

**Town of Chesterfield
Board of Selectmen
MINUTES
June 14, 2017**

CALL TO ORDER

Vice Chairman Brad Roscoe called the meeting to order at 6:09 p.m. Also in attendance was Norman VanCor and Rick Carrier, Town Administrator.

Selectman Jon McKeon requested to join the meeting via Skype. McKeon was not able to attend this meeting because he was at work and couldn't leave. McKeon was alone in the room during his call with the select board.

Roscoe moved to allow McKeon to join the meeting. VanCor seconded the motion which passed by majority vote, McKeon abstained.

FOR SIGNATURE

- Manifest #24
- Selectmen Minutes – May 31, 2017
- Special Town Meeting Warrant
- Raffle Permits (3) – Friends of Library
- Crespo Correspondence
- Reed Correspondence
- DRA form MS-535 – Financial Report

APPOINTMENTS

• **6:15 p.m. Rod Parsons – Code Enforcement**

The Code Enforcement activity reports were reviewed for the weeks ending June 3 and June 10. The reports included permits issued, field inspections, assembly review and status on complaints, cease and desist orders, violations and erosion issues, including erosion at both town beaches and copies of letters with photos of activities to property owners.

Roscoe moved to allow Parsons to work with the Town attorney to file the appropriate papers on Crofut. VanCor seconded the motion, which passed unanimously.

Parsons reported that more work is needed for cleaning up the North Shore beach area. The condition of the North Shore building needs repair. VanCor noted that the 3 ft. retaining wall is being undermined and should be worked on. The two sets of stairs need to have hand rails.

• **7:00 p.m. Jim Larkin – Larkin Way**

Present: Jim and Michelle Larkin and Michael Bentley

Larkin noted that the Bell Engineering drawing for Larkin Way was not allowed to be recorded at the Registry of Deeds. McKeon noted that was because the plan wasn't done by a licensed surveyor and that the Registry will need the drawing done by Wendy Pelletier to satisfy that requirement. Carrier noted that Bell's drawing was referenced in the easement deeds. The documents will be reviewed by Attorney Christine Fillmore and Bentley will get the plan recorded following her approval. Bentley stated that the caption of the easement plan needs to be changed and the declamations and distances for each course needs to be conformed to the Pelletier plan.

McKeon noted that the road should be accepted upon the approval of Christine Fillmore and that all invoices have been paid. The bond expires on June 20. Bentley has agreed to pay for all the recording fees.

McKeon moved to agree to recording the documents if Christine Fillmore agrees to the deeding language and all invoices are paid before June 20. Roscoe seconded the motion which passed unanimously.

Carrier noted that a public hearing must be scheduled for acceptance of the road before the paperwork gets filed with the Registry of Deeds. Larkin has agreed to renew the bond before June 20 for another 30 days.

McKeon moved to rescind the earlier motion of the deeding language. Roscoe seconded the motion, which passed unanimously.

The documents will not get recorded at the Registry until after the public hearing and if the road is accepted.

- **7:30 p.m. Peter Zampella – Nonpublic RSA 91-A:3 II (a&c)**

The Parks & Rec director noted that an 18" deep trench will be required to hook up lights at the gazebo being installed at the beach in July. He stated that an electrician will need to replace the batteries for the backup lights in the snack shack. Zampella reported that he met with the marine patrol on June 5 to determine the placement for the buoy lines at Wares Grove beach. Zampella noted that he has not had any injuries in the water during his employment with P&R over the past 14 months.

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

FOR DISCUSSION

- **Suggestion Box**

A suggestion was submitted as to why Rescue Inc. doesn't respond to all calls in Spofford. The response was that their territory covers the west side of Route 63. Parsons noted that the Chesterfield Rescue unit had responded to an emergency in Spofford last week and that may have been what the question referred to.

Another suggestion was submitted requesting that the parking fines not be issued until new tickets were printed. The writer of the suggestion had received a \$25 parking ticket and the amount of the fine was changed to \$40. The writer also suggested that Spofford Lake be made private.

- **Public Comment**

Anthony Martini came in to discuss the buoy lines at the Wares Grove Beach. Martini is an abutter to Wares Grove. The topic will be discussed with the P&R director during the 7:30 p.m. appointment at this meeting.

