

SELECTMEN'S MEETING MINUTES OF SEPTEMBER 8, 2014

Submitted by stoddard on Mon, 09/15/2014 - 2:17pm.

SELECTMEN'S MEETING MINUTES

SEPTEMBER 8, 2014

The meeting opened at 7:00 PM with the Pledge of Allegiance.

Attendees included Arnie Stymest, Selectman Chairman, John Halter, Selectman, Stephen McGerty, Selectman, Harry Power, Compliance Officer, Jim Coffey, Town Administrator and Patricia Putnam, Administrative Assistant. Several members of the public were in attendance.

APPOINTMENTS:

7:00 - Harry Power – Building Permits –

1. Tax Map # 136, Lots # 11 & # 12 – Robert & Denise Swan – add on a porch – board approved
2. Tax Map # 420, Lot # 7 – Michael and Susan Hayes – D/B/A Hayes Car and Truck – Re: using a building from the Monadnock Boat Property for a more accessible office area – the Planning Board has approved the placement, with the Fire Chief approving that the unit will meet life safety standards and Is ADA compliant – approved
3. Tax Map # 104, Lot # 10 – Joseph Sosnicki & Marc Hortie – East Shore Drive – property has no road frontage and the applicants wish to build a 12' X 16' shed – approved.
4. Tax Map # 420, Lot # 15 – Heather Plante – 2050 Route 9 – was awarded a 2 year extension last year, for not having a weather tight shell constructed, with the second year to be requested by another letter – letter is now due and Harry will follow up on the matter.
5. Tax Map # 422, Lot # 04.1 – James and Donna Champney - 699 Route 9 – had a septic design approval for construction for the apartment above the garage – Harry noted that the approval for construction runs out in January, 2015 and sent a letter reminding the Champneys of that problem.

6. Tax Map # 415, Lot # 05 – Gordon Jennison – 570 Old Antrim Road – received a letter from Richard de Seve of the Department of Environmental Services – concerning substituting a privy for the court ordered septic system, due to the fact that there is no water system entering the house. Mr. de Seve reported that there would have to be a mini-dry well for gray water and outlined the requirements for that alternate system. He also reported that privies are allowed in a limited way as long as the Town's regulations do not prohibit them.

Steve McGerty moved and John Halter seconded to send a letter, with a copy to Harry, outlining the requirements for alternate gray water and septic disposal in order to have the septic system installation installment removed from the court order. Jim Coffey will draft a letter to Mr. Jennison.

1. Tax Map # 415, Lot # 05 – Gordon Jennison – 570 Old Antrim Road - Harry reported that the minutes of the 8/11/2014 Board of Selectmen's meeting misstated Mr. McGerty reporting no junk being apparent during his visit to the property. Harry reiterated that the property is much better but still not in compliance.
2. Tax Map # 420, Lot # 18 – Jason & Dawn Kovarik – 55 Keene-Concord Road – Harry reported that the Kovarik's wish to have a home occupation with a greenhouse for agriculture. Harry has noted that the greenhouse does not need a building permit, provided it is used solely for agricultural purposed and not for storage.

7:30 - Mike Oldershaw – Senior Access Safety Issues @ Town Hall – Mr. Oldershaw reported that the attendees at the Friendly Meals on August 26 had problems using the front entrance and going up the steps. They seemed reluctant to use the handicapped ramp to access the hall. He also noted that the path from the parking lot to the town hall is becoming overgrown with grass, which is slippery when wet and the winter ice will make is more dangerous. Mr. Oldershaw suggested extending the railing up the front steps to provide for a grip until the door is accessed. He also suggested having a sign posted indicating the handicap ramp is around the side of the building. He asked if the planned renovations to the kitchen and bathroom areas will prevent the Friendly Meals from meeting in the Town Hall during construction. Jim Coffey reported being in touch with Susan Ashford and she is satisfied that they can bring in the food and conduct the meals with the construction being blocked off with plastic. Jim Coffey will ask the Cutter Construction crew if they can avoid working on the construction on September 23, the next date for Friendly Meals. Steve McGerty reported that Barbara Rockwell thinks there will be no meal in September. Linda Clark thought there was some consideration to holding the meal at the Fire Station this

month. Linda also asked if the Friendly Meals could be held on a day when there are no Town Clerk office hours. Jim Coffey will call Susan Ashworth about the possibility of changing the day of the week when Friendly Meals are held in Stoddard, but noted that the meals are held around the area and another day might not be available for Stoddard's function.

7:45 – George Davenport, Gould House Lawn - Mr. Davenport asked Arnie Stymest if he had anything to say before his addressing the board, Mr. Stymest did not. Mr. Davenport proceeded to present a number of accusations about who might have dug up the newly planted front lawn at the Gould House. He reported that Mr. McGerty had visited his house, reporting that he and Mr. Davenport had been accused of damaging the lawn. He asked Mr. Stymest to explain why he had accused Mr. McGerty and Mr. Davenport of the lawn. Mr. Stymest had no comment. Steve McGerty also asked Mr. Stymest why he had accused him of creating the damage, when he was out of town. Mr. Stymest had no comment.

7:50 – Ron Dube – Valley Road – Mr. Dube reports that Valley Road is in bad shape but that the contractor has had 7 loads of gravel delivered and spread. However, he feels more is necessary to bring the road up to acceptable condition. Jim Coffey and David Vaillancourt have visited the road and found a metal culvert with a wire running through it. David Vaillancourt will put a plan together to get the road graded and brought up to acceptable condition. Mr. Dube reported meeting with Jim Coffey on the 1st Monday of the month about 9 – 10 months ago, not realizing that the Selectmen had changed the meeting days. He is asking for additional gravel to repair the entire length of the Stoddard section of road. He also asked for a copy of the current contractor's contract, which Jim Coffey said he would send to him. Mr. Dube also reported meeting with the Selectmen in Washington who have indicated they are willing to consider taking on the maintenance of the rest of Valley Road, beyond their section.

