

MINUTES OF THE SELECTMEN'S MEETING - October 1, 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 Monday evening appointment. The first topic for discussion was the driveway on the property of Linda Ricard, Dougherty Lane, which has become a dispute between the Palmer's and the Gordon's former owners of the lot with regard to the placement of an easement off an established right-of-way on the deed. The background of the entire matter was discussed and the fact that all Linda Ricard would like is a legal driveway be it off the right-of-way or a newly constructed one cut in off Dougherty Lane. The decision needs to be made as to whether the approved driveway permit will be adhered to or whether other arrangements are to be made. Lee suggested, possibly to save neighborhood grief, the Ricard Driveway should be cut in off Dougherty Lane and the Palmer's be made to put their driveway in the approved location which at this point it is not. Discussion ensued as to potential problems that may be created by having two driveways so close together especially from the point of view of winter maintenance. Lee did not see the closeness of the driveways to be a major maintenance issue.

The Board of Selectmen voted unanimously that all parties involved would be notified that the driveways were to be constructed as to the original plans and driveway permits. Selectman Dodge will relay this decision to the Planning Board tomorrow evening to make sure they did not have any issues that would be contrary to this decision. Letters will be sent out following the Planning Board meeting.

The next topic for discussion with Lee was the re-roofing of the Town Shed. Lee had done some investigation and was able to come up with figures for the project that were some \$1500. less than the bid submitted. Discussion ensued and Selectman Johnston suggested we might reject the Lawrence bid and put the project out for re-bid specifying that galvalume was the material to be used. Gary Lawrence did not bid using that specific material which is what Lee and the Selectmen wanted. Selectman Dodge moved to reject the Lawrence bid, this was seconded by Selectman Johnston and so voted by the Board. It was decided that letters would go out to the regular list plus a couple more and a notice for the bid would be placed in the Goffstown News.

Next in to see the Board of Selectmen was the Solid Waste Committee, those in attendance were Mike Richards, Bonnie Bethune, Manager of the Transfer Station, Mary Schaffrath, Martha Brooks, Dick Dilley and Ellen Ruggles. They are working on the rules and regulations for the Solid Waste Ordinance, the authority for the Selectmen to adopt having already been established negating the need to present it for vote at Town Meeting. The Selectmen suggested that they might want to approach Police Chief James McLaughlin for input and obviously it would have to be submitted to Town Counsel in its final form. The Selectmen were presented with a preliminary ordinance showing the areas that were being worked in and supported the document as a good beginning. Bonnie questioned where it would be appropriate to mention mandatory re-cycling should it become necessary to impose, would it become part of the ordinance or be

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included in the rules and regulations. The Selectmen supported the thought that it should be presented for a vote at Town Meeting and Selectman Dodge stated that it would be an amendment to the ordinance if mandatory re-cycling were deemed necessary in order for the system to work. Selectman Johnston stated that the issue of voluntary re-cycling might be addressed in a preface to the ordinance. Discussion ensued and it was decided that setting the goals would not be included in the ordinance but, rather, in a presentation to the Town. Bonnie had contacted NHMA and was told that a Public Hearing on adoption of the ordinance in its final form was not necessary; but the Selectmen feel it would be a good public relations move and a hearing on the ordinance could possibly be combined with the Public Hearing that is necessary to establish a Reclamation Fund.

George St. John, Butterfield Mill Road, was in to give the Board of Selectmen an update, with regard to his temporary trailer permit. Instead of getting better, the situation has worsened itself since the company George is working for is possibly going to close and he will only be working on a week to week basis. Obviously under these circumstances, he will not pursue obtaining a mortgage. The Selectmen assured George they had no intention of forcing him out of his home and certainly looked upon the situation as an emergency. Based on these circumstances, the Board voted to grant George an extension to his temporary trailer permit to June 1, 1991. George will continue to work on constructing his home as the availability of funds permit.

Almus Chancey, High Street, was in at the request of the Selectmen who have received some complaints with regard to the possibility of Almus conducting a business at his home on High Street since the number of vehicles and related paraphernalia seemed to have increased over recent months. Along with Almus came his son Jeffrey and a friend of the family Martin Fisher who stated that he houses several registered vehicles on the property of the Chancey's.

Selectman Mansfield explained to Almus that more than one complaint had been received regarding the conditions of his property and increasing accumulation of motor vehicles and/or parts thereof. Selectman Mansfield asked Almus to state exactly what he was doing on his property. Almus stated that he was not running a business, he was repairing his own vehicles and everything on his property was registered. Martin Fisher interjected that he had five registered vehicles on the property at the present time and Jeffrey stated that he had five of his own registered vehicles also on the property. It was further stated that everything was owned by the individuals present and they were not selling vehicles regularly from the property.

Discussion ensued as to the fact that there were actually two pieces of property located adjacent to each other that Almus owns and that one is living in what is commonly known as the "Skofield House." Almus went on to state that he has kept and maintained his trucks there since 1966. These trucks constitute how Almus makes his living and he estimated that he might have three unregistered vehicles on his property which include a 1956 Ford which will be housed in the barn over the winter months and one welding truck.

When asked, he stated that he does not leave substances around in open containers that could prove to be dangerous to domestic animals that might venture onto his property. Once again, Almus stated that he was not in the business of buying and selling vehicles, nor does he do work for other people.

The meeting concluded with Selectman Mansfield explaining to Almus with regard to his property being "grandfathered" for what he is now and has in the past been using it. Further Selectman Mansfield explained to Almus that a form will be forthcoming from the Planning Board attempting to document all uses of property and suggested that Almus supply the information that he is now and has been in the past only repairing his own vehicles.