John Koopmann asked if the Bruce Beach gate will be lockable off Route 9 and the response was that it will be lockable. Koopmann asked who owns the land that was paved over off Forest Ave. McKeon stated that the agreement ends at the property line of Bruce Beach property for the private driveway.

Koopmann also noted that he supports restrictions for fireworks at Spofford Lake.

Anthony Martini, Jr. stated that the Wares Grove beach buoy anchors are cinder blocks and he has concerns of the blocks causing injuries. He added that he is conducting a business of renting slips at the lake beside Wares Grove beach and he would like the buoys to be secured with what is outlined by the State.

- **Selectmen Minutes Review – May 31 & June 7**

VanCor moved to approve the May 31 meeting minutes as presented. Roscoe seconded the motion, which passed unanimously.

VanCor moved to approve the June 7 meeting minutes as amended. Roscoe seconded the motion, which passed unanimously.

- **Fireworks Display Considerations**

The board will look into issues of permitting fireworks, restrictions and how fireworks should be controlled or eliminated, limit areas of where permitting will be allowed and permitting versus banning. The board will seek legal counsel for guidance of a permitting process. McKeon will work on a draft for the selectmen to work from for the July 28 select board meeting.

- **Lions Club Gazebo Donation**

A public hearing will be set up for the Town to accept the gift of the gazebo from the Chesterfield Lions Club.

- **Highway Department Highway Tractor and Mower**

The selectmen agreed to allow the Highway Department supervisor to sell the old tractor and mower by bid.

- **Solar Project FAQs**

The Solar Project FAQ sheet will be posted on the Town's website for better understanding of the project and how it will benefit the Town. The selectmen have scheduled a special town meeting for the Town to allow selectmen the authority to enter into a long-term lease (6 to 8 years) for the purpose of the solar project.

- **Property Tax Abatements**

The board reviewed the abatement recommendations from M&N Assessing Services, LLC for the following applications:

1. **1453 Route 9** – Recommended to Grant – The physical data corrections resulted in a lower 2016 assessment of \$1,392,900 because (3) fuel tanks listed on the card were previously removed.

Map & Lot

11/B A013 Previous Assessment \$1,475,000 Revised Assessment \$1,392,900

McKeon moved to grant the appeal as stated by Dave Marazoff from M&N Assessing Services, LLC. VanCor seconded the motion, which carried unanimously.

2. **Melanie Winn** – Recommended to Grant – A physical data matter involving the deletion of porch area removed at the time of the purchase.

Map & Lot

13C A017 Previous Assessment \$138,500 Revised Assessment \$134,800

McKeon moved to accept the abatement recommendation of Dave Marazoff from M&N Assessing Services, LLC. VanCor seconded the motion, which carried unanimously.

3. **James & Harriet Davenport** – Recommended to Grant – The main dwelling is mostly original interior of average condition for the age. The accessory outbuildings include a horse barn with stables and tack area and a workshop with heat and electric. The buildings are of average condition.

Map & Lot

1 B003 Previous Assessment \$555,400 Revised Assessment \$408,150

McKeon moved to accept the abatement recommendation of Dave Marazoff from M&N Assessing Services, LLC. VanCor seconded the motion, which carried unanimously.

4. **231 Route 9A** – Recommended to Grant – Most notable is the upper-most level was assessed as finished, when in fact, it wasn't.

Map & Lot

5L A012 Previous Assessment \$1,324,500 Revised Assessment \$1,169,300

McKeon moved to speak on the request of Dave Marazoff from M&N Assessing Services, LLC. McKeon suggested further investigation and explanation to be done by David Marazoff. VanCor seconded the motion, which carried unanimously.

The board agreed to deny the Fairpoint abatement, as recommended by town counsel.

- **Bennett Road Regrading**

A request was made by a private individual to approve the grading on the dirt section of Bennett Road. The board will seek legal counsel.

- **Investment Policy Review**

The Investment Policy was reviewed and signed by the selectmen.

- **Town Beaches Erosion Control**

The EJP preliminary documentation on the erosion issues were provided to Ron Bell. Bell has agreed to provide VanCor with a proposal that will be submitted with the application to DES.