TO BE SIGNED/APPROVED:

1. A/P Manifest

2. BOS Board Meeting Minutes of August 11, 2014
3. Pistol Permits (3)
4. Town Hall Use for Yoga – the board agreed to have the annual rental fee remain at \$100.00.
5. Friends of the Library, October 10 & 11, Tag Sale, Town Hall
6. MS-1 Extension Form for DRA until October 27, 2014
7. Deed for sale of tax deeded property, Tax Map 107, Lot 28, to Marc Normandin.

RUDIMENTARY QUESTIONS:

1. Lorraine Joslyn asked what is being planned to correct the water problem on her property. Jim Coffey reported discussion the situation with David Vaillancourt and David is looking into the problem. David had not gotten back to Jim with a plan to control the water flow problem.

OLD BUSINESS:

1. Discuss Election Day requirements for September 9, and November 4, 2014 – Jim Coffey reported that several standards must be met in order to hold Elections at the Town Hall. One is the requirement that a van accessible parking space must be 16' wide. Discussion included using blue, handicapped cones to outline the parking space on Election days. Jim Coffey will research the regulations to see if temporary handicapped cones can outline the parking area. There also needs to be a dedicated phone line to the Secretary of State's office for reporting results of elections. There was a dedicated phone line prior to renovations so that is not a big problem, Linda Clark reported. There should be enough time to have the phone company re-activate that line, prior to the November 4th election day. It was thought that a sign at the beginning of School Street should be placed to alert the voting public to the change in voting location. Various scenarios were also discussed concerning driveway upgrades. Steve McGerty moved and John Halter seconded to hold voting at the Town Hall beginning
2. Discuss Valley Road Visit by David Vaillancourt & Jim Coffey – see Ron Dube report above.
3. Discuss July 17, letter from Lorraine Joslyn regarding Juniper Hill Road – see rudimentary questions section.
4. Copy Letter from Harry Power to James & Donna Champney regarding septic tank installation – see Harry's report above

5. Discuss Gould House Heating System – It was reported that the Gould House furnace is emitting fumes that make the staff dizzy. The chimney was repaired last spring but the fumes continue to be present. Jim Coffey is to research replacing it with a propane gas fired furnace and replacing the huge hot water tank with an on demand unit. There was a suggestion that the water system at the Gould House have a feeder placed to supply the Town Hall with clean water. The Town Hall well has a very high iron content. The Gould House's well has clear water and the recent lawn watering project has cleaned out the pipes so the system delivers clear water to the fixtures. Jim Coffey said he would discuss the situation with David Cutter, of Cutter Construction, who is finishing up the renovations to the Town Hall. It was agreed that now is the time to change the water supply as the fixtures are all being relocated in the Town Hall.
6. Jim Coffey reported that he had spoken to David Cutter and Cutter Construction and was told that they are planning on starting the final phase of Town Hall renovations on Thursday. Linda Clark, Town Clerk, and Peter Athearn, of the ZBA, discussed their concerns with the storage space being eliminated and where were they to store their items. The blue prints were consulted and the final decision was to change the janitorial closet to the file room the two town departments need.

NEW BUSINESS:

1. Engineering Proposal for Wetlands Permits for Article 28, 2013 Annual Meeting, North Shore Road. West Shore Road - \$1,800.00. John Halter moved and Steve McGerty seconded to appoint Jim Coffey to sign the proposal, the board approved.
2. NHMA Voting Delegate Authority – the notice was passed around.
3. Letter from Harry Power to Heather Plante, Map 420, Lot 15 – see Harry's report above
4. Letter from Harry Power to Jason & Dawn Kovarik, Map 420, Lot 18 – see Harry's report above.
5. Letter from Cemetery Trustees recommending Amy Rokoszak be appointed to replace Barbara Dougeneck who has resigned. John Halter moved and Arnie Stymest seconded to approve the appointment, the board agreed.
6. Discuss proposal from CAI Technologies for online Tax Maps with Property Record Card information. This is a proposal for CAI to host the site. The charges are: \$2,500 to set up the site and \$1,800 per year to host it. The information was

taken under advisement.

SELECTMEN'S COMMENTS:

1. Steve McGerty asked what was being done to move the primary entrance door to the Town Hall to the left side to help cut down on cold air blowing on Town Clerk customers. Jim Coffey will ask David Cutter, of Cutter Construction.
2. Steve McGerty asked Arnie Stymest if he had said to drop the complaint against Donall Healy, Arnie said he had not.

OTHER CORRESPONDENCE:

1. Department of Revenue 2012 Monitoring report.
2. Lake Water Quality Reports (4)
3. Community Action Report

ADJOURN: John Halter moved and Arnie Stymest seconded to adjourn at 9:30 PM, the board agreed.

Respectfully submitted:

Patricia E. Putnam

Administrative Assistant

Approved:

Arnie Stymest

John Halter

Stephen McGerty

SELECTMEN'S MEETING

AGENDA

September 8, 2014

APPOINTMENTS

7:00 - Harry Power – Building Permits

7:30 - Mike Oldershaw – Senior Access Safety Issues @ Town Hall

7:45 – George Davenport, Gould House Lawn

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4. Copy Letter from Harry Power to James & Donna Champney regarding septic tank installation.
5. Discuss Gould House Heating System

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