

SELECTMEN'S MEETING MINUTES

July 27, 2015

The meeting opened at 7:00 PM with the Pledge of Allegiance and a moment of silence in memory of Dick Gariepy.

Attendees included John Halter, Selectman Chair, Stephen McGerty, Selectman, Margo Santoro, Selectperson, James Coffey, Town Administrator, Harry Power, Compliance Officer and Patricia Putnam, Administrative Assistant. Several members of the public were in attendance.

APPOINTMENTS:

7:00 - Harry Power:

1. Granite Lake has a small wedge of land (Tax Map # 137, Lots # 14 & 15) owned by Mark & Nina Williams, where there is a violation of installing a dock without a permit.
2. Harry reported that he has signed up to attend 3 law lecture presentations in the fall and the Town has sent a check to cover the cost.
3. Harry clarified that he charges \$75.00/hour per court and lawyer appearance. These are intense meetings which require a lot of preparation.
4. There are no commercial vehicles allowed in the Residential District and Harry recommended the town start enforcing the zoning regulation. Harry asked the Selectmen "How do you want me to proceed?" He said that he recognizes we are a rural community and many work vehicles come home at night and, as long as it is on a daily basis, in and out, it should not be a problem, unless a complaint is filed.
5. Harry reported he met with the Wilders and Atty. Maria Gavin, at the Joslyn/Holland property, to document the items agreed upon to remove in the fall and the items to be removed in the spring. Harry Power told Ben Wilder that there is no Site Plan Review approval for that property and if he plans to continue a commercial enterprise there, he will have to apply to the ZBA for a Special Exception and the Planning Board for a Site Plan Review before establishing any activity there.
6. There was an email from an unknown person concerning Wagner Island, so called. The sender complained of a sewer smell evident around there. Margo Santoro reported that she has noticed the same while walking her dog along Whitney Road.
7. Harry Power reported that Nancy Murdough, of Florida, has purchased Tax Map #408, Lot # 5 on Route 123 North, which is a seasonal property. He has notified her that the regulations require her to install a State Approved Septic System, for year round occupancy, which she was aware of and she said she is planning on getting that installed this fall. The Zoning Ordinance states it is based on the number of days so it must be installed by April 12, 2016 and Harry will be keeping an eye on that progress.
8. Harry presented the following building permits for signature:
 - a. Tax Map # 105, Lot # 17 - Chet Nichols, Stacey Road, for an outside shower – approved.
 - b. Tax Map # 108, Lot # 23 - Michael Fleming, Fox Hill Road, enlarge deck – approved.
 - c. Tax Map # 422, Lot # 24 - Tom & Pam Underwood, Route 9, garage - approved
 - d. Tax Map # 408, Lot # 26 - Matthew Gelardi, Route 123 North, replace and enlarge deck - approved.
 - e. Tax Map # 422. Lot # 15.1 - Matthew Cerbone, Route 9, shed - approved.

7:15 - Public Comment(s) – Dean Huber asked if disallowing a vehicle with a commercial sign on it from parking in the owner's driveway, if in a residential district, was going to put that person out of business? Harry said it wasn't aimed at the vehicle with a sign on it but to disallow

heavy commercial vehicles and equipment from parking in that district.

SELECTMEN'S COMMENTS:

Steve McGerty wanted to know the timeline for enforcing Commercial Vehicles from being restricted in the Residential District – he said everyone would have to be notified at the same time.

Steve McGerty asked if the Road Waiver has been signed for the Cell Tower and forwarded to Harry Power for issuing the building permit. Jim Coffey said he did not have the road waiver but has seen it, in draft version, as did Margo Santoro. It was thought that the ZBA hasn't made a final determination on the request for a Special Exception on the Cell Tower.

Steve McGerty said he had a request for a copy of an Accident Report for a Car Accident which occurred in July, 2014. Jim Coffey said the requestor would have to make a written request to the Police Department.

Steve McGerty asked on the progress for town email addresses for officials. Jim Coffey reported that they are close. Jim thought the addresses should only be issued to the chair and secretary of each department, the selectmen, treasurer, town clerk and tax collector.

