Present: Laila J. Michaud, Joseph E. Flanagan, and Wayne R. Walker

CALL TO ORDER

Ms. Michaud called the meeting to order at 6:00 p.m. in the Selectmen's Office at Town Hall. She announced that the meeting was being broadcast live and recorded by Ashburnham Westminster Community Access TV; she also confirmed with those present that no other party was taking an audio or video recording of the meeting.

APPROVAL OF WARRANTS

Board members reviewed and approved the following warrants:

November 21, 2011	Accounts Payable #30	\$434,389.71
	Payroll #31	\$163,781.06
November 23, 2011	Deduction #31D	\$145,681.98
November 28, 2011	Accounts Payable #32	\$914,317.40

TAX CLASSIFICATION HEARING

Assessor Robin Holm was on hand to make the Assessor's recommendation that the Board adopt a Factor of 1 in setting the FY2012 tax rate. This means that all property (residential, business and personal property) will be taxed at the same rate, as in the past.

Mr. Flanagan moved that the Board adopt a Factor of 1 in setting the FY2012 tax rate. Mr. Walker seconded the motion. The motion passed unanimously.

PAYROLL AUTHORIZATION

Mr. Walker moved that the Board approve a Payroll Authorization for a Police Dispatcher. Mr. Flanagan seconded the motion. The motion passed unanimously.

GREEN COMMUNITIES DIVISION, SOLAR NET METERING DISCUSSION

Town Planner Steve Wallace explained to the Board that the Town has been receiving a number of inquiries from solar and wind companies looking to build in town and sell their excess energy to the Town. Mrs. Murphy suggested that Steve contact Kelly Brown to get the basic nuts and bolts on how to change from our present energy carrier.

Kelly Brown Regional Coordinator of the Green Communities Division gave the Board a basic overview of the solar net metering process. She explained two financial possibilities which can be used in obtaining financing when installing solar energy systems; Power Purchase Agreement or Credit Purchase Agreement. She indicated that her organization is presently working on a "How to Guidebook" which hopefully will be coming out by 2012.

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After lengthy discussion, Town Planner Steve Wallace agreed to survey nearby communities to see how they were handling this.

In the meantime, the Board indicated they were looking forward to the 2012 Guidebook.

FILL PERMIT – 39 CARTER ROAD

Ms. Michaud explained that this hearing was in response to complaints from a couple of Carter Road residents. Mr. Longley of 39 Carter Road was advised that he would need to obtain a fill permit from the Board of Selectmen before continuing to fill in a large parking area on his property. Our bylaw is very vague and we lack rules and regulations for this type of operation. Mrs. Murphy has asked Town Planner Steve Wallace to work with her to incorporate cut and fill regulations into our current earth removal bylaw. Steve is in attendance and will be giving us some guidance on any conditions that should be placed on the permit.

The Board received the following information from Mr. Longley:

- He was bringing in about 200 yards of fill.
- The fill for the application submitted was pretty much completed.
- He has a trucking operation and trucks are being parked on his property. Ms. Michaud pointed out that his property is zoned residential and does not allow for storage of trucks, equipment or materials or goods associated with a business.

Several residents in the area of 39 Carter Road voiced concerns over large trucks coming and going late at night and early in the morning. They felt the roads were not built to handle eighteen wheelers.

Another abutter was concerned about storm water runoff and how this would impact his well.

Speaking on behalf of the Planning Board, Steve Wallace stated they are willing to work towards recommending a set of rules and regulations which could be available in three to four months. In the meantime, the Board of Selectmen could impose some reasonable conditions on fill permits.

The Board agreed to postpone making a decision until their next meeting. In the meantime, there will be no fill going in until the permit is issued.

Mr. Walker asked Mr. Longley to provide the Board with a plan showing the exact size, location and depth in relationship to other abutter's property and topographical detail in one map.

The hearing was continued to December 12, 2011.

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TREE REMOVAL – 46 CARTER ROAD (Continued)

Ms. Michaud stated that a representative from Verizon was supposed to come to the meeting but unfortunately this did not happen.

Craig Kovack who lives at 46 Carter Road spoke on behalf of the owner Ms. Cormier. He stated that as far as he knew, National Grid told him that they were going to take down the tree. He cited that it was dangerous to back out into the road and that their six year old son is learning to ride a bicycle and a driver might not see him if he got too close to the road.

The Board of Selectmen agreed to wait on making a decision and invite Verizon or National Grid to their next meeting on December 12, 2011.

DOG COMPLAINT RECOMMENDATION

Ms. Michaud stated that the Board received a letter from Mrs. Murphy which stated "upon consideration of the testimony offered by complainants at the hearing, subsequent testimony offered by the dog owner and her daughter, information contained in written complaints and reports provided with notice of this hearing, and recent events involving the dog Lucee, it is my recommendation that the Board of Selectmen find that the dogs Nestlee and Lucee, owned and/or harbored by Cindy Monette at 21 Old Oak Avenue are a nuisance by reason of being allowed to run at large and behave aggressively toward passersby." Mrs. Murphy concurred with the Police Chief's recommendation that the dogs be removed from the property and placed in a shelter or permanently removed from town.

Mr. Flanagan moved that the Board approve the recommendations from the Town Administrator and Police Chief that the dogs be removed from the property and placed in a shelter or permanently removed from Town. Mr. Walker seconded the motion. The motion passed unanimously.

HOUSING PRODUCTION PLAN

Mr. Flanagan moved that the Board approve the Updated Housing Production Plan. Mr. Walker seconded the motion. The motion passed unanimously.

ADJOURNMENT

On a motion duly made and seconded, the Board voted to adjourn at 7:19 p.m.

Respectfully submitted,

Wayne R. Walker, Clerk (Prepared by B. Kazan)