- **Police Department Request for Funds – Parking Tickets**

The board noted that the cost of printing of parking tickets should come from the operating budget of the police department.

- **Mr. Beach Gate**

Town counsel will be contacted to be sure that the Knox box is installed properly by the town on Mr. Beach's gate. There will be a need for welding a receiver for a padlock. Carrier will verify whether Attorney Kasper has recorded the documents at the Registry of Deeds.

- **Economic Development Membership**

The EDC still needs recruits.

- **Parks & Rec Commission Membership**

An email of resignation was received from a commission member. The board will schedule a follow up discussion at the next BOS meeting.

- **Parks & Rec Credit Card Processing**

The credit card processing company will automatically take money out of the Town account without preauthorization from the Board of Selectmen. The credit card company will provide documentation of the P&R credit card transactions.

- **Wildwood Road Tax Sale**

The board received suggestions from town counsel as to how to notice the sale of the town owned Wildwood property. After reviewing those suggestions, they agreed to keep the requirement in that this property and abutting property would need to be merged and the lots cannot be further subdivided in perpetuity. It was felt that this condition put a restriction on the property to prevent further development around the lake and is a betterment of the town.

OLD BUSINESS

Town Hall Annex RFP: A notice was received from Lee Brockmann stating she has nothing to do with the bathrooms. The bathrooms will have to be configured into the footprint that currently exists so that they are ADA compatible to be presented as a warrant article at the next town meeting.

Old Town Office Building: Warrant article to demolish in 2018.

EMP Grant Scope of Work: OEM director met with OEM task force group to update the emergency plans.

Committee Memberships: Vacancies in EDC & Alternate ZBA.

Spofford Hall: Discussion in nonpublic at tonight's meeting.

Bruce Beach Settlement: Knox Box installation and check on recording of documents in the Registry of Deeds.

Town Meeting Costs: Message to Ege Cordell.

Old Chairs Dispersed: Custodian will provide inventory of number of chairs left.

29 Wildwood Rd.: Update the Notice of Sale.

McKenna Way Ravine: The Planning Board voted to uncouple bonding of the road and the ravine issues. Holden will look at ravine and report back to Carrier.

OTHER BUSINESS

VanCor noted that the sign at the transfer station is not easily seen when approaching the thru traffic lane. It will be discussed with Chris Lord at a board meeting. McKeon noted that more than five gallons of stain, sealer and paint that is being stored at the cemetery garage will need to be stored in fireproof containers.

VanCor reported that ZBA approved the Rancourt application to rebuild within the side setback. The ZBA also denied the rehearing request of Xpress Natural Gas.

VanCor attended the meeting of the board for the Spofford Lake Association on June 12. Lisa Murphy spoke to the group on the approved DES grant. Power loading of boats on the lake was also discussed.

Roscoe met with marine patrol at Wares Grove beach. Marine patrol will be notified that the buoy lines have been moved, per their recommendations.

The presentation to the investors will be held at the end of July on the solar project.

Carrier attended the Southwest Regional Transportation Advisory Committee to hear the presentation of Rt. 12 north corridor for the commuting pattern and the demographics.

Carrier also attended a meeting for the Municipal Managers Association of NH to discuss the future of the economic and community development.

- **Public Comment**

Anthony Martini Jr. thanked the BOS for listening to his safety concerns on the buoy lines at Wares Grove beach. He added that the town and the Martini's both run businesses at the lake and want to be profitable and safe.

Jeff Scott thanked VanCor for his presentation to the Chesterfield Conservation Commission.

- **Nonpublic RSA 91-A:3 II (L) Legal**

Roscoe moved to go into non-public per RSA 91-A:3 II (L). Legal issues

VanCor seconded the motion, which passed unanimously.

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

The board approved for Rick Carrier to work with the town attorney to draft a 155B Notice for the Spofford Hall building.

With no other business to conduct, VanCor moved to adjourn. McKeon seconded the motion, which passed unanimously. The meeting was adjourned at 10:28 p.m.

Respectfully submitted,

Patricia Grace
Secretary to the Selectboard

Approved by:

Jon P. McKeon, Chairman

Date

Brad Roscoe

Date

Norman W. VanCor

Date