

## Town of New Boston

### Selectmen's Meeting Minutes

April 28, 1997

A regular meeting of the Board of Selectmen was called to order at 7:00 p.m. by Chairman Carlstrom.

PRESENT: Gordon A. Carlstrom, Selectman  
Harold C. Strong, Selectman  
Susan J. Clay, Selectman  
Todd I. Selig, Town Administrator

The Board did not have an opportunity to review the Selectmen's Meeting minutes from April 21, 1997.

At 7:10 p.m., Mr. Don Grosso of 246 Joe English Road came before the Board of Selectmen to discuss his proposed plan for the construction of a new Post Office located along Route 13 in the vacant field next to Grosso's Hardware in New Boston. The Board viewed various sketches which the U.S. Postal Service is now considering and felt that the sketches did a very nice job in preserving the colonial character of the community. The model which Mr. Grosso is basing his design on is that used by the Post Office in Henniker, New Hampshire. A small cupola was present on one of the sketches which the Selectmen particularly liked. Once a design is finalized by the U.S. Postal Service, Mr. Grosso will proceed through the Planning Board process.

At 7:30 p.m., Recreation Director Sandy Gallup came before the Board for her monthly meeting with the Selectman and Mr. Selig. Director Gallup reported that last Sunday, April 27, 1997, the "March for Parks" program had raised a total of \$1,200.00 for the construction of a playground at the Old Coach Road Ballfield. Participants had also cleaned up the garbage along Old Coach Road from the ballfield to the center of New Boston. Other issues which were discussed included: The ballfield committee is trying to decide whether sod or stone dust would be a better solution to ensure the Old Coach Road Ballfield is in playable condition when the season begins one week from today; The department has been approached concerning using some of the timber cut at the Old Coach Road Ballfield to replace planks on the Playground Association bleachers located next to the Town Hall; Sandra has been conducting interviews for the position of Director and Assistant Director of the Summer Recreation Program; Summer concerts will begin on May 29, 1997, one of which may include a flea market.

At 8:00 p.m., Forestry Committee members Robert Todd, Graham Pendlebury, and David Allen came before the Board of Selectmen to discuss the Intent-to-Cut (yield tax) process. Also in attendance was Gary Robbins who is interested in serving on the Road Committee. Bob Todd explained that currently the Selectmen use the average price per ton which the State provides in calculating a timber tax. This process, according to Mr. Todd, provides a disincentive to owners of small parcels of forested land to manage their harvests prudently as they are overcharged for

TS

Selectmen's Meeting Minutes

April 28, 1997

Page 2

their yields. Owners of large tracts of forested land, on the other hand, often are undercharged for large harvests using the State averages. The Forestry Committee therefore asked the Board whether they could participate in the process by inspecting parcels where timber harvesting has taken place. The Selectmen pointed out that the large number of applications they receive on an annual basis might make it impossible for the Forestry Committee to inspect each and every site. Ultimately, it was decided that the Forestry Committee would review the Intent-to-Cut forms received on a weekly basis and selectively choose which parcels it would inspect. Careful attention would be given to the smallest and largest harvests to ensure accurate taxing and prudent harvesting.

At 8:20 p.m., Mr. Gary Robbins of 76 Helena Drive came before the Selectmen to discuss his interest in serving on the New Boston Road Committee. The Board questioned Mr. Robbins as to his interest in the Committee and described the role of the Committee. Selectmen Strong explained many of the activities which the Road Committee had undertaken in the last year. Mr. Bruce Fillmore is also interested in serving on the Committee and will be interviewed later in the evening. Mr. Robbins will therefore be notified in the next few weeks whether he has been appointed to the Committee. Mr. Robbins was invited to accompany the Selectmen and Road Committee on their scheduled site walk next Monday evening, May 5, 1997, as they marks trees for a Scenic Road hearing on Clark Hill Road.

At 8:30 p.m., Mr. Louis Kachavos unexpectedly requested an appearance before the Board to discuss his opposition to the cutting of trees along Clark Hill Road for the planned upgrade of the road. Planning Coordinator Claire Dodge and Chairman Armstrong were in attendance as they were scheduled to meet with the Selectmen during this time slot. The Board explained to Mr. Kachavos that the cutting of some trees along the road was a necessary part of the upgrade. The Board further invited Mr. Kachavos to attend the tree marking along Clark Hill Road scheduled for May 5, 1997, at 5:30 p.m. Despite the best attempts by the Selectmen to explain the importance of cutting selective trees along the road, Mr. Kachavos was unable to accept that any trees should be cut as part of the general road upgrade. Chairman Armstrong pointed out that perhaps the more appropriate place for Mr. Kachavos to air his opposition to the tree cutting would be at the Scenic Road Hearing scheduled for May 20, 1997. Despite Mr. Armstrong's suggestion, Mr. Kachavos felt strongly that the Selectmen and Road Committee should not mark the trees for cutting. A good 15 minutes was dedicated to listening to all of Mr. Kachavos' concerns about cutting trees along Clark Hill Road.

At 8:45 p.m., Claire Dodge and Brent Armstrong came before the Board of Selectmen and Mr. Selig for their monthly meeting to discuss Planning Board business. The Selectmen were presented a letter from the Planning Board dated April 29, 1997, recommending that Philip Consolini be appointed as a regular member of the Board to replace Harold Strong. Selectman Clay made a motion to appoint Philip Consolini as a regular member of the New Boston Planning Board for the remainder of Harold Strong's three year term which will expire in March of 1999.

TS

Selectmen's Meeting Minutes

April 28, 1997

Page 3

Selectman Strong seconded the motion. The motion passed unanimously. The Planning Board letter also made recommendations concerning the candidacy of Wayne Blassberg, Ricky Riendeau, Edward DiPietro, and Fred Surette for vacancy alternate positions on the Board. The Selectmen decided to wait until after May 16, 1997, the last date to reply to a recent public notice issued by the Selectmen's Office concerning these vacancies, before acting on the recommendations.

Mrs. Dodge and Mr. Armstrong updated the Selectmen on the Planning Board's progress with respect to the Master Plan update and cistern specification review. Miscellaneous code enforcement/zoning violations were mentioned which were in turn referenced to the Building Inspector for investigation.

At 9:00 p.m., Mrs. Doris Leedham and her two daughters, Bev Evanoski and Karen Fessenden, came before the Selectmen to discuss some property which they own in New Boston which they would like to sell to the Town. Mrs. Leedham requested that the discussion be held in private. Selectman Clay therefore made a motion to enter non-public session pursuant to RSA 91-A:3II(d), to discuss the consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community. Selectman Strong seconded the motion. The vote was: Chairman Carlstrom - yes; Selectman Strong - yes; Selectman Clay - yes. The motion passed unanimously. Town Administrator Selig was also in attendance.

Mrs. Leedham expressed her desire to give the Town of New Boston first option to purchase three pieces of property situated along Clark Hill Road: Tax Map & Lots 008-118, 008-120, and 008-121. Map & Lot 008-018 abuts property owned by the Town of New Boston as part of Map & Lot 008-117. The Selectmen explained that they were not authorized to purchase land without an approval and appropriation from Town Meeting which is only held once per year in March. Mrs. Leedham explained that she was not going to wait until March of 1998 to sell the land to the Town. Mrs. Evanoski asked repeatedly for the Town's best offer on the parcel or the family would have to sell the property on the open market. The Selectmen again explained that their hands were tied until March of 1998. Selectman Strong asked why the Town would even want the land in the first place. Mrs. Fessenden stated that she felt that it was obvious why the Town should want the land -- to prevent development on this tract and for its potential use as a gravel reserve. Selectman Strong did not remember there being much gravel on the property.

An additional issue arose as to the ownership of a small section of the south-eastern corner of Map & Lot 008-118. According to a survey done by the Town of New Boston in July of 1971, this land is owned by the Town as part of Map & Lot 008-117. According to a survey done in May of 1995 by Martin J. Miccio, however, the property is described as being part of Map & Lot 008-118, but was claimed by the Town in 1971 (HCRD Book 747 Page 230) as per the above noted survey titled "Plan of Town Dump Land, New Boston, NH." It was explained to Mrs.

Selectmen's Meeting Minutes

April 28, 1997

Page 4

Leedham that according to the law of adverse possession, the land would now be owned by the Town whether or not it was described in her deed. Selectman Strong invited Mrs. Leedham to bring in a copy of her deed to Town Administrator Selig in order for the Town to sort out the dimensions once and for all. Mrs. Leedham responded that she was not going to deal with the issue and stated that the Town would have to take it up with whoever purchased the land from her.

Selectman Clay made a motion to exit non-public session at approximately 9:20 p.m. Selectman Strong seconded the motion. The motion passed unanimously.

The Board discussed the fact that the New Boston Fire Association will up-front \$3,000.00 for the purchase of a 30KW generator from Peter Beers as long as the Selectmen are willing to ask the Town for the \$3,000.00 in a warrant article at 1998 Town Meeting to repay the association. The Selectmen stated that they would request the \$3,000.00 from Town Meeting in 1998 to reimburse the Fire Association.

The Selectmen are scheduled to mark trees on Clark Hill Road next Monday, May 5, 1997, at 5:30 p.m. No formal Selectman's Meeting will be held following the walk.

Selectman Strong updated the Board on the status of the Dupuis, D&S, and Knight subdivision applications pending before the Planning Board at the present time. Mr. Strong also explained the Planning Board's current position with respect to Apple Barn site plan issues.

The Fire Department auxiliary plans to put up a sign on the Common advertising the Fire Department Raffle. The sign will be removed after the Memorial Day Weekend. The drawing will be held on July 4, 1997. 300 tickets will be sold at \$50.00 per ticket. The grand prize is \$10,000.00 toward a new car.

The new police cruiser (cruiser #3) is now on line. However, the Town has a storage problem with the old 2 x 2 cruiser (cruiser #2) as only two cars fit in the bays at the Police Department at a given time. Presented with this problem Town Administrator Selig authorized Chief McLaughlin, pursuant to his recommendation, to store cruiser #2 at Sergeant Tim Lamy's house until the Chief could meet with the Selectmen and Mr. Selig to discuss the long term storage plans for the vehicle. The Board discussed the storage of the vehicle and decided instead to have the vehicle parked in front of the Police Department for storage. The idea of allowing officers to take the vehicle home while on call was discussed briefly. However, it was decided to talk the matter over in more detail with the Chief.

The New Boston Trucking Station has agreed to allow the Hilltop Mutual Aid District which services New Boston, Amherst, and Bedford to use its mini-pumper on a regular basis. The Fire Department is thrilled about this decision on the part of the Air Force. New Boston will pay for

some renovations to be done on the pumper which may be utilized in New Boston whenever needed. The truck will remain the property of the U.S. Government.

The Selectmen have been invited to tour the N.B. Tracking Station by Lt. Col. George T. Cavalli, Commander of the base. The Selectmen may attend the tour during the summer months on a non-meeting Monday evening.

Marti Wolf has been elected Chairman of the New Boston School Board for another year. Kevin Larmand has been elected Vice-Chairman of the New Boston School Board.

The Town has received a budget update from Hillsborough County. The proposed F.Y. 1998 County budget of \$58,371,795.00 represents an increase of 1.9% over 1997. However, the F.Y. 1998 tax rate for the County is expected to decrease by .4%. The County Convention, to which Selectman/Representative Clay will be a representative, is scheduled for June 19, 1997 to vote on the proposed budget.


The Board reviewed a letter of resignation dated April 28, 1997 from Planning Board Recording Secretary Deborah Wareham.

Kathleen Byam of 26 South Hill Road was the only resident to submit an application for the position of Deputy Town Clerk to the Board of Selectmen by the deadline of April 25, 1997. Town Clerk Margit Hooper has had an opportunity to review the application and recommends that the Board appoint Mrs. Byam as her new deputy. Meanwhile, Town Administrator Selig approached current Deputy Clerk June Hicks to see if she would be willing to take on the position of Treasurer as she inquired about the position 14 months ago prior to the appointment of Kathy Byam. Mrs. Hicks stated that she would be interested in the position. Mr. Selig therefore recommended that the Selectmen appoint June Hicks to replace Kathleen Byam as Treasurer. Selectman Clay made a motion to appoint Kathy Byam as Deputy Town Clerk, effective May 7, 1997. Selectman Strong seconded the motion. The motion passed unanimously. Selectman Clay made a motion to appoint June Hicks as Town Treasurer, effective May 7, 1997, until 1998 Town Meeting, at which time she will have to run as a candidate for the position with a term expiring at 1999 Town Meeting. Selectman Strong seconded the motion. The motion passed unanimously.

Town Administrator Selig distributed a copy of Police Chief Jim McLaughlin's job description for the Board to review in preparation for the Chief's monthly meeting with the Selectmen and Mr. Selig next month.

The Board signed Intent-to-Cut forms.


The Board reviewed and/or signed other miscellaneous correspondence and materials.



Selectmen's Meeting Minutes  
April 28, 1997  
Page 6

The meeting was adjourned at approximately 11:00 p.m.

Respectfully submitted,

  
Todd I. Selig  
Town Administrator