

MINUTES OF THE SELECTMEN'S MEETING - December 10, 1990^{oth}

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 of Selectmen. The first item of business was to discuss a possible fuel surcharge for the winter maintenance vehicles. Lee provided the figures he had arrived at after having done some research, a .675% increase in the hourly rate to accommodate the rising fuel prices would amount to \$1.90 per hour. Lee used the difference in the price of fuel from last spring to date. He also used the hourly rate of \$28.60 for plow trucks and \$34.60 for sanders. The Selectmen asked how this proposed increase might affect his budget. Lee responded that the average storm was about 15 hours from start to finish and he commented the bigger difference would be made to the individual who owns the equipment. Selectman Dodge supports Lee's presentation as being reasonable. Lee further described this increase as a surcharge and would be reduced as the fuel prices come down. The Selectmen approved this increase as long as everyone involved was aware that this was a surcharge and would at some point be eliminated.

Discussion turned to the plowing of that area of road to Prouty's and Lee contended that it was not necessary until such time as the Conservation Commission is ready to use the area. Lee could open the area with the loader if it became necessary to do so. Selectman Dodge reviewed the situation, Lee stated he would like to block off one end of the road to which Selectman Dodge did not agree. Selectman Dodge would prefer to leave it as it with a sign stating "not a thru road." Lee commented that he did not want to plow the road because there was no where to turn around; however, Selectman Dodge intends to create a turn around when the old house is burned down. Lee, again commented, that he could open the road with the grader and would like to post the road as "closed." Selectman Dodge supported Lee's intentions.

Assessor Steve Allen was next in to see the Board of Selectmen to review the revaluation in general and some items more specifically since the tax bills had now gone out and the review process was going on. Steve told the Board he was reviewing the mobile homes in general since he had had so many owners schedule appointments, he feels they might be high. The ultimate result is that they all be handled consistently. He discussed with the Selectmen commercial areas and how they will get into the system for commercial assessment as opposed to residential. Steve stated this year they were carried as residential with the value being recognized in the buildings and not the land. These values will change as sales are made to support increases. Selectman Dodge stated it was his understanding that any land zoned commercial and used commercially would be assessed at a higher value. Discussion ensued as to how values would be placed on commercial land.

Before leaving the Selectmen discussed with Steve what the proposed 1991 budget for assessing would be. It was decided that it would be left at \$15,000, which was the same as 1990 and this price would include pictures that are placed on the field cards.

TJM
RJ
120

Selectmen Johnston reported having spoken to John Ryan, who had volunteered to do a job for the Recreation Commission, and to get him there was becoming a problem. He told Selectman Johnston he hoped to get the work done this upcoming weekend. It was decided that if the weather was conducive and the project did not get done, then the Recreation Director Sandy Gallup would have to call on someone else.

Judy Weatherwax-Knight from Lafayette Oil was in to see the Board regarding the bid that Lafayette had submitted to the Town for the purchase of fuel oil for 1991. She explained that her bid would remain fixed at .06 over Lafayette cost. She further stated that she has four sources to buy from and shops for the best price. The Selectmen advised Judy, if her bid were accepted, that they would prefer to have the Town set up on the computer according to degree days so that the deliveries would be automatic. Discussion turned to the needs of the Town Shed and Judy felt comfortable that her company could accommodate those needs. Judy stated if they were to receive the bid they would have the contract reviewed by a lawyer before submitting it to the Town for signing and further agreed that they would be identified as liable should any of the buildings run out of fuel when on automatic delivery. If the contract were awarded then Judy could begin shipments immediately and the paperwork would catch up. Maintenance service is provided by Lafayette and was an important consideration of the Board of Selectmen. If the contract is awarded to Lafayette they will service each burner and charge only for replacement parts so that the service men will become familiar with the equipment in the Town Buildings.

By unanimous vote of the Board of Selectmen, Sandra Gendron was instructed to notify those companies who had submitted bids that effective immediately the Town of New Boston would be purchasing fuel oil for the Town Buildings from Lafayette Oil Company for the year 1991.

