

SUNAPEE BOARD OF SELECTMEN
6:30PM Town Meeting Room
Monday, October 6, 2014

Present: Frederick Gallup, Chairman and Suzanne Gottling, Vice-Chairman, Shane Hastings

Absent: Joshua Trow, Emma Smith and Donna Nashawaty, Town Manager

Also Present: See Sign-in Sheet

Chairman Gallup opened the meeting at 6:30PM

REVIEW OF ITEMS FOR SIGNATURE:

Motion to approve the following CZC's:

Parcel ID: 0115-0004-0000 29 Burma Rd. Shannon Martinez

Parcel ID: 0148-0024-0000 8 Hamel Rd. Robert & Martha Hopkins

Parcel ID: 0144-0035-0000 25 Hells Corner Rd. Vernon Briggs

Parcel ID: 0133-0124-0000 49 High St. Rosemary & Hesslar Gates

Parcel ID: 0114-0002-0000 8 Sunny Lane Peter & Diane Edwards

Parcel ID: 0238-0005-0000 163 Jeffrey Dr. Daryl & Lisa Sencabaugh

Parcel ID: 0211-0010-0000 1103 Route 11 Dunbar Family (Verizon Wireless)

Parcel ID: 0112-0021-0000 20 Woodland Rd Eric Nikoderm (1)

Parcel ID: 0112-0021-0000 20 Woodland Rd Eric Nikoderm (2)

By Selectman Gottling, seconded Selectman Hastings Unanimous.

Motion to approve the LAND DISTURBANCE BOND:

Parcel ID: 0112-0021-0000 20 Woodland Rd Eric Nikoderm

By Selectman Gottling, seconded Selectman Hastings Unanimous.

Motion to approve the INTENT TO CUT:

Parcel ID: 0112-0004-0000 Jobs Creek Rd. Anthony Perry

By Selectman Hastings, seconded Selectman Gottling Unanimous.

Motion to approve the following CZC:

**Parcel ID: 0225-0036-0000 36 Route 103 McDonough Family Properties By
Selectman Hastings, seconded Selectman Gottling**

Roger Landry, Zoning Administrator explained to the Board the request from the McDonough Family, which is described in the letter sent to Donna Nashawaty on September 30th regarding this building permit:

The building permit for the Sunapee Self Storage Facility was approved on 04/11/06; permit #2219, for (4) units. This permit was to construct all buildings proposed and approved on their site plan. The only building not completed since 2007 was the (2) story unit #4, presently in question. The McDonough Family recently reopened their site plan to obtain approval for a shorter building, unit #4, which allowed fire truck access off Depot Road and a safer project overall.

The site plan was reapproved on 10/01/13 for a new unit #4. I believe the new building; a replacement for the original “proposed building” should be allowed to be constructed with submission of a new building permit application and the fee waived since it was previously paid for in 2006.

After some discussion the motion was amended as follows; **Motion to approved and amended the CZC and waive fee as presented by Roger Landry, Zoning Administrator Parcel ID: 0225-0036-0000 36 Route 103 McDonough Family Properties By Selectman Hastings, seconded Selectman Gottling Unanimous**

The Board received a letter from the New London Town Administrator asking to waive the land disturbance bond application fee of \$40 and the \$500 cash bond for work to be done at the Georges Mills Pump Station.

**Motion to approve the LAND DISTURBANCE BOND:
Parcel ID: 0104-0004-0000 5 Holmes Ln. Town of New London by Selectman Gottling, seconded by Selectman Hastings.**

After some discussion the motion was amended to the following; **Motion to waive the \$40 Land Disturbance Application Fee, but the Town of Sunapee expects a letter that states either the Town of New London or their contractor accepts responsibly for any damages by Selectman Gottling, seconded by Selectman Hastings. Unanimous.**

APPOINTMENTS

7:00PM Chief Cahill- Expend \$1200 from Special Detail Fund for Tires

Chief Cahill asked the Board to authorize him to expend \$1213.67 from the Special Detail Fund for ten (10) snow tires. **Motion to authorize Chief Cahill to expend \$1213.67 from the Special Detail Fund for tires by Selectman Gottling, seconded by Selectman Hastings. Unanimous.**

7:15 PM Scott Hazelton-Sidewalk Projects

The harbor and Information Booth sidewalk project, discussed at last year’s departmental budget workshop, was completed. The money was taken out of the operating budget and it was discussed that the project would be funded from the Buildings Maintenance Capital Reserve Fund. Scott Hazelton would like permission from the Board to expend \$11, 574.00 from the Buildings Maintenance Capital Reserve Fund for the harbor sidewalk and Information Booth sidewalk. **Motion to expend \$11,574.00 from the Building Maintenance Capital Reserve Fund for the harbor and Information Booth sidewalk project by Selectman Hastings, seconded by Selectman Gottling. Unanimous.**

PUBLIC COMMENTS

•Peter Urbach had three (3) comments, all relating to the Library. This afternoon the Library Construction Committee held its bi-weekly meeting at new library. In addition, at the last Board of Selectmen’s meeting on Monday, September 22nd , during the public comments, John Augustine raised the question; what would be done with the old library building in terms of closing it down after the library moved out. He explained at the previous meeting that John Augustine and Donna Nashawaty had a discussion and it was determined that the use of the building can only be used for library purposes.

In Peter Urbach's opinion, this was a very important point that should have been in the minutes. Chairman Gallup said this would be a good time to explain the Board of Selectmen meeting minutes, which are not verbatim. Chairman Gallup apologized to Jan Bettencourt for not getting back to her regarding the email sent to him last week. The minutes point out the Selectmen decisions and things that are pertinent to the meeting. The Town Manager, who oversees the Administrative Assistant when there, is a question about what is to be put in. Chairman Gallup went on to say, if anyone finds anything that was left out, bring it to the attention of the Board and it will be attached to the minutes of the next meeting as an addendum or correction.

Peter Urbach wanted to report that the meeting between the Town Attorney, Library Attorney, Town Manager, and the designated Library Trustees to discuss the different views regarding the cy-pres had taken place.

- Jan Bettencourt wanted to clarify that the email that was sent to Chairman Gallup will be added to these minutes; Chairman Gallup stated that he would forward the email to the Town Manager to be included with these meeting minutes.

- Debbie Samalis, owner of the Wildwood Smokehouse, wondered why it is so hard to get permission through a Use of Facilities form for events. In her opinion, she feels there are different rules for different people. Chairman Gallup stated that there would be a discussion during the Selectmen's Action regarding an issue that happened during the Chowderfest event. Debbie Samalis went on to say, that she has tried several times to bring events to the Harbor, which were squashed. The event must be sponsored by a non-profit organization, weddings are allowed, which are not non-profit organizations. Chairman Gallup suggested that maybe Ms. Samalis could talk to a non-profit organization about sponsoring the event. Chairman Gallup said that maybe the Board could talk to the Recreation Committee about changing some of their policies regarding the Recreation Ordinance. Debbie Samalis asked what she could do. Chairman Gallup suggested that she talk to Scott Blewitt, Recreation Director about revamping the ordinance.

- John Augustine asked if a date had been set for the quarterly update meeting with Better Future Alliance, Chairman Gallup replied it had not been set. In addition, when is the last day a warrant article could be submitted?

- Jan Bettencourt asked if it was true that only a non-profit organization can use the Safety Services meeting room. Chairman Gallup replied that was true.

- Don Bettencourt asked if it was true that the Harbor House Livery had never been offered for sale publically, Chairman Gallup replied yes. Don Bettencourt asked why the Town would not look into the possibly of a private buyer wanting to restore the building. Chairman Gallup stated that after the building became vacant, a group of people asked the Board to form a committee to try to restore the building. The committee, Harbor House Livery, has been looking for ways to accomplish this and this past year collaborated with Better Future Alliance. Don Bettencourt asked if the Board could start looking at other alternatives in the event things do not work out with the Better Future alliance. Chairman Gallup said he does not want to jinx anything by having too many contingencies plans. If Better Future Alliance comes to the Board in December and says this is not going to work, then the Board would have to go to the committee and ask what to do next. The Board would also have to decide whether to sell the building.

•John Augustine stated that maybe the Board could consider selling the building to the Harbor House Livery Committee. Chairman Gallup replied that he could sale it to John Augustine. John Augustine said he did not want to buy it, but thought the committee might want to buy it for the appraised worth and then would have an unlimited amount of time to continue their work.

SELECTMEN ACTION

•**Motion to approve and sign the State Election Warrant by Selectman Gottling, Seconded by Selectman Hastings. Unanimous.**

•**Motion to approve the PSNH Pole License located on Stoney Brook Road by Selectman Hastings, seconded by Selectman Gottling. Unanimous.**

•**Motion to approve the use of facilities from Project Sunapee for the 5th Annual Haunted Halloween to be held on October 31st at River Rd. near Bridge between High & Maple Streets by Selectman Hastings, seconded by Selectman Gottling. Unanimous.**

•**Motion to Appoint David Andrews to Budget Advisory Committee by Selectman Gottling, seconded by Selectman Hastings. Unanimous.**

•Chairman Gallup updated the Board regarding the use of facilities violation against the Anchorage restaurant,. The Anchorage Restaurant, who was not a participant in the 2014 Chowderfest, had a smoker and supply vehicle parked in two (2) of the Town of Sunapee parking spaces in front of the restaurant, which was reported by Chief David Cahill. The Anchorage restaurant did not submit a Use of Facilities application to the Board of Selectmen for approval. The violation for not submitting the application is a fine of \$100. Chairman Gallup read the letter that Donna Nashawaty wrote to Sunapee Harbor Riverway, who owns the property and to the Anchorage Restaurant, who is the tenant. Chairman Gallup stated that with the information received from Chief Cahill, and where they have stretched the rules the last two (2) years and became very blatant about it this year, in Chairman Gallup's opinion, the Board should levy the fine. Chairman Gallup went on to say, that he wished the Board had more latitude in it because they probably made more than \$100 in sales. Chairman Gallup asked for the Board's thoughts or comments. Selectman Gottling suggested that when the fine was paid, that the Board gives it to the non-profit use for which that Chowderfest occurred. Selectman Hastings thought that would be a good idea. **Motion to enforce the \$100 Use of Facilities fine and then donate the \$100 to the Sunapee PTO by Selectman Gottling, seconded by Selectman Hastings. Unanimous.**

CHAIRMAN'S REPORT

•Chairman Gallup reminded the Board of the New London Dispatch meeting on Saturday October 11th, Selectman Trow would be representing the Sunapee Board of Selectmen. Chief Cahill stated that on Friday, October 3rd he met with Chief Ruggles, Selectman Trow, and Donna Nashawaty about the concerns they have with the projected increased costs to belong to New London Dispatch. In Chief Cahill's opinion, Selectman Trow has a good idea, going into the meeting regarding how the Town of Sunapee feels about the costs.

•Selectman Gottling reminded the Board of the Arts and Crafts show to be held at the Harbor House Livery this Sunday, October 12th.

TOWN MANAGER REPORTS

•The Board reviewed the monthly budget thru September 30th.

Meeting adjourned at 8:13PM

Submitted by,

Barbara Vaughn, Administrative Assistant

Approved: _____

Frederick Gallup, Chairman

Suzanne Gottling, Vice Chairman

Shane Hastings

Joshua Trow

Emma Smith