



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
June 12, 2018
9:00 a.m.

Selectmen Present: Nancy Carney, Daniel Baker, Charles Kenison

Ms. Carney called the meeting to order at 9:00 a.m.

PRIMARY:

***** APPROVE MINUTES**
- June 4, 2018

Mr. Baker made a motion to approve the minutes. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

***** APPROVE MANIFESTS**

Mr. Kenison made a motion to approve the manifests. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

***** REVIEW SIGNATURE FOLDER** – The Selectmen reviewed and signed

9:15 MEET WITH OFFICER CLARK

Ms. Carney shared with Sergeant Clark that Chief DiSalvo had met with the Selectmen to recommend his promotion to Sergeant. The Selectmen wanted to thank Sergeant Clark for his service. Mr. Baker stated it was good to promote from within and he was interested to know Sergeant Clark's aspirations and what the Selectmen could do to assist. Sergeant Clark thanked the Selectmen for the promotion and stated that if Chief DiSalvo decided to move on, he would address it at that time. Ms. Carney asked if he had everything he needed and was there something that the Police Department needed, as the Selectmen were there to assist. Sergeant Clark shared that they were pretty well taken care of by the budget and the Selectmen and they have everything they need. Sergeant Clark stated it was nice to have the support of the Selectmen. The Selectmen thanked Sergeant Clark and stated their door was always open. The Selectmen congratulated Sergeant Clark on his promotion.

9:45 MEET WITH SHAUN CURLEY
- Adding single wide on property during construction of new home

Shaun and Tania Curley met with the Selectmen to discuss putting a mobile home on their property, temporarily, during construction. Mr. Curley shared that a recreational camper could be used but they found a mobile home which was more cost effective and would be moved out before the Occupancy Permit was issued. The mobile home would allow more room for his family and he has a place to move the mobile home to, which is off of this property. Ms. Favreau stated the regulations state that you can only have one dwelling per lot. Mr. Baker asked if the delineation could be only one dwelling that is being lived in. Ms. Favreau shared the issue in the past. Mr. Curley stated he was willing to sign something. Ms. Carney shared that the occupancy inspection happens and the permit goes before the Selectmen for approval but that wouldn't be approved until the mobile home was removed from the property. Mr. Curley shared that he didn't have a problem with it.

Mr. Kenison made a motion to approve allowing a mobile home on the property during construction, with the condition that it be removed from the property before the occupancy permit was approved. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

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10:00 MEET WITH DAVE DRASBA

Dave Drasba met with the Selectmen to discuss the proposals received. Mr. Drasba noted that American Steeple & Tower's proposal was very basic and they were putting something more detailed in the mail. Mr. Drasba mentioned the lightening protection was included in their proposal. Mr. Drasba stated that both American Steeple & Tower and Southgate Steeplejacks expressed concern about the belfry but it wasn't addressed specifically in their proposals. Mr. Baker mentioned the work done previously and stated that, at least in Massachusetts, it was against code to use LVL (laminated veneer lumber) and that white oak would need to have been used because if the LVL gets wet it loses all of its strength. Mr. Drasba shared that it was different then and they wouldn't use LVLs on the roof but once under the roof it wasn't an issue. Mr. Drasba stated that LVL is used in roof construction for temporary repairs. Mr. Drasba noted that if they were \$50,000 apart it wasn't an issue but they were \$150,000 apart. Mr. Baker asked if American Steeple & Tower included the belfry. Mr. Drasba reviewed the proposal and didn't think that it was. Mr. Drasba shared that he should have the packet tomorrow. Mr. Drasba discussed Southgate Steeplejacks' proposal and noted he would need to go back and ask for an updated estimate. Mr. Drasba had questions with regard to the material being used. Mr. Drasba mentioned that Southgate Steeplejacks made reference to the belfry and that he didn't know if the roof was included. American Steeple & Tower included the roof of the belfry in their quote. Ms. Favreau mentioned that Southgate Steeplejacks proposed using copper on the belfry. Mr. Drasba stated he would agree with that on the belfry but not the tower. Mr. Drasba noted that given the number of joints it would be a better option using copper. Mr. Drasba stated that he needed to know updated figures from Southgate Steeplejacks and he agreed with what they included in their proposal. He would also ask them to do an outline if they wanted to use something different then what Mr. Drasba had outlined. Mr. Drasba stated he wasn't overly concerned, but wanted it to match what LCHIP would approve. Mr. Drasba noted that he needed to have a discussion with Southgate Steeplejacks regarding the windows.

Mr. Drasba noted that American Steeple & Tower would have a lot of guys on site but they were hung up on paint removal. They quoted a cost of \$100,000 but Mr. Drasba wasn't sure if they weren't able to get a better number in the short timeframe and just used a safe number. Mr. Drasba reviewed some of the proposal detail. Mr. Baker asked if American Steeple & Tower was high because they didn't have time to research it. Mr. Drasba noted it was a last minute proposal and he was concerned that they didn't have people on staff to do some of the work. Mr. Drasba would try to put together a list of questions to ask of both American Steeple & Tower and Southgate Steeplejacks because they were so far apart. Ms. Favreau asked if we should confirm the belfry and get Southgate Steeplejacks to include that as well, if American Steeple & Tower included it in their proposal. Mr. Drasba would generate a list of questions and forward to the Selectmen for review before he sent it out to American Steeple & Tower and Southgate Steeplejacks. The Selectmen agreed with that approach and thanked Mr. Drasba for meeting with them.

*** CONSTRUCTION PERMIT

Map 10, Lot 15-2

Map 12, Lot 52

Map 42, Lot 2-53

Map 10, Lot 15-2 – Mr. Baker made a motion to approve the Construction Permit for Map 10, Lot 15-2. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

Map 12, Lot 52 – Mr. Baker made a motion to approve the Construction Permit for Map 12, Lot 52. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

Map 42, Lot 2-53 – Mr. Baker made a motion to approve the Construction Permit for Map 42, Lot 2-53. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

*** REVIEW RESPONSE FROM PLANNING BOARD – SOLAR ORDINANCE

The Selectmen reviewed the response from the Planning Board and agreed that it was reasonable. Discussion was held on whether or not the ordinance allowed for the Planning Board to waive the requirement as part of the Site Plan Review. Ms. Favreau shared the only waiver was to the height requirement. Mr. Baker asked Ms. Favreau to send a letter to the Planning Board noting the information and requesting that it be amended at Town Meeting and that they send applicants to the ZBA for resolution in the meantime.

*** REVIEW NHDES LETTER REGARDING SHORELANDS VIOLATION

The Selectmen reviewed and asked that a copy of the letter be sent to the Planning Board.

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*** REVIEW ABATEMENT DECISIONS

Map 32, Lot 56
Map 32, Lot 27
Map 13, Lot 6-2
Map 11, Lot 2-2
Map 17, Lot 3

Ms. Carney reviewed the letter from Mark Stetson, Assessor Supervisor with Avitar regarding abatement decisions.

Map 32, Lot 56 - Mr. Stetson recommended that the abatement request be denied. Mr. Baker made a motion to approve the recommendation of Avitar. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