Next in to meet with the Selectmen were Frank and Bruce Fillmore accompanied by Surveyor Earl Sandford to present a plan with regard to the non-conforming setback on the house the Fillmore's had built on Butterfield Mill Road. The plan presented was based on 39' as being the average width of the road holding the north wall as the right-of-way. Using this method the Fillmore's would have 7' where they were now 5' short. Bruce stated that the average used was based on case law, Bruce having measured every 100' for a distance of 1000' and then using an average. Taking this plan at face value, the predicament seems to be resolved for both the Town and the Fillmore's. The Fillmore's stated that they needed from the Selectmen clear understanding that the 39' was an acceptable measurement then Earl Sandford would stamp the plan certifying ~~the~~ it as being corrected. Selectman Dodge felt the Selectmen had the power to approve this plan as corrected with regard to the road, Selectman Mansfield agrees. Selectman Dodge recommended that the Board of Selectmen accept this plan as a means to resolve the issue for both parties. The Board voted unanimously to accept the plan as presented and the mylars were signed. It, again, should be noted as it was on an addendum to the Minutes of the Selectmen's Meeting of Dec. 3, 1990 that the Board of Selectmen this date 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 way. This was agreed to by all parties involved including the title company, who had originally raised the question and the occupancy permit was issued.

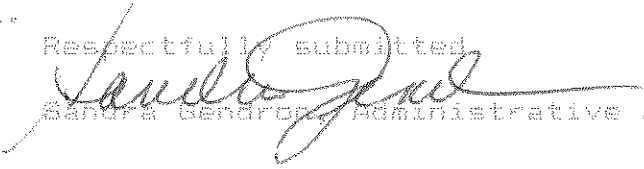
Wilfred Klardie, Bedford Road was next in to see the Board of Selectmen claiming his 1990 taxes showed an increase of 400% over 1989; he further stated that his total assessment had increased from \$27,000 in 1989 to 107,000 for 1990. He told the Selectmen that he wants two back roads opened giving him better access to his land thus increasing its value. He contends that he cannot sell the land because these roads are closed. Mr. Klardie emphatically stated that he intends to build bridges on a Class VI road. When the Selectmen stated that he would have to have permission from the Board to do so, Mr. Klardie responded that he would build them anyway. Mr. Klardie said he had asked how the road would have to be upgraded and maintained, he was told by the Road Agent that he would have to remove the loam and place gravel. The Selectmen told Mr. Klardie the road would have to be upgraded to Class V standards which were more involved than Mr. Klardie had stated. Mr. Klardie contended the Road Agent said he would just need gravel.

Jim Regan, Meetinghouse Hill Road was in to see the Selectmen to further discuss the matter of his property with regard to the newly installed septic system and the status of the swimming pool that he had installed without benefit of a permit. Jim stated that the new septic system was in, working and approved. Jim asked the Selectmen what he must do regarding the swimming pool. Selectman Dodge contends that he might have the right to appeal to the ZBA; however, the Board of Selectmen would offer opposition if this were the route Mr. Regan chose. The Board stated they were waiting for the court to render a decision; since the pool did not then nor does it now meet current regulations. Jim claims he does not have the money to fight a court battle with the town. Selectman Dodge stated that Jim Regan had created his own hardship, this being the case Selectman Dodge does not see how the ZBA could grant a variance nor does he see that the Selectmen can ignore the matter. Jim asked the Selectmen where he should go from here. The Selectmen feel that a determination needs to be made if the newly installed septic tank can be driven over. The meeting ended with Jim reviewing the entire scenario of the septic system for everyone's benefit.

Dan MacDonald, member of the Fire Department was next in to see the Board to discuss the possible installation of Emergency 911 in New Boston. New England Telephone will need a letter of authorization from the Board of Selectmen in order to review the town's outlying areas with regard to other exchanges. This letter of authorization is not a commitment of any kind. The Board of Selectmen authorized this letter be written.

Checks were signed, mail was reviewed and the meeting was adjourned at approximately midnight.

Respectfully submitted,


Sandra Gendron, Administrative Assistant