

MINUTES
July 14, 2008

The Board of Selectmen met for their bi-weekly summer meeting at the Town Office at 6:30 p.m. Present were Selectmen Sharon Davis, Marsh Morgan, Charles Wheeler, Charles Cheney and Craig Keeney. The Board spent the first half hour reviewing and signing the manifest. They also signed two Intents to Build; one intent was referred to the ZBA for a variance. Three sign permits were also approved as was one driveway permit. Chairman Davis signed two letters to attorneys for the auditors. Also signed were two Intents to Excavate. Two purchase orders were signed for the Highway Department to replace the back window of the backhoe, and also the purchase of a brush cutter.

At 7 p.m. the Board met with Engineer Bob Durfee from Dubois & King, Road Agent Butch Bain and contractor Stan Graton. Butch indicated that the three men met at the Bump Bridge on Thursday to go over what needs to be done to bring it back into repair so the State will allow us to open it again. Mr. Durfee gave the Board a list of items that he recommended need to be done. Besides the inspection at the bridge, he had also reviewed all the DOT's reports on the bridge. He broke them into two lists one which was the minimum required repairs, and then a separate list of additional repairs recommended. There were 8 items on the required repairs which are as follows: 1. Repair/reconstruct stone masonry at N.W. corner of north abutment. 2. Shim/regrade 20 linear feet of north approach road, install asphalt curb and swale. 3. Shore bridge, remove and replace existing timber pier bents (two bents). 4. Construct concrete footings for timber bents (2 footings). 5. Remove top of south stone abutment, reconstruct with concrete seat and backwall. 6. Install riprap (heavy stone) around timber bents to prevent scour. 7. Replace 3-4 rotted timber planks on approach spans. 8. Replace 2-3 rotted stringers on south approach span. Additional repairs recommended were: 1. Chink and repoint abutment walls (2 abutments). 2. Replace guardrail at corners of bridge (4 locations). 3. Install timber rub rail inside of bridge (2 locations). 4. Replace deteriorated and leaking metal roof. 5. Install fire protection (NOCHAR). 6. Pave south approach road (20 linear feet). Stan Graton, Bob Durfee and Butch discussed their visit to the site on Thursday. Mr. Durfee indicated that a wetlands permit would be required to do the work. His company would do this for us as part of the award that we won from their 50th anniversary contest. Unfortunately, even though it would be the minor permit, the State Wetlands Board takes a minimum of 75 days and up to 120 days to review the permit. The Board inquired as to whether this could be considered an emergency. Mr. Durfee indicated that the State has a hiring freeze, and the Wetlands Board is short-staffed so this could not be fast tracked. Mr. Durfee indicated that this meets the State's list of deficiencies as stated in their report, and the State should allow us to open the bridge when these eight items were completed. Mr. Graton estimated that it would take approximately 2 months to do all the work. Mr. Durfee will work towards getting the permit together within the next two weeks, and Stan Graton will get an estimate together for the Selectmen as to what these repairs will cost.

Next on the agenda was Police Lt. George Hill who came in to discuss a recent purchase order request from the Police Department that the Selectmen wanted more information before approval. Lt. Hill indicated that some of the explanation involved personnel so the Board with a motion from Selectman Davis, and seconded by Selectman Wheeler went into Non Public

Session under RSA 91-A: 3, 11 (B). With a roll call vote: Selectman Davis – yes, Selectman Wheeler – yes, Selectman Cheney – yes, Selectman Morgan – yes, Selectman Keeney – yes. The Board came out of Non Public Session at approximately 7:45 p.m.

