

MINUTES
SELECTMEN'S MEETING
August, 2 2021

The Campton Board of Selectmen met at 3:30 pm at the Campton Municipal Building on Monday, August 2, 2021. Selectmen Sharon Davis, Karl Kelly, Bill Cheney, Dan Boynton and Nik Coates were present. Also, present were Town Administrator Carina Park, Minutes Recorder Jade Hartsgrove, Planning and Zoning Coordinator Corey Davenport, and Police Chief Kevin Foss. During the work session, the Board signed the manifests, reviewed the bills, signed 3 building permits, 1 LUCT, and a betterment.

Call to Order: Chairman Davis called the meeting to order at 3:30 pm. Members of the public Present included Floyd Wilkie, Tim Scanlon, Sherrill Howard, Jack Letvinchuk, Stuart Pitts, Chris Kelly, Ron Goggans, Claire & Dan Desjardins, Craig Engel, Jake Tuck, and Mark Alliegro.

Approval of Minutes: Selectman Coates made a motion to approve the revised minutes from July 19, 2021, both Public and Non-Public Selectman Kelly seconded the motion, Selectmen Davis, Boynton, Cheney, Kelly, and Coates voted in favor.

Joint Meeting with the Planning Board

Future Development- Paper Roads: The Board of Selectmen invited the members of the Planning Board in to discuss the recent issues with paper roads and how they can be addressed for future development. The Selectmen and the Planning Board had correspondence from the Town Attorney regarding some of the issues. If the Planning Board approves a subdivision, whether the road gets constructed or not, it is considered a legal road. With that being said, the Town cannot deny someone to build on those lots off paper roads. When a subdivision gets approved and the developer doesn't complete the road, they are called "paper roads." It is up to the landowner to build the road to their land and the Town can't make them build it to Town Standards, only the width approved on the plat.

Chair Davis asked the Planning Board moving forward to add restrictions or have the developers add a bond to ensure that they will build these roads. Sherrill Howard said it sounded like the Board of Selectmen is asking for consistency and moving forward as part of the Planning Board's process so that the developers know upfront what is expected. There was discussion on adding the Town road standards to the applications and requiring the driveway shown on the plat. The two Boards discussed what the road standards are. There was a question on whose responsibility ensuring the roads in Town are constructed and built to Town Standards? The bottom line, it is the responsibility of the Planning Board.

Future Development- Impact Fees: Another subject the Board of Selectmen wanted to talk to the Planning Board about is impact fees and the inclusion of an impact fee ordinance within the Zoning Ordinance. With potential future development on the horizon, the Board of Selectmen wants to ensure the Town is doing everything in its power to reduce the strain on the Town's resources and infrastructure. Chair Davis expressed that there is increased pressure on our infrastructure due to the number of folks moving into second homes permanently and the number of new residences being built. Carina informed everyone that an RSA governs impact fees, so it is specific and needs to be voted upon at Town Meeting. Jack Letvinchuk stated that this needs to get done soon. There was discussion on exaction vs. impact fees, who would the impact fees affect etc. The goal moving forward is to put more

efficient mechanisms in place. Jack Letvinchuk, Chair of the Planning Board, said they now have two projects to work on and asked Corey to get examples from other towns on their impact fees and forward them to the Planning Board. The Board of Selectmen thanked the Planning Board for their time and prompt attention to these matters.

Old Business

Transfer Station Ordinance- Method to Adopt: The Board needed to review, discuss and decide how the Transfer Station Ordinance is adopted, either at Town Meeting or through a public hearing.

Selectman Cheney: He likes Dan's idea of public hearings, and after the hearings, and then have it go to Town Meeting.

Selectman Boynton: His suggestion was two public hearings instead of a Town Meeting. If it goes to Town Meeting, amendments can't be made.

Selectman Coates: He sees both options but wants to hear how the rest of the Board feels.

Selectman Kelly: Is adamant about it going to a Town Meeting. He also likes Selectman Cheney's idea, public hearings, and then Town Meeting.

Selectman Davis: Can see the other Town's concerns and supports several public hearings. She feels that nothing will get accomplished if we don't do public hearings.

Selectman Boynton expressed though the Town of Thornton handles the day-to-day operations, significant changes should not happen unless those changes are voted on. After discussion, Carina informed the Board that the Town of Thornton would be holding a regular meeting on September 8, 2021, at 10 am, and they will be discussing the hours at the Transfer Station. Selectman Boynton made a motion to have 2-3 joint public hearings to decide on the Transfer Station Ordinance, Selectman Cheney seconded, roll call vote: Selectman Cheney, aye; Selectman Davis, aye; Selectman Coates, aye; Selectman Kelly, nay; and Selectman Boynton, aye.

