

Town of New Boston

Selectmen's Meeting Minutes

October 20, 1997

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

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

The Board of Selectmen did not have an opportunity to review the Selectmen's minutes from October 6, 1997.

At 6:30 p.m., the Board conducted an on-site inspection of the Winslow residence & business at 248 River Road. The Board of Selectmen again informed Mr. Winslow that he had until the end of the month of October to clean up the site as per his commitment earlier this summer to the Board of Selectmen.

Although the New Boston School Board had planned to make a presentation to the Selectmen concerning the co-operative school district at 7:00 p.m., the meeting was postponed until November 6, 1997.

At 7:30 p.m., the Board of Selectmen met with Transfer Station Manager Bonnie Bethune and Todd Selig to interview both Elaine Wells and Gary Briggs for part-time Transfer Station attendant position vacancies. Selectman Clay made a motion to enter non-public session pursuant to RSA 91-A:3II(b) to interview Elaine Wells for the position of part-time attendant at the Transfer Station. Selectman Strong seconded the motion. The vote was: Chairman Carlstrom - yes; Selectman Strong - yes; Selectman Clay - yes. The Board discussed Ms. Wells' interest and qualifications for the position. Ms. Wells will initially work 8 hr./wk. on Saturdays but will take over hours left open by Gary Briggs in the Spring and Summer months. She will start on November 1, 1997. The pay rate for the position is \$6.00 per hour. Selectman Clay made a motion to hire Elaine Wells as a regular part-time attendant at the Transfer Station. Selectman Strong seconded the motion. The motion passed unanimously. Selectman Clay made a motion to exit non-public session. Selectman Strong seconded the motion. The motion passed unanimously.

Selectman Clay made a motion to enter non-public session pursuant to RSA 91-A:3II(b) to interview Gary Briggs for the position of part-time attendant at the Transfer Station. Selectman Strong seconded the motion. The vote was: Chairman Carlstrom - yes; Selectman Strong - yes; Selectman Clay - yes. The Board discussed Mr. Briggs' interest and qualifications for the position. Mr. Briggs will fill the vacancy left by Bill Ingram's retirement and will work 16 hr/wk

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at the Transfer Station. Mr. Briggs will start immediately, and in fact has been working already as a temporary part-time employee at the Transfer Station per the Town Administrator's authorization. Bonnie Bethune explained that during the warmer weather, Mr. Briggs will work fewer hours per week due to his private contracting business. The Selectmen felt this was acceptable. The pay rate for the position is \$6.00 per hour. Selectman Clay made a motion to hire Gary Briggs as a regular part-time attendant at the Transfer Station. Selectman Strong seconded the motion. The motion passed unanimously. Selectman Clay made a motion to exit non-public session. Selectman Strong seconded the motion. The motion passed unanimously.

Other issues which were briefly discussed with Manager Bethune included: general update on the Transfer Station, landfill slough repairs, bathroom & septic system design, progress with skidder quotes, paving quotes for the drive, waste oil containment program update. Although the Solid Waste Committee has contemplated moving to a bi-monthly meeting schedule, Chairman Carlstrom suggested that they might be utilized in assisting Manager Bethune in developing a long range plan for the facility.

At 8:00 p.m., the Board of Selectmen held a gravel pit permit application public hearing for Mr. Jim Dodge's proposed gravel pit located on N.H. Route 77, Tax Map 005-055. Chairman Carlstrom opened the hearing by reading aloud the public notice which was mailed certified mail to abutters, included as a public notice in the Goffstown News on September 25, 1997, and posted in town. Abutters who were present included Mr. Paul deRochemont and Mr. Ronald Sizemore. The applicant, Jim Dodge, and his wife, Claire Dodge, were also in attendance to answer questions posed by the Board of Selectmen. There is an estimated 40,000 yards of material available in the pit. The proposed pit has a 3-5 year life span with a maximum of 6,000 cubic yards of material being removed per year. Selectman Strong and Mr. Selig informed the Board that they had met with Mr. Dodge on-site to inspect the proposed excavation area on October 17, 1997. They did not note any potential problems associated with the proposed operation. Chairman Carlstrom made the plot plan of the proposed area of excavation available to review to all in attendance. A State of N.H. Driveway Permit has been received by Mr. Dodge for the proposed entry to the pit. Mr. deRochemont was concerned that the excavation might have a negative impact on his private well. Mr. Strong explained that the excavation was only going to lower the area by about 18 feet which should not have any impact on abutting wells. All agreed with Mr. Strong's opinion after the plan was reviewed to ensure this was the case. The hours of operation will be Monday - Friday, 7:00 a.m. to 5:00 p.m., Saturday 8:00 a.m. - 12:00 p.m. Mr. Selig asked whether local hauling only would be a stipulation on the permit on Saturdays as is usually the case with gravel permits issued by the Town. It was felt that this stipulation should be included in the permit. Chairman Carlstrom read through the requirements of the New Boston Ordinance to Regulate Removal of Earth Products and the Board felt that the proposed pit was in compliance with all requirements of the ordinance. The Selectmen discussed that they had not yet heard from the Conservation Commission concerning potential wetland impacts resulting from the proposed excavation. Selectman Clay asked whether the Selectmen