Jim Coffey discussed recent tax deeding procedures and had visited the two (2) properties with buildings on them. He found that the Kochis property on Old Antrim Road (Barrett Pond end) showed signs of recent cleanup. He was hesitant to put a pad lock on the building until the heirs have time to remove anything they wish. Margo Santoro expressed concern that the Town would be liable if anything should happen. Jim Coffey will check with Primex to learn of any liability. The Reed Desrosiers property has tenants occupying the building. There is some question as to who owns the property. The Desrosiers filed bankruptcy and Bank of America, which held 2 mortgages on the property, has never paid any taxes on it. Jim Coffey will attempt to contact Bank of America to learn who is supposed to be served. He did note that the Bank of America has signed for every notice sent concerning back taxes and pending tax sale.

Margo Santoro reported on her research of the Monadnock Region Child Advocacy Center, having spoken to Phil Hueber, who holds the new position of Director. In trying to fund the position, Mr. Hueber said he had started at \$1,000 for funding but would be happy with \$200. Margo does not think it is a wise choice to fund this agency.

John Halter reported that he would not be available for the August 31, 2015 Selectmen's meeting.

TO BE SIGNED/APPROVED:

1. Accounts Payable Manifest
 2. BOS Board Meeting Minutes of July 13, 2015
 3. Town Hall Use Permit for Age in Motion
 4. Town Hall Use Permit for Appreciation Luncheon
 5. Pistol Permit
 6. Reappointment of Dr. England as Town Health Officer
- All the above were signed

PUBLIC QUESTIONS & COMMENTS: None

OLD BUSINESS:

1. Notice from Supreme Court, Donall B. Healy & A. v. Town of Stoddard – the appeal has

been accepted.

2. Notice of Bench Trial, Town of Stoddard v. Lorraine Joslyn and Kenneth Holland – the notice reports a bench trial has been scheduled for November 9 & 16, 2015.
3. Fairpoint Litigation Memo from Matt Serge
4. Appearance/Withdrawal from Upton-Hatfield and Drummond Woodsum
5. Letter from Valley Road Resident concerning road condition – Joseph Marinello reported his concern on the condition of Valley Road. Jim Coffey will contact George Chicoine on the problem.
6. Discuss Log Cabin Road with Administrator – Jim Coffey reported on visiting the area and document that a gate and boulders are blocking the way at the entrance to Merriewoode. Jim feels the issue needs more research but would be amenable to trying to have a friendly conversation with the Board of Directors of Merriewoode Village to see if they would allow the two (2) property owners to have keys to the gate, to allow access to their properties. One boulder would have to be removed. Pat Stack was agreeable to a possible compromise and will check with the Phillips' to make sure they are happy with the solution.

NEW BUSINESS:

1. Letter from Terry McMahon suggesting a railing for the new walkway by Town Hall – a couple local contractors will be contacted for quotes to install a railing.
2. NH Local Welfare Administrative Association membership - \$30.00 annual dues – the board agreed it could be advantageous to belong to the association.
3. NH Department of Environmental Services Notice of Incomplete Season Dock Notification – Tax Map # 115, Lot # 59 – Tina & James Beckwith – Tigola Trail
4. Notice of employee injury-non-public document – name not mentioned and no medical treatment was required.

OTHER CORRESPONDENCE:

1. Notice of Senator Ayotte office hours in Stoddard - Margo reported that she had met with Ayotte's representative on two different times with no follow up as felt another visit was a waste of time.
2. ZBA Notice of Decision-Global Montello
3. ZBA Minutes of July 16, 2015
4. Thank You from Southwestern Community Services
5. Lake Host Program Report – This report should be included in the Annual Town Report.
6. Letter from Harry Power to Nancy A. Murdough – see Harry's section of the minutes
7. Water Test Results(2)

ADJOURN: Steve McGerty moved and John Halter seconded to adjourn at 9:02PM, the board agreed.

Respectfully submitted:

Patricia E. Putnam
Administrative Assistant

Approved:

John Halter

Stephen McGerty

Margo Santoro

**SELECTMEN'S MEETING
AGENDA
JULY 27, 2015**

APPOINTMENTS

7:00 - Harry Power

7:15 – Public Comment(s)

SELECTMEN'S COMMENTS

OPEN ITEMS

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5. Pistol/Revolver License

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