

SELECTMENS MEETING SEPTEMBER 12, 2011 MINUTES

Submitted by stoddard on Fri, 09/16/2011 - 2:48pm.

SELECTMEN'S MEETING MINUTES

SEPTEMBER 12, 2011

The meeting was opened at 7:05 P.M., by Selectman John Halter with the Pledge of Allegiance.

Attending were Selectmen John Halter and Lou GrandPre', Town Administrator James Coffey and members of the public were also present. Chairman Stymest was away on vacation.

APPOINTMENTS:

7:05 P.M. Harry Power, Compliance Officer.

Mr. Power presented the Board with a building permit application for a garage at 115 Red Coat Lane. Mr. Power then presented the Board with a building permit application that removes an existing dwelling and replaces it with a new home in Granite Lake, Tax Map 137, Lot 58. There a brief discussion that mentioned that the new building would be less non-conforming than the existing structure. Dave Bergeron, representing the owners pointed out that the Shoreland permit was in place and no big trees would be cut. Angel Nicoletti asked if there would be any drainage improvements. It was explained that certain elevation changes planned will improve the drainage. Selectman Halter read the Shoreland Permit conditions and it was determined that the trees in question are located on the portion of the lot located between the lake and the road. [The house is on the portion of the away from the lake. The road bisects the lot.] The Board approved both permits.

Mr. Power brought up an application at Tax Map 137, Lot 65, Harmon residence, to convert a run down horse barn into living space. Mr. Power brought

an opinion from Attorney Sam Bradley that stated the Harmon's would require a variance from the ZBA, and provided the reasons. Mr. Power informed the Board that he had told the contractor that the application would have to go before the ZBA.

The next item was for a dormer constructed without a permit on Pond Point Road, Tax Map 131, Lot 16. The property is owned by Davies & Lombardo. The dormer was found during a routine check by the Town's assessor. Mr. Power sent a letter to the owners.

The pending permit from Mr. Wesley Warren, Shedd Hill Road, to build a new house to replace the one that burned has now received State subdivision approval. [Original subdivision never had State approval.] The only item left to complete for building permit approval is a new septic design.

A complaint by Diane Balsis, 30 Hanson Road, containing numerous complaints about property owned by Paul Fiandella was read by Mr. Power. Mr. Power stated that Mr. Fiandella has responded to a letter Mr. Power sent him and they have scheduled a meeting.

Mr. Power read his suggestion for language to be added to page two of the building permit addressing waste disposal and the Transfer Station. He went on to say that Chairman Stymest asked that the word homeowners be added, and the Board concurred. Mr. Power went on to suggest that the Board delete the fixed \$50 fine and allow for latitude by the Selectmen. Selectmen Halter agreed to use the higher figure, which results by eliminating the fixed amount. The Board agreed with the suggestion.

The Board signed a Cease & Desist Order for Willard and Jennison to clean up their property. Mr. Power also informed the Board that Willard had agreed to sell the property to Jennison, which would end Willard's eviction proceedings against Jennison. [This matter is currently pending in the Sullivan County Court.]

The Ken Holland property was briefly discussed. Mr. Power stated that Attorney Bradley has sent Mr. Holland a letter, which states that the property is in violation, and that there will be a September 20 inspection. The letter asked Mr.

Holland for voluntary compliance.

7:40 P.M. John Baybutt, representing the Granite Lake Association, met to discuss a grant opportunity. He opened by mentioning the 2008 grant they received from DES to study ways of reducing the nutrient loading of the lake, usually caused by storm water runoff. This work is now complete and the association wants to pursue construction remedies to address the worst locations. The Association is seeking \$50,000 in grants fund and they will need to raise \$20,000 to \$30,000 for their match. Mr. Baybutt stated that they have survived the first round of cuts and the reason they have come to the selectmen is to request the Town support them in the form of a letter from the selectmen. Selectman GrandPre' said that we did one the last time. Selectman Halter stated that the Town used volunteer hours as part of a match for Sandy Beach. Volunteer hours will count for the match in the grant being sought. The Chapman Report was also mentioned. At the conclusion of the discussion Selectman Halter moved to support the Granite Lake Association's effort to obtain the grant. Selectman GrandPre' seconded the motion and it passed 2-0.

OPEN SESSION:

7:50 P.M.

Dave Bergeron mentioned that he was in Swanzey and they told him they had an interest in having some of their ZBA members attend a training workshop in Stoddard. Jim Coffey will follow up.

Harry Power informed the Board that the North side of the Fire Station was thick with all kinds of vegetation, which should be cleared out. Earth to wood contact causing decay on the Fire Station was also brought up. Selectman GrandPre' will talk to the Chief and Selectman Halter asked Jim Coffey to have Chief LaMothe at the next meeting. Geoff Jones also told the selectmen that he could help with some of the brush removal.

7:55 P.M. Geoff Jones met to discuss the Memorandum of Understanding, proposed by the Forestry Society, between the Town and the Society covering a parking area and trail on the Sweetwater Trust property. Mr. Jones brought in some suggested changes from the Conservation Commission. Jim Coffey will draft a letter

to the Forestry Society with the suggestions. The parking and trail being suggested will eliminate use of Dodge Farm Road and will set up a unique access point to the land. The proposed location is on Pickerel Cove and will go to the access road to Pioneer Lake. Some of the Conservation Commission's concerns are paying for staff time to the Forest Society, need for prior written approval for trail signage and for the requirement for the Town to use "professionals." Mr. Jones pointed out that the Commission has over 89 years of forestry experience. He went on to say that some work would be subcontracted but the use of volunteers is important. The selectmen agreed to have Jim Coffey draft a letter to the Society expressing the concerns.

8:03 P.M. Tom Newcombe and Phil Hamilton, representing the Granite Lake Association came in to discuss support for the Association's new grant application. They had been waiting in the parking lot for Mr. Baybutt. It was decided that Tom would furnish the suggested letter of support and will get it to Jim Coffey this week. The Town of Nelson is also providing support. During the discussion it was suggested having something in the Town Report from the Association. Tom and Phil agreed to work on providing material for the Annual Report.

APPROVED/SIGNED

The Board approved the following:

1. Accounts Payable Manifest
2. MS-5 Financial Report
3. Pistol Permit (1)
4. Minutes of September 6, 2011
5. Notice of Intent to Cut Wood or Timber, # 11-425-04

NEW BUSINESS

1. Jim Coffey will send a reply to Mr. Mowat concerning his issue about the acreage of his lot.
2. Culvert complaint will be referred to Mr. Vaillancourt.
3. Jim Coffey will arrange for an appointment form for Paul Krampfert to be an alternate member of the ZBA.

OLD BUSINESS

1. Selectman GrandPre' mentioned the Fire Station repair project designed by Steve Tarbox. He said that he thinks there is some overkill but there will be a walk through on Wednesday at 3:00 P.M, for prospective bidders.

8:34 P.M. Selectman Halter moved to adjourn. The motion was seconded by Selectman GrandPre' and passed 2-0.

Respectfully submitted,

James Coffey, Town Administrator

Approved

Arnold Stymest, Chairman

John Halter

Louis GrandPre'

**SELECTMEN'S MEETING
AGENDA
SEPTEMBER 12, 2011**

APPOINTMENTS

7:00 Harry Power

7:45 Tom Newcombe, Phil Hamilton & John Baybutt re: erosion control
improvements along North Shore Road

8:00 Geoff Jones, Sweetwater Property Items, Memo of Understanding with

the Forest Society and Wetlands Permit for Pioneer Lake Dam Rehabilitation.

TO BE SIGNED/APPROVE

1. Accounts Payable Manifest
2. MS-5 Financial Report
3. Pistol Permit (1)
4. Minutes of September 6, 2011 Notice of Intent to Cut Wood or Timber

OLD BUSINESS

1. Cease & Desist Order from the Board of Selectmen to Gordon Jennison & William Willard. (Harry Power to cover during appointment)
2. Correspondence between Sam Bradley & Jim Coffey concerning Orr & Reno accepting service for the ZBA.
3. Steve Tarbox, Fire Department West Wall Reinforcements (copies on hand)

NEW BUSINESS

1. Letter from William H. Mowat concerning his assessment
2. Complaint from Roberta Rup, about culvert causing washout near her house at 990 Shedd Hill Road.

CORRESPONDENCE

1. Planning Board Minutes of September 6