At this time, the Board met with Compliance Officer and Planning Board member Charles Brosseau and Planning Board Member Kelly Bolger. Both Charlie and Kelly were concerned about how to track and make sure that when the Planning Board approves something that the requirements are met. Sometimes if someone does not start a project for another year, what was approved can get forgotten or ignored by the developer, especially if it is something out of the ordinary. Charlie mentioned that last winter, a property owner had gone to the ZBA to get a variance for a height requirement, and that was denied. The frame for that part of the structure had already been started, and needed to be removed. Within the past few weeks, he has followed up as the structure has not been removed yet. Another example is a Site Plan where the owner was suppose to put in a catch basin, and finished the parking lot and never put in the basin. Also some of the subdivisions now being approved call for fire cisterns and/or sprinkler systems in the house. Kelly thought that having the owner provide an as built plan after the project is done may be helpful. Selectman Cheney suggested a Certificate of Occupancy, but there was some concern as to the Town being liable if something is goes wrong in a structure. Charlie would like to see some kind of cease and desist form or procedure that could be used so a job could be stopped before the offending structure or problem gets too far along. It was agreed that Ann Marie would call our Town Attorney to see what she suggests. Selectman Davis gave Charlie a copy of a tracking report that she was putting together for the Board of Selectmen to track things and thought it could be helpful for him to use with the Intents to Build and Planning Board issues. Kelly advised the Board that the well testing for the well at the Fire Station came in with good news that this existing well could support future buildings on the land for the Town Office, Police and Fire, and even a Library. Both men thanked the Board for their time.

Next on the agenda was the review of the proposals received for the well to put in at the Blair Cemetery. Selectman Keeney indicated that we had received two proposals: one from Coburn & Daughter, and the other from L.E. Johnston Construction. Both proposals were very close in numbers, but there was a question on the Coburn proposal about whether it included casing. Selectman Keeney called him, and found that it did not. Based on this information, his proposal would be considerable higher. Selectman Keeney made a motion to accept the proposal from L.E. Johnston Construction; this was seconded by Selectman Wheeler and voted in the affirmative by all. It was also noted that the contract should be sure to include removing the slurry from the site.

The minutes of the previous meeting were reviewed. With a motion from Selectmen Davis, and seconded by Selectman Morgan, the minutes were approved as written by all.

The Board then reviewed their correspondence. The Town received notification that some of the Beebe River Development lots owned by the Naults are being foreclosed on, and the mortgage company, Pioneer Capital Corporation is having a public auction on July 31st at 11 a.m. at the site. Five lots and some buildings are included in the sale. Ann Marie spoke with Peter Russell who is working with the Beebe River Commissioners, and he received a call from a Tony Donovan who is an appraiser involved with this foreclosure. He suggested that the Town not

waive the \$55,000.00 still owed to us as we could maybe work with the mortgage company to see if they would give the District an easement to the well. The Board agreed, and Ann Marie will let Peter know that the Board is agreeable to this. Also Police Chief Warn received a copy of the letter from Attorney Cowie about the old burnt out apartment owned by Vernon Chase. He included some pictures with his report. He did note that his department has not received any calls about unauthorized people in the building. Ann Marie indicated that she had left a message for Mr. Chase at his business, but has not received a call back yet to see if he would meet with the Fire Chief to see that the building is secure. The Board wanted Ann Marie to contact the Fire Chief, and have him go down and see what he can observe, and give the Board a report back. Ann Marie advised that she had received an email from Corey Smith at Waterville Estates letting the Town know that they appreciate the work that Road Agent Butch Bain and his crew has been putting into the Waterville Estates Town roads over the past month, and that it has not gone unnoticed by residents there. Ann Marie advised the Board that a recent law passed now adds a \$25.00 fee to registry recordings for deeds, mortgages and plans. This fee is for the State's LCHIP fund. The Planning Board will have to adjust their fees to cover this added expense. Ann Marie indicated that she had spoken to May about it to bring the Board's attention at their next meeting. Ann Marie also gave the Board copies of the latest web statistics which indicated that less people are accessing the Town's webpage this year than last. Also the Board was given copies of the budget at the six month period with a brief summary attached to it.

Next item on the agenda was other business or Selectmen's input. Selectman Morgan had a question about an employee's time for a certain date, and it was agreed that Ann Marie will speak with the department head to answer the question. Selectman Davis indicated that she had reviewed the draft of the auditor's report, and took some exception to some of their comments about our investment policies, and will contact them to correct them as they are not accurate. Ann Marie asked the Board if one of them would be willing to speak with two boys who were trying to earn their Eagle Scout badges at the next meeting. The troop leader had asked if they could ask a few questions of one of the Board Members either before or after the next meeting. The Board agreed to have them come in at 6:30 p.m. when they are going over the manifest and permits, and they can all address their questions.

The meeting adjourned at 8:55 p.m.

Respectfully submitted,

Ann Marie Foote
Town Administrator