

## MINUTES

### SELECTMEN'S MEETING

February 13, 2017

The Campton Board of Selectmen met at 6:30 p.m. at the Campton Municipal Building. Present were Selectmen, Peter Laufenberg, Charles Wheeler, Sharon Davis and Charles Cheney, and Carina Park, Town Administrator and Eleanor Dewey, Office Assistant and recorder. Selectman Kelly was not present due to a conflict in schedule. During the work session, the Board signed the manifests and reviewed the bills. The Board signed 1 Quitclaim Deed.

Call to Order: Chair Laufenberg called the meeting to order at 6:30 p.m. Members of the public present at this meeting were: Carolyn Hill, Nancy Donahue, Craig Keeney, Wayne Charron, Gregory Jencks, Stuart Pitts, Robert Bain and Police Chief Warn. The Minutes this evening were recorded.

Approval of Minutes: Chair Laufenberg inquired if there were any revisions or concerns regarding the 2 sets of Public Minutes of February 6, 2017 (Proposed Budget Hearing and Selectmen's Meeting). There were no revisions. A **Motion was made to approve the two sets of Public Minutes as written. The Motion was seconded and with a roll call vote, the 2 sets of Public Minutes were unanimously approved as written.**

Privilege of the Floor: Chair Laufenberg called on Carolyn Hill, who explained she was here on behalf of the Library, and Library Study Committee this evening. She informed the Board that she had heard that the Board was discussing alternative ideas rather than building a new library and she inquired if the Board would share those ideas. The Board clarified that the only discussion the Board has had regarding the Library was the Warrant Article for a \$30,000.00 Library Capital Reserve Fund amount and no alternative ideas have been discussed by the Board as a whole. Chair Laufenberg stated that he has not discussed with the Board, however, he has discussed with other individuals the possibility of alternatives rather than building a stand-alone library. He expressed that he is not completely sold on the idea of a new library. He stated the question is how to provide library services to the Town as the present situation in the school is not ideal. The first thought is to build a stand-alone library and the Town pay for the new building. He explained that perhaps campaigning for funds in support of paying for the library might be in order. He also explained the alternative that perhaps other resources in the general vicinity of the Town could be looked at to utilize services that already exist, i.e. creating a partnership with the Plymouth Library or Pease Public Library. Chair Laufenberg confirmed that these are his thoughts; however, the Board has not gotten that far yet. Selectman Cheney indicated that his question is, "Why does the Town need a new library?" It was acknowledged that patrons have increased at the library, i.e. one-third of the Town uses the library. Also, the libraries are expected to do more now than what they had done in the past. One of the chief complaints is that there is no access to the library during the day. Inquiry was made if the Board has had any conversation with the school regarding the library? The Board confirmed that there has been no conversation with the school. It was suggested

that perhaps separate entrances could be arranged. The Board suggested that the Library Study Committee meet with the school to discuss concerns and options. Chair Laufenberg recommended the Committee advise the Board of the meeting and possibly some Board members could also attend. Chair Laufenberg stated that this is why the Library Study should go forward, and after the study is actually completed, then have a discussion with the Board as to how to move forward to provide library services to the Town. The Board thanked Carolyn Hill and other interested parties for coming and Carolyn Hill thanked the Board for their time.