Next in to meet with the Board were members of the LCIP Committee which included Eetsy Dodge, Cindi Wilson, Martha Brooks and Mike Richards. The first order of business was this committee updating the Selectmen with regard to the purchase of the King property on Mill Street with matching funds from the LCIP Board. The committee explained that preliminary approval had been granted and that final approval had to meet the criteria of the LCIP Board, with this in mind, they went on to explain a situation that had developed. It appears that a small building owned by Randy and Gail Parker infringes on the King property by some 12" which under the established criteria of the LCIP Board designates the land as developed. Randy and Gail Parker have been contacted regarding the situation and are willing to make a boundary adjustment and give 20' from the deeded right-of-way from the property to Mill St. This proposed boundary adjustment will not take away from the river frontage on the property and narrowing the right-of-way to 20' should be acceptable since the property cannot be developed. The matter has already been discussed with Chairman of the Planning Board Bo Strong and he agrees that this is an acceptable solution to the problem. Selectman Dodge representative from the Selectmen to the Planning Board will discuss the matter with the Planning Board. The Board of Selectmen expressed support for the boundary line adjustment.

Discussion turned to the monies remaining in the LCIP account assuming the King land is purchased amounting to some \$13,000. The committee related to the Selectmen that Dr. Charles Townes had contacted the PWA regarding a piece of land along the river on Lyndeboro Road that he would be willing to negotiate the conservation of. Cindi Wilson, who is also a board member of the PWA, approached the New Boston Conservation Commission looking for ideas as to how the land might be obtained. The Conservation Commission wanted to walk the land which had been appraised for \$240,000 by a Real Estate Agent for the 28 acre parcel. With a \$10,000 investment from the town, Dr. Townes was willing to put up an interest equal to the amount which would need to be matched by the State. The Conservation Commission ultimately voted unanimously that this was not an appropriate purchase for town funds. Cindi Wilson showed the location of the property on a map she had brought along, and showed how the land links with other properties that are already under easements. The discussion continued and Cindi pointed out that the land was largely unbuildable and most likely the high real estate appraisal had come in as a result of the agent looking

the development possibilities. The Town of New Boston would not be expected to expend more than \$10,000. The committee is well aware that the State LCIP Board will be looking at potential land acquisitions much more closely during this round. It was stated that Dr. Townes would pay for the surveying and appraisal costs leaving the Town to pay for such things as the title search. The fact that the Conservation Commission had voted against the acquisition of this property was brought up and Betsy stated that they did not feel they could assume the task of preparing this site for recreational use; however, had since decided it could be left as an open area in its natural state. The Selectmen supported the decision to pursue the possible purchase of this land with LCIP monies and matching funds to be left as a natural area. The Conservation Commission had decided to leave the ultimate decision up to the Board of Selectmen and appreciate their support.

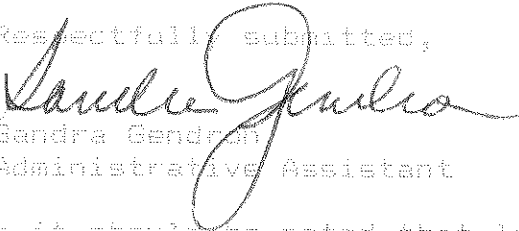
Betsy remained at the Selectmen's meeting to discuss the Follansbee Land. Selectman Dodge showed her a rough map of the Prouty situation which is adjacent to the Follansbee Land and discusses what is being done with regard to Town road projects in the area. Betsy stated that the Conservation Commission would like to be able to show real progress in making this property ready for recreational use at the 1991 Town Meeting. A work session was being planned on the site for Oct. 20th when Jim Hawkins would be marking trails. The Commission is looking for direction from the Selectmen as to exactly what they would like the area to be used for. The Conservation Commission would like to see tight regulations established with regard to the prohibition of hunting and motorized vehicles and further would like these regulations set-up in such a way that future Boards of Selectmen could not alter them. The Board agreed with not allowing motorized vehicles; however, Selectmen Johnston and Mansfield supported hunting in the area. Selectman Dodge expressed concern for those people using the trails during hunting season if hunting were allowed. Selectman Johnston expressed his opinion that this would not be an issue if hikers wore the appropriate colors. Betsy agreed to check with surrounding communities to see how they handled such restrictions. It was also discussed whether there would be areas designated for such events as scout overnights with special permission. Once again, Betsy will check with other towns for ideas. The Selectmen encourage just walking and hiking trails. It was stated by the Board during this discussion that the Fire Department would tend to burning the house that was located on the property since it has been demolished and the remains pushed into the cellar-hole.

It is the intention of the Conservation Commission to present ideas for the use of this property early in January for the Selectmen's approval. At the suggestion of the Board, Betsy will check in the minutes of past Town Meetings to see if uses of the land might have been discussed and voted upon.

The Selectmen approved the previous request of Skip Bones to move material from the land of Clayton Savoy and stockpile in his adjoining gravel pit.

Mail was reviewed, checks were signed and the meeting was adjourned at approximately 11:00 p.m.

Respectfull submitted,

  
Sandra Gendron  
Administrative Assistant

As an addendum to these minutes it should be noted that letters were sent to all parties involved in the Ricard Driveway matter that it was the decision of the Board of Selectmen that driveways would have to be constructed to the lots in question in compliance with the original plans and driveway permits.