no ability to share ammunition should it become necessary. Jim's response was that he could substantiate his thoughts and further that he felt an officer's confidence in his weapon was more important than the uniformity of weapons.

Next in to see the Board was Building Inspector Robert Milliard who had been invited in by the Selectmen to discuss the matter of Frank Fillmore having received a building permit which ultimately resulted in the building being too close to a lot line. Bob expressed the opinion that beyond the first 150' on the road where the setback is in conflict it is hard to delineate the traveled way. It should be noted that the road in question is Class VI. Bob does not feel that this is a town problem since the Fillmore's filled out and signed the building permit. Selectman Dodge questions how this could have happened in the first place since a policy had been established whereby if a front setback was submitted at less than 60', it would require certification from the landowner that, in fact, the measurements were correct. Selectman Dodge went on to state that in both the Fillmore and Skupien cases (another issue where a setback was in question) the measurements had been submitted as 50' and he expected that the Building Inspector would have been alerted to take further action. In his opinion, the Fillmore's was a worse case scenario because the house was not constructed anyway near where the plot plan showed it to be. Bob admitted that he did not consider Greenfield Road (Class VI) at anytime when he was working on this permit, which by his own admission was his error. Selectman Dodge took issue with the fact that the town was now in the position of having approved buildings which should have had measurements certified and asked Bob why he had not required these certifications with regard to both cases. Selectman Dodge further questioned why the proper plot plans were not being required and expressed the thought that the town had contributed to the creation of these

hardships. Once again, Bob admitted that he had not taken Greenfield Road into consideration when reviewing the setbacks for the Fillmore house and stated that he had not scaled the Skupien plan. Selectman Dodge expressed deep concern that plot plans are not being submitted, and again stated that the Fillmore building was ultimately constructed totally removed from the original location as plotted on the plan. Selectman Dodge contends that Bob should have more thoroughly investigated the matter and that the town is put in the position of having to support the Fillmore hardship should a ZBA variance be necessary. Selectman Dodge wants assurances that these situations do not reoccur. Selectman Mansfield offered his observance that the distance from the right-of-way is not required on the present building permit and should be since a person does not know at what point to begin measuring. Selectman Dodge recommends that a letter go to the various boards and the Building Inspector stating that verification by a registered surveyor be submitted from the landowner when a building permit is submitted where the front setback is 100' or less and a side or rear setback is 50' or less. He feels the town must be relieved of the burden the above issue has placed and that the town must have insurance that these do not become recurring matters needing to be dealt with. The Board of Selectmen all agreed that a letter with the aforementioned specifications will be drafted.

Discussion ensued on the matter of the Skupien lot and it's possible resolution. In ending the meeting with Bob, Selectman Dodge suggested that Bob require plot plans to accompany all building applications.

Karen Hall and Deborah Gilligan representing the Recreation Commission were next in to meet with the Board of Selectmen to begin discussion of their 1991 budget. Discussion began on the overdraft of the 1990 budget due to the summer salaries. When asked by the Selectmen why this had occurred again this year, Karen responded that the enrollment in the summer program for 1990 was still lower than anticipated. The commission had tried offering a discount for early enrollment hoping to be able to offset this overage. (Which is generally paid back to the Town at the end of the year with funds raised by the Friends of Recreation.) Karen was not prepared with figures to document the ratio of staff to enrollees. The Selectmen also requested a breakdown for summer salaries. The commission recommended an increase for the director due to increased hours and Selectman Mansfield asked if these hours had increased since the time when the director had first started receiving a salary. Karen responded in the affirmative and stated that all the programs related to the commission have increased in size. Selectman Mansfield asked if the decision to propose an increase for the director had come about as a result of a vote of the commission and Karen responded that it had. Karen went on to state that she sees the position becoming full-time in the future and supports the creation of a salary base. The possibility of the JAL becoming a part of the Recreation Commission is looking more positive and this certainly will increase the responsibility of the director. The meeting ended with the Selectmen requesting more of a breakdown for the financial aspects of the Recreation Commission and Selectman Mansfield commenting that the Selectmen were encouraging holding the line on operating budgets and were supporting a 4% increase for Town

Office employees although they were aware that the position of the Director of the Recreation Commission had grown. Debbie Gilligan commented that she did not feel that the director could be replaced for her current salary.

Next in to see the Selectmen were Frank and Bruce Fillmore to discuss the issue of the house that they had constructed on Butterfield Mill Road which infringes on a lot line by less than the required setback. Bruce Fillmore, who had drawn the plans used for the building permit, presented his case which he had developed by researching records he found in Concord dating back to the original construction of Greenfield to the center of New Boston beginning in 1847 and completed in 1953. He presented a plan to the Selectmen showing a red line following the center of the traveled way using stonewalls, none of which measured 3 rods between. By using this method, Bruce contended that there was the necessary footage for the house to remain as built. Selectman Dodge questioned if State Case Law would support this proposal since it usually refers to the average between walls. Surveyor Earl Sandford, who works for Bruce and had accompanied the Fillmores, felt comfortable about using the center of the road as a criteria for measuring. Selectman Dodge, along with support from Selectman Johnston, would like documentation that would support following the center line and that the "norm" has been met.

Mail was reviewed, checks were signed and the meeting was adjourned at approximately midnight.

Respectively submitted,



Sandra Gendron  
Administrative Assistant

\* As an addendum to these minutes it should be noted that the Board of Selectmen on December 10, 1990 signed a plan that was recorded at the Registry of Deeds that stated recognition of the width of Greenfield Road as shown on this plan to be 39' with the existing stonewall on the north side of said road being the north edge of the right of wall. This was agreed to by all parties involved including the title company, who had originally raised the question and the occupancy permit was issued. SJC