New Business: Planning Board – Site Plan Regulations Discussion. Chair Laufenberg explained that the Board has been visited by some concerned citizens and residents who were concerned about the Dollar General Store and the “addendum” (believed to be adopted in 2007) which was attached to the Dollar General Store Site Plan Review application, and, in addition, there are concerns as to regulations for future Site Plan Review applications for new businesses. Chair Laufenberg explained to Chair Pitts, Planning Board Chairman, that the Select Board wanted to get an understanding of these issues so that they would be, “on the same page”, when speaking to the concerned citizens. Chair Laufenberg called on Stuart Pitts who explained that the “addendum” was originally drafted as a guideline for any major future development of strip malls in the Town and he confirmed it was adopted, he believed in 2006. However, Mr. Pitts stated the concerned citizens and residents met with the Planning Board in Work Session, and the Planning Board decided to revisit the “addendum” and to incorporate the language, in numerical sequence, as part of the Planning Board Regulations and to incorporate the regulations in the Subdivision/Site Plan Review application, to make it more clear. Mr. Pitts explained that the concerned citizens and residents were invited to participate in the Work Session. The individuals did come in to a Work Session; however, their key people were not present so they did not participate. Mr. Pitts stated that the Planning Board will reschedule the Work Session so that all participants will be involved. It was acknowledged that the language will be incorporated as regulations, rather than labeled as a “guidelines”. However, Mr. Pitts did explain to the Board that any part, even as a regulation, can be waived by the Planning Board, if they have a good reason for waiving it. Mr. Pitts confirmed that, by the incorporation of the specific regulations, it will put the Town in a better position in regulating any future businesses who wish to move in to Town. Chair Laufenberg explained that the concerned individuals don’t understand why the Planning Board did not treat the “addendum” like the other regulations as it was acknowledged that it was adopted in 2007. Mr. Pitts stated that the Planning Board never had to use the language in that “addendum” as its initial purpose, as mentioned before, was drafted for major strip mall purposes and no applications have been made in Town for such. As a matter of fact, Mr. Pitts explained that previous to the Dollar General Store, no big businesses have applied for a Site Plan Review within the past ten years. However, the Planning Board did request some specifications to the Dollar General Store (confirmed by Greg Jencks, Planning Board Secretary) and the requests and recommendations by the Planning Board had been met. In addition, requests made by the concerned citizens were also met. Further discussion ensued, and the public expressed concern that Town Attorney should be part of the process of revising the Planning Board Regulations. It was confirmed that Town Attorney has been involved with the process thus far, and will continue to be involved. There being no further discussion, Chair Laufenberg expressed the Board’s appreciation for Mr. Pitts coming in this evening to discuss.

Finalize 2017 Town Meeting Warrant: Chair Laufenberg called on Carina who explained that a copy of the Warrant Articles were sent to each Board member reflecting the revisions and additions addressed at the last meeting. Carina stated that she has the final copy this evening, and, if the Board is in favor, the final copy can be signed off and posted on the website and around Town. The Board unanimously agreed to sign off on the Warrant Articles this evening. In addition, Carina indicated that the Budget needs to be signed. The Budget was also signed by the Board this evening.

Correspondence: Carina indicated that Lisa Ash dropped off the Plymouth Regional High School 2018 renovation proposal and copies are in the Board's boxes. Discussion ensued pertaining to tuition, whether or not the renovations are going to be financed and the particular areas of renovation that are proposed.

A notification from the Department of Environmental Services was received regarding some work that Eversource is going to be performing in wetlands areas and, by law, the Town has to be notified.

Carina reminded the Board of the meeting of the Friends of the Pemi that will be held in the Community Room on Thursday, February 16, 2017, commencing at 11:00 a.m. – archology report, 12:00 – luncheon, thereafter discussion on construction of the Campton side of Livermore Falls. Carina stated that she will attend.

Carina informed the Board that in regard to the tax agreement that was discussed last week, she spoke with the taxpayer and Carina informed her that the Board was not willing to enter into a tax agreement. The taxpayer has decided to come before the Board to discuss and that meeting will be set up soon.

Non-Public Session: None

Board Concerns and Directives: Chair Laufenberg called on Selectman Cheney who inquired about the recent problem with Beebe River septic. Carina confirmed that Rowell's Septic Services was contacted, and since she has not heard from anyone, she assumes everything is up and running.

Selectman Cheney inquired about the status of the part that was ordered for the boiler in the Municipal Building. Carina stated that she called American Air Systems and she has not heard back. It has been over three weeks since the part was ordered and there has been no central heat in the Municipal Building for the past 3 weeks. Discussion ensued pertaining to funds already expended for the system, anticipated expenditures once the part comes in, and the problems encountered in actually getting parts for the system. With all this in mind, Selectman Cheney recommended that the Board get a quote from some local contractors to replace the boiler. The Board unanimously agreed. Carina will contact some local contractors and report back to the Board.

Selectman Wheeler and Selectman Davis commended Butch Bain, Road Agent, on a great job on the roads during this past winter snow storm.

Adjourn: There being no further business, Chair Laufenberg declared the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Eleanor M. Dewey, Office Assistant and Recorder