

**Town of Chesterfield
Board of Selectmen
MINUTES
May 11, 2016**

CALL TO ORDER

Chairman Jon McKeon called the meeting to order at 6:02 p.m. Others in attendance were Brad Roscoe, Norman VanCor and Rick Carrier, Town Administrator.

FOR SIGNATURE

- Manifest #19
- Selectmen Minutes – May 4, 2016
- Raffle Permit – Spofford Fire
- Yield Tax Certifications (4)
- Timber Tax Warrant
- Intent to Cut – Foley Road Trust

APPOINTMENTS

- **6:15 p.m. Chris Lord – Road Agent**

Lord noted that he has located a used pickup truck to replace the current 2004 town truck. The cost is \$1,900 over the \$20,000 that was voted at town meeting. The truck is a 2013 Chevy Silverado, with 30,000 miles and still has the factory warranty and 100,000 miles or 5 years power train warranty. He may need to purchase plow mounts to be attached to the snow plow that is currently being used.

McKeon moved that the 2004 town truck be sold at the transfer station by sealed bid. Roscoe seconded the motion, which passed unanimously.

Roscoe moved to allow the extra \$2,000 to come out of the Highway budget for the cost of the 2013 Chevy Silverado truck. VanCor seconded the motion, which passed unanimously.

Lord reported that there is a compaction issue in the police department parking lot. He added that the parking lot has settled approximately four inches and the outline of where the tank used to be can be observed. The Highway Dept. will do the repairs.

The Bennett Road residents have been provided with the Bennett Road court decision. It was noted that it is not a requirement of the town to post "Travel At Your Own Risk" signs on Class VI roads.

Carrier will contact legal counsel for the town to take over culverts. Lord is currently updating the culvert inventory.

- **6:45 p.m. Peter Zampella & Nonpublic RSA 91-A:3 II (b)**

Zampella noted that sand has washed away areas at the north shore end of Wares Grove Beach and North Shore beach. He asked the board for recommendations for a temporary solution to that area before the beaches open the end of May. McKeon noted that, outside of the

residents of Chesterfield, Spofford Lake is the most important thing to the Town of Chesterfield. McKeon added that the town and Spofford Lake Association are working together on the siltation derogation and water quality at the lake. The town is the biggest benefactor of the lake and our public beaches should not be adding more sand along the shoreline to have it just wash back into the lake. DES will be looking at various properties to help determine why erosion and silt issues are happening at the lake. They will be providing recommendations to the different issues currently existing. The board instructed Zampella to install a snow fence along the washed out area along the beach and leave it as is. The board will review the erosion at the North Shore beach. The board instructed Zampella to work with the road agent to reshape the upper portion of Ware Grove beach, near the parking lot area, to direct the water flow to the other structures that are currently in place to stop additional erosion.

Roscoe moved to go into nonpublic per RSA 91-A:3 II (b). VanCor seconded the motion, which passed unanimously.

Roscoe moved to come out of nonpublic. VanCor seconded the motion, which passed unanimously.

The board discussed the hiring of employees for the Parks & Rec summer program at Wares Grove with the Parks & Rec director.

FOR DISCUSSION

- **Suggestion Box**

A request was made to post the code enforcement hours on the town website. The board agreed to do so.

- **Lake Level**

Another board has been added to the dam to continue to bring the water level up to summer level at Spofford Lake.

- **Bid Opening – Demolition Project Route 9A**

The following bids were received on the demolition of the town owned building on Route 9A:

MME Construction - \$13,012
Pat Rawson - \$14,000
A.S. Clark & Son - \$13,800
Hodgkins & Sons Inc. \$ 9,780

McKeon moved to award the project to Hodgkins & Sons, with the condition that they provide the required insurance certificate. Roscoe seconded the motion. The vote was called: (3) yes. The motion passed unanimously.

- **Abatement Applications (4)**

The Board reviewed the abatement recommendations from John Hatfield of Commerford Nieder Perkins, LLC for the following applications:

1. **Kathleen Morris** – Recommended to Grant – This property was purchased last December for \$189,900 and was appraised at that time for \$192,000. The appreciation was adjusted to be more in line with comparable properties.

Map & Lot

17/A005 Previous Assessment \$212,900 Revised Assessment \$194,000

Roscoe moved to accept the abatement request by Kathleen Morris per the recommendation of John Hatfield from Commerford, Nieder Perkins LLC. VanCor seconded the motion, which carried unanimously.

2. **Peter & Sarah Cooper-Ellis** – Recommended to Grant – This property had been vacant and neglected for some time. The depreciation was adjusted to reflect the deferred maintenance, mold, water damage, pet damage, etc.

Map & Lot

13/A002 Previous Assessment \$126,300 Revised Assessment \$80,600

Roscoe moved to accept the abatement request by Peter & Sarah Cooper-Ellis per the recommendation of John Hatfield from Commerford, Nieder Perkins LLC. VanCor seconded the motion, which carried unanimously.

3. **Lawrence Harvey** – Recommended to Grant – The new garage was adjusted to be more in line with market value.

Map & Lot

12A A004 Previous Assessment \$181,100 Revised Assessment \$170,000

Roscoe moved to accept the abatement request by Lawrence Harvey per the recommendation of John Hatfield from Commerford, Nieder Perkins LLC. VanCor seconded the motion, which carried unanimously.

4. **Edward Jones** – Recommended to Grant – This property was purchased last October for \$1,010,000, it had been on the market for over two years with an original listing price of \$2,490,000.

