

BOARD OF SELECTMEN

MAY 26, 2009

MEMORIAL BUILDING

7:00 P.M.

The following are to be considered draft minutes only until approved by the Board at their next meeting.

Present: Selectmen Dave Tucker, John Chiarella and Don Hill.

Also in attendance: Ed Belfield, Tim Julian and Brandt Denniston.

The meeting was called to order at 7:00 p.m.

Public comments: Ed Belfield reported that there have been large rocks thrown in the culvert outlet of the stream that crosses Bowman Road. Brad Butcher, Road Agent will be notified.

John and Don reported they both have received reports of excavation taking place with disturbance of an area in and around a wetland at a Main Street location. The Selectmen agreed enforcement of this did not fall under local authority but would be a State Department of Environmental Services issue. They agreed a letter should be sent to the property owner, recommending any further digging be discontinued and that the owner contact the State DES to find out what permits may be required. Don stated the property owner should be made aware that the State could impose daily fines for non-compliance. The property owner has also made inquiry as to a driveway permit on Main Street and renewal of an expired building permit. The Selectmen determined the driveway permit should be obtained from the State Department of Transportation. New zoning regulations have been adopted since any previous building permit may have been granted for the property, impacting any new proposal which the owner should be made aware of. The Selectmen would like contact information, zoning ordinance, and a building application included with the letter that will be sent. John agreed to draft a letter. Copies of the letter will be sent to the Conservation Commission and the State DES.

Police Department:

Tim Julian, Police Chief, reported on a meeting with Verizon Wireless regarding department cell phone plans. The proposal will make each plan more compatible with each department's use and should result in an overall costs savings. The Selectmen approved the upgrades.

New Cruiser:

The payment for the new cruiser was sent to Ford Credit. As soon as Ford has processed the payment, Tim will make arrangements to take delivery of the car.

Tim also reported a beaver has been trying to build a damn at the outlet of the lake. If this continues, he will contact someone to trap the beaver out.

Ford Explorer:

Dave discussed what the plans were for the Ford Explorer. He suggested perhaps it should be kept to be used by other town departments. The options were discussed. John felt it was the intention of the voters to get rid of it. Don voiced his concern with what continued costs of ownership would be. The Board did not feel the vehicle would get used that much by other departments. Tim reported the Town of Andover may be looking for a bad weather vehicle. He will see if this is something they may be interested in. He will look into the vehicle value.

Tim reported he has not received a response regarding the request to the State for a STOP sign at the intersection of Bowman and Four Corner's Road.

Old Home Day:

Laura Patten met with the Board. She addressed John's concerns regarding the free web site that has been created advertising Old Home Day Events. John has looked at the web site and says it seems ok. He just wants to be sure the web contents met with the Town's guidelines for advertising and content.

Laura reported Emily Cleaveland is in charge of the farmers market and food. Screwie Louie's would like to set up space in the Town Hall to have use of the ovens. The Selectmen suggested Laura check with the Town's insurance to see if this would be a covered use or would Screwie Louie's needs a special insurance rider for that day.

There is to be another recreation department meeting on June 1 at 7:00 p.m.

Laura stated they plan to have the new fire truck, new cruiser, and the Sheriff's cruiser on display at the Town Hall. This would also give emergency vehicles another point of egress in an emergency. Dave suggested the old cruiser may be able to be used as another parade vehicle. He plans on following the parade in the Sheriffs car so the local cruisers can break away from the parade if needed.

Laura reported they have not received any further information regarding an oxen pull, so have agreed to table that as an event this year. The person who has a petting zoo and pony rides is looking into insurance needs.

An information and first aid station will be set up. Laura reported a member of Fire and Rescue will be asked to be at the station to assist with any first aid needs.

Garbage cans have been obtained.

Mr. Cooper will look for someone with a boat to patrol the kayak paddle. He is planning to run the race like a poker run. It will be a requirement that all participants wear life jackets at all times.

Laura has obtained permission from Deborah Midgett for people to use the footpath to cross her property.

The Selectmen thanked Laura for her report and asked that she continue to keep them in the loop.

Historical Society:

Brandt Denniston reported he has met with Brad about installing four more sections of fence at a cost of about \$50. This is going to require drilling and pinning in the ledge. Brad will rent the necessary equipment. The Historical Society does not have enough money in their budget to complete the project. The Selectmen voted unanimously to approve the expenditure and to authorize Brad to do the work.

The Selectmen commended Brandt on the outcome of the fencing project and the work done on the War Memorial.

Minutes: The Selectmen unanimously approved the May 11, 2009 Selectmen's minutes as written.

The cash bid of \$1350 on the old fire truck has been accepted and the bidder notified. Arrangements will be made to pick up the vehicle.

John reported he has reviewed the dispatch and police logs requested from Tim. He agreed any further detail information needed for the Police Department can be obtained through the dispatch logs.

The Board then went downstairs to meet with the Planning Board.

Planning Board members present: Kevin Lee, Michael Howard, Ken Jacques, Ken Rodgers, Andy D'Amico, and Darrin Patten.

Also present: Todd Richardson, Manager Star Lake Properties, Pierre Bedard Engineer for Star Lake Properties, and Beth McGuinn from Ausbon Sargent Land Preservation Trust. (ASLPT)

The Planning Board has had several meetings and hearings with Star lake Properties and wanted input from the Board of Selectmen before proceeding.

Star Lake Properties has been working with ASLPT toward enrolling property in a Conservation Easement. They have filed applications with the Planning Board for subdivision and merger approval for two sites with existing buildings. The proposal includes a couple of additional lots with building envelopes for future residences. In addition the proposal discontinues the Class VI use of some roads in the property. The roads would become privatized with an easement that would revert back to the town allowing for certain uses of the roads.

Don Hill stated he feels the proposal is huge and complex because of the interconnected requests from Star Lake Properties, but fundamentally it is simple in that this is a large parcel of land that deserves special consideration for future planning and conservation issues to keep it preserved or run the risk of development.

Ken Jacques agreed this is an opportunity that this Town will not likely see again. Road issues and future development potential need to be closely reviewed by the Selectmen and present to the Town at Town meeting. The Planning Board is open to the proposals presented but needs to satisfy the needs of the Town. The Selectmen, Planning Board, and Conservation Commission need to keep an open dialog during throughout this process.

John Chiarella stated the best option to the Town is the Board of Selectmen's objective. He has spoken to Todd about his personal feelings, but will support what is best for the Town. He does not want to see an opportunity such as this passed over because of road issues, but he does not want to see this become a burden to the Town. John stated he would like to see research done as to the layout and ownership of the existing Class VI roads. He would also like to see the roads become Class A trails, which would allow some restriction and oversight by the Town. John questioned if a town could hold an easement on a private road, and is this something the town would want to be responsible for. Ausbon Sargent's easement does not include the roads

Todd stated Class A trails do not allow new building for existing property owners on these roads. Class A trails can be reverted back to Class VI roads by a vote taken by the Town. He stated maintenance of these roads for Star Lakes use to maintain the farm and forest is timely and costly.

Ken Rodgers felt if the Planning Board allows these roads to become privatized with the proposed subdivision, then the roads should be brought up to town specifications.

Ken Jacques felt the Planning Board could negotiate the road standards based on best planning practices for the town.

Todd stated there are only two additional building sites proposed for the property. The use of the roads is limited because of the number of residences on it.

Andy questioned whether the terms of a Class A trail ordinance could be written to allow for future building.

Members spent a great deal of time discussing different scenarios that could take place there and what kind of research should be entered into. Resources and costs were discussed. Town Counsel will need to be involved. Mike Howard suggested perhaps a subcommittee could be formed to research road issues.

After much discussion, The Planning Board and Selectmen agreed they Planning Board should continue with the hearing processes with Star Lake Properties, review the proposals and options to fine-tune what is being asked for and then present their proposal to the Selectmen and legal counsel for review.

The joint meeting adjourned at 9:00 p.m.

The Selectmen moved back upstairs to continue their meeting.

Don discussed with the Selectmen how to handle Selectmen's meetings when they start to run long. It was decided when it appears one of their meetings will run late, they will determine a cut-off time and will schedule a continuance schedule for unfinished agenda items.

Old Business:

The Selectmen reviewed the information regarding the well site found on Town property by the Conservation Commission. John will speak to Brad about taking a look at the site.

PSNH will begin fieldwork for replacement of street lighting as discussed.

Project list: Board members were to choose 3 projects for this meeting and come back before the Board to prioritize a project list.

Fire/Highway Department heating: An estimate was reviewed. The Selectmen would like to schedule a site visit to review the proposal.

John reported he has started reworking the project list to put the items in groups and cross off projects that have been completed. He has begun working on the web site clean up and reorganization. He will also start updating the home business/home occupation letter and getting it ready to send out to property owners.

Don reported that he agrees the Selectmen need to put the home business home occupation letter in motion and raise the awareness of the townspeople. He wants to look into personal time and staff scheduling for special projects, and he wants to encourage the building needs committee to get back into motion to research the property next door as a police station.

The Selectmen discussed the Home Business/Home Occupation letter. A date certain for compliance was discussed. An inventory of business use is planned. Compliance enforcement needs to be addressed. The Selectmen would like the Planning Board's assistance with this. The Board would like to have the letter ready to be sent out during the month of June. Dealing with complaints was also discussed.

Recreation Dept:

The Board reviewed a request for the Town to purchase two hockey nets for roller hockey at the basketball court. The Board will investigate this and make a decision at a future meeting.

The Board reviewed Municipal Budget Committee activity update from Leigh Callaway.

The Selectmen reviewed the 2010 Sullivan County proposed budget.

The Selectmen would like to create a town calendar of lists and actions taken.

Signatures:

The first bill tax warrant was approved and signed.

An intent to cut timber was approved.

A contract with the Upper Valley Lake Sunapee Region Planning Commission was signed to continue the Planning Board circuit rider.

Building permits were reviewed and acted on.

Purchase order was signed.

The meeting adjourned at 9:45 p.m.

Respectfully Submitted,

Janet Roberts,
Administrative Assistant