After the Board voted, Selectman Coates expressed that he would like the Board to send Thornton Board of Selectmen a letter stating that they expect changes to the intergovernmental agreement when it comes to significant changes to include the hours and fees. All Board members agree to this.

Fire Dept. Vehicle Replacement Schedule & Substation Usage: The Board continued discussion on the replacement schedule for the fire department fleet and the substations' usage. At the last meeting, the Fire Chief recommended replacing engine 3 with a mini pumper. Selectman Boynton says he thinks the substations should continue to stay open and have a replacement schedule within the fleet rather than getting a new vehicle to sit in a substation to be used once a year. Selectman Kelly noted the CIP agreed unanimously supports the Fire Chief's recommendation. Selectman Cheney says he likes the mid-sized vehicle but is concerned with the substation vehicles just sitting there. Since we have mutual aid, we may not need them. Selectman Davis expressed that we have it budgeted for this year, and it can take up to a year even to get the vehicle after it's ordered. Selectman Coates feels like there is no well-thought-out plan and would like more information and more conversation.

Claire Desjardins requested public hearings for the replacement schedule and decide whether to keep the substations open. Craig Engel asked why does the Board thinks the substations should stay open? The Board explained the cost-benefit, and it was voted on at Town Meeting. After discussion, Selectman Coates made a motion to keep the substations open, the motion was seconded, and the Board voted all in favor.

For a future work session, the Board would like the Fire Chief to present a series of options.

Roadway Reconstruction- Capital Planning: The Board continued discussing whether the Town should contact an engineer for a professional estimate to reconstruct the roadways. Selectman Cheney brought up at the last meeting getting an actual cost estimate on building a road from the ground up by an engineer is a good idea. Chair Davis asked if there is money in the budget for it, and Carina stated not this year. A suggestion was made to put out a request for proposals.

Selectman Coates stated the biggest problem with roads are the culverts and ditches. He suggested hiring someone to assess the culverts. There was a discussion on North Country Council, and reaching out to them about it, Carina will look into it. Dan Desjardins stated how vital it is to have good ditches and drainage to keep the roads' integrity. He also explained that the culverts on Lower Beech Hill, Ryder, and Windmill are all plugged up and feels that nothing is getting done on their roads. Chair Davis informed him that the Highway Crew has been doing many ditches and is sure it is on their radar.

Tracking Report

Update: Stairs to the loft at the Highway Department were installed on Friday, and the doors on the shed will be repaired soon. Carina reached out to the school and Angel from the NH response team, and there will be a meeting in August for EOP. Jade identified the cisterns and organized them, and the target date will be October 1st to complete the maintenance plan. The CVP will be coming in to meet with the BOS at the end of August. Chief Foss stated that the State has additional signs that had been off exit 27, US RT 3, and NH RT 175 for Blair Bridge. Carina said to get Blair Bridge off of the commercial truck GIS system, the Board would have to petition the State. Chair Davis said that we should petition the state as soon as possible. Chief Foss asked about it affecting the business on RT 3.

Correspondence

Tax Auction: Carina gave the Board a spreadsheet of the tax auction and correspondence from the Town Attorney regarding the return of proceeds from a tax sale. The Town Attorney recommends returning the monies. The Town will file a Bill of Interpleader with the Superior Court for a couple of the properties and if there is no response, the Town will receive the proceeds from the auction sales to be added to the general fund.

Eversource: The electric company will be doing work tree trimming work on Route 175 from Trapper Road to Silver Dawn, and the work will likely go into the fall.

Transfer Station: The Thornton Board of Selectmen is holding a regular meeting and discussing the transfer station hours on September 8, 2021, at 10 am.

Committee Updates

Library Study Committee: Selectman Coates gave an update explaining that the Committee talked about onsite/offsite premises. Requirements by State law. He said it was a very good informational meeting, and at the next meeting, they will be going over the best way to move forward.

Policy Committee: Review of the personnel policy is slated for September. Selectmen Coates stated he would share Bristol's policy with the Policy Committee.

Board Concerns & Directives

-None-

Privilege of the Floor

Dan Desjardins: Asked why spend money on hiring an engineer to study roads when the Town just did that with the Beta Report? The Board explained that this would be a different request; this would be estimating the reconstruction of a mile of gravel road from the bottom up, rather than assessing what we currently have.

In Public Session a motion was made to go into Non-Public Session under RSA 91-A: 3, II (c). The motion was seconded and with a roll call vote: Selectman Cheney, aye; Selectman Davis, aye; Selectman Coates, aye; Selectman Kelly, aye; and Selectman Boynton, aye. The Board came out of non-public session at 5:37p.m.

Adjournment: There being no further business, Chairman Davis adjourned the public meeting at 5:37p.m.

Respectfully Submitted,

Jade Hartsgrove
Minutes Recorder