Map & Lot

5L A13 Previous Assessment \$1,295,800 Revised Assessment \$1,094,800

Roscoe moved to accept the abatement request by Edward Jones per the recommendation of John Hatfield from Commerford, Nieder Perkins LLC. VanCor seconded the motion, which carried unanimously.

- **Wildwood Road Property Sale**

The property will be going back out to bid for 29 Wildwood Road and will not require that the house be demolished. The ad will go out in the local newspapers and the town's website. The closed bids will be due by 4:00 p.m. on June 22 and the minimum bid will be set at \$48,000.

- **Properties To Be Tax Deeded**

The selectmen have contacted the property owners to discuss the delinquent 2013 taxes owed. Those properties are due to be tax deeded by May 23, 2016.

- **Draft RFP Town Hall Annex**

The board reviewed the updated RFP for the Town Hall Annex. The board approved having McKeon contact Architect Dan Scully to see if he is interested in the project.

- **Letter of Interest – Board Volunteer**

An email was received from Jorge Crespo, a resident who would like to volunteer to work on a committee. It was suggested that he be contacted to discuss the possibility of having him serve on the Economic Development Committee.

OLD BUSINESS

Spofford Place: There is an individual who is interested in purchasing the vacant building in Spofford village for the back taxes. The individual would like to convert the building into a warehouse for vehicles.

Ware Grove Cottage: The P&R director has contacted Craig Robideux to complete the cosmetic repairs on the cottage. The water will be turned on at the cottage on May 12.

Ambulance Options Comm: The Ambulance Options Committee will be meeting at the Chesterfield Fire Dept. Center Station on May 17 at 7:00 p.m.

Boat Registrations/Town Clerk Budget: McKeon spoke with Senator Molly Kelly on the boat registration process. She will look into the process and get back to him.

Old Town Office Building: McKeon spoke with M&W Soils and requested a status update from Warren Stevens on the condition of the building.

Larkin Way Letter of Credit: The developer will be contacted to notify him that the project will take at least a few weeks for an independent engineer to reassess Larkin Way of the deficiencies of the road, as it is now. The town will assign a cost to complete the road to town specifications, including remediation noted in the engineering report. The developer is required to reimburse the town for the cost of the assessment performed by the independent engineer.

OTHER BUSINESS

Roscoe suggested that the meeting minutes from the town meeting should be on the town's website.

The code enforcement officer was out of the office for approximately three weeks for surgery. Jeff Scott requested that a report be provided by code enforcement at the selectboard meetings. Scott presented the board with a copy of an article written by the Brattleboro Reformer dated January 28 on Highlander Arms. Scott inquired as to whether there are any consequences for violations of zoning regulations. McKeon replied that fines are given. Scott also asked whether the Zoning Board recommends zoning changes that are presented at town meeting. McKeon replied that the Planning Board would recommend or not recommend change zoning ordinance changes and it is noted on the ballot.

Scott noted that the Zoning Board chair stated that he takes testimony (during a ZBA hearing) from abutters but he does not have to take testimony of non-abutters. McKeon noted that the ZBA chair has to provide opportunity for testimony from abutters. Allowing testimony from others depends on how the Rules of Procedure are written.

John Koopmann noted that one of the application decisions at the Zoning Board meeting involved a coverage issue on lake front property. He stated that more diligence needs to happen with expansion of lake front properties and some of the applicants for the variances requests do not provide square footage dimensions or proper site plan drawings with their applications. Koopmann stated that a lot can be done administratively with these properties while grants are

being applied for regarding the issues around the lake. VanCor agreed that zoning enforcement set up should be considered in that the subject of pervious and impervious coverage and the applicants were not prepared on the topic.

Fran Shippee requested board approval to replace the old Town Hall refrigerator with a new Frigidaire 20.4 cu. ft. Frigidaire. The old refrigerator will be taken away and the new refrigerator will be paid for (anonymously) and delivered to the Town Hall. The board approved the donation of a new refrigerator as proposed in Shippee's email.

Nonpublic RSA 91-A:3 II (c)

McKeon moved to go into nonpublic RSA 91-A:3 II (c). Roscoe seconded the motion, which passed unanimously.

McKeon moved to come out of nonpublic. Roscoe seconded the motion, which passed unanimously.

McKeon moved to seal the nonpublic minutes. Roscoe seconded the motion, which passed unanimously.

Nonpublic RSA 91-A:3 II (a&c)

Roscoe moved to go into nonpublic RSA 91-A:3 II (a&c). VanCor seconded the motion, which passed unanimously.

McKeon moved to come out of nonpublic. Roscoe seconded the motion, which passed unanimously.

Roscoe moved to seal the nonpublic minutes. VanCor seconded the motion, which passed unanimously.

Carrier noted that Code Enforcement is dealing with the Eastwood property on Route 9A that is owned by David Gale. The property is a 36,000 sq. ft. lot and Gale is requesting to build a house with a 9.6% coverage of the building, as presented by the architect. Gale is using the pervious paving (water can go through) for the driveway. McKeon stated that pervious paving has not been changed in the zoning and it counts toward coverage and a variance will be required. There are three difference types of materials that goes underneath those pavers and it has to drain somewhere. The height of the building is 31 ft. high and 35 ft. high with the cupola.

With no other business to conduct, Roscoe moved to adjourn the meeting at 9:37 p.m. The motion was seconded by VanCor, which carried.

Respectfully submitted,
Patricia Grace
Secretary to the Selectboard

Approved by:

Jon P. McKeon, Chairman

Date

Brad Roscoe

Date

Norman W. VanCor

Date