could expedite Mr. Dodge's application since the Conservation Commission has had a number of weeks already to review the plans. Mr. Selig explained that the Conservation Commission had looked briefly at the application at their last meeting but since there did not appear to be wetlands affected by the proposal, they had not dealt with the application directly and as yet had no recommendation for the Selectmen. Selectman Strong and Mr. Selig reported that there did not appear to be any wetland area which would be adversely affected by the proposed pit. Mr. Selig pointed out that since the proposed excavation was in a commercial zone, it could only be allowed by special exception. As yet, no special exception had been obtained by the applicant. Selectman Clay made a motion to grant a conditional approval of the application for the gravel pit pending a favorable recommendation from the Conservation Commission and the receipt of a special exception from the Zoning Board of Adjustment. Selectman Strong seconded the motion. The motion passed unanimously. The hearing ended at 8:25 p.m.

At 8:30 p.m., Planning Board Chairman Brent Armstrong and Coordinator Claire Dodge came before the Selectmen for their monthly meeting. Issues discussed included: subdivision & site plan review regulation revision process; update on C.I.P. Committee's progress, McCurdy Road bond estimate of \$204,600.00 has been approved by the Planning Board and additional material is anticipated shortly from the developer concerning the form of payment thereof; JBS Realty Order of Notice; Richard LaBranche Zoning Violations - Selectman Strong made a motion to give Mr. LaBranche 60 days to vacate the barn where violations currently exist as Mr. LaBranche has run through the entire gamut of appeals to the Zoning Board of Adjustment, seconded by Selectman Clay - the motion passed unanimously; Warren residence illegal towing operation/junkyard violations - the Selectmen instructed Mr. Selig to have Code Enforcement Officer Sarette enforce the Town's regulations with respect to these issues.

The Selectmen discussed recent issues concerning the Zoning Board of Adjustment's approval with regard to Dr. Ron Brenner's recent application to fall under the special exemption "hospital" definition within an R-A Zone. A considerable crowd of approximately 28 concerned citizens, many of whom were local business people, were present in the Conference Room for the discussion. Mr. Selig explained that both the Building Inspector and Planning Office could foresee a number of problematic issues arising from the Zoning Board's decision. After considerable discussion and public input, it was decided to wait until all concerned parties had had an opportunity to review the minutes and notice of decision, which have yet to be received, from the Zoning Board regarding the approval before proceeding further with discussion concerning the subject. Chairman Carlstrom noted that this topic was brought up by Mr. Selig to inform the Selectmen that there may be an issue to address at some point in the future.

Planning Board Chairman Brent Armstrong raised a concern that in the course of the proceedings regarding the joint Planning Board/Zoning Board meeting concerning Dr. Brenner's special exemption application on October 14, 1997, Selectman Clay made a comment that as a Representative in Concord, issues sometimes arise where the Legislature must pass a wand over a

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particular issue so that rules do not have to be followed. This reference was made to urge the Planning Board and Zoning Board to do the same for Dr. Brenner's application for a special exemption. Mr. Armstrong stated that as a Planning Board member, he was bound by his oath of office to follow the rules and regulations which had been adopted by the Town, regardless of who comes before the Planning Board. Past Boards of Selectmen have expected this from the Planning Board. Mr. Armstrong therefore wanted clarification as to whether Selectman Clay's comment on October 14, 1997 was an indication that perhaps the Selectmen's expectations of the Planning Board were changing. Both Chairman Carlstrom and Selectman Strong indicated that this was not the case.

Holden Engineering is continuing to look at the Lyndeborough Road Bridge, as well as the old Depot Street Bridge plans, in order to put together a price proposal for the Board to look at in the near future.

The Selectmen briefly reviewed deed restrictions outlined in letter from the Conservation Commission to A&T Forest Products c/o Al Stevens, et al, concerning the subdivision plan of Map 9, Lots 54 & 54-1-8.


Police Chief Jim McLaughlin has received a letter from Earl Sweeney, Director of Police Standards & Training, concerning the idea of a uni-sex locker room at the Police Department. The Board reviewed this letter.

The next Planning Board meeting is tomorrow evening, October 21, 1997. Selectman Carlstrom is scheduled to take over on the Planning Board in November.

The Fire Department has dropped off draft copies of proposed changes to the Large Building Fire Code. The Board will review this document in preparation for the Fire Ward's meeting with the Selectmen on the topic next week around 9:00 p.m.

Road Agent Lee Murray would like to carry over 1 week of vacation time to 1998. Mr. Murray feels that he has so many projects under way that taking another week off between now and the year's end would be a poor idea. The Selectmen felt that Mr. Murray should utilize his vacation time before the year's end. The Board felt that if it made an exception for Mr. Murray, it would have to make an exception for all employees. This provision of the Town's Personnel Plan should only be exercised when a clear action or deadline imposed by the Town prohibits the taking of planned vacation time.

The Town has received a 1996 population estimate from the Office of State Planning for New Boston indicating that the population is approximately 3605. However, the Town has always held that the census figures provided by the State have been low for the community.



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The Fire Wards are considering holding off on reconfiguring the old highway one-ton as it is allegedly in very poor condition. They will get a write up from the mechanic outlining the truck's problems to review with the Selectmen at a later date.

The N.H. Municipal Association is making available to municipalities a multi-year rate guarantee program for property and liability insurance as a result of requests which have been made repeatedly by many towns across New Hampshire, including New Boston. The program, called PLT 2000, extends out to June of 2000 and has the following effect: 1) Upon enrollment, New Boston will receive a return of 2.5% of the renewal contribution made to the Trust for coverage during this Pool Year. 2) New Boston will receive benefits regarding the rates to be applied for coverage during the fiscal years ending June 30, 1999 and 2000. With respect to the fiscal year beginning July 1, 1998 and ending June 30, 1999, New Boston will receive a 5% reduction from the Trust rates otherwise in effect for Members of the Trust not participating in the Program. 3) The Trust will maintain the same rates for New Boston for the fiscal year beginning July 1, 1999 and ending June 30, 2000 as were utilized in the fiscal year ending June 30, 1999, no matter how much of an increase in rates, if any, is adopted by the Trust. 4) If the Trust should reduce its standard rates for the coverage year beginning July 1, 1999, New Boston's rates will also be reduced if it is necessary to keep them at least 5% below the standard rates of the Trust. 5) **THE PROGRAM IS NOT A GUARANTEE OF THE REDUCTION IN THE TOTAL AMOUNT OF CONTRIBUTIONS TO BE MADE TO THE TRUST BY NEW BOSTON, BUT A REDUCTION IN THE RATES TO BE APPLIED TO THE UNDERWRITING EXPOSURES OF NEW BOSTON FOR THAT PARTICULAR YEAR.** Mr. Selig felt that this was a good opportunity to keep insurance prices low and predictable over the short term for New Boston. The Board of Selectmen approved of New Boston's participation in PLT 2000 and signed the applicable contract documents to enroll in the program.

The Town has put together a revaluation update for the November issue of the Better Times concerning the 1997/98 Revaluation. Additional updates will be forthcoming as the revaluation process moves forward.

The Planning Board will look at road specifications and design plans for water supplies on October 21, 1997. They would also like feedback from all departments concerning potential changes to the Zoning Ordinance.

The Wetlands Bureau has informed the Town that it can not replace the Parker Dam with any type of structure. Mr. Selig has asked the State to provide this to the Town in writing.

Health insurance rates will increase for the Town by approximately 4.6% in 1998.

The Selectmen accepted a security deposit in the amount of \$500.00 from Kim Haley and Damon Roy for a wetland crossing on their Bedford Road property. The Planning Board granted

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conditional approval on December 18, 1996. The Planning Board has recommended acceptance of the deposit.

The Selectmen are scheduled to attend an NHMA Law Lecture Series seminar this Wednesday evening at 7:00 p.m. in Manchester. Topic: "Because Uncle Sam and Aunt Concord Say So!"

The next meeting of the Board of Selectmen will be on October 27, 1997.

Finance Committee member Lori Livolsi has submitted a letter of resignation to the Board of Selectmen.

Planning Coordinator Claire Dodge asked the Selectmen if they would be open to a \$10,000.00 proposal by the Planning Board to complete the update of the Master Plan in 1998. The Selectmen generally felt that they would prefer to see a \$5,000.00 proposal but asked to see what could be realistically accomplished for \$5,000.00, as opposed to \$10,000.00.

The Board signed Intent-to-Cut forms.

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

Selectman Clay made a motion to adjourn the meeting at 9:50 p.m. Selectman Strong seconded the motion. The motion passed unanimously.

Respectfully submitted,



Todd V. Selig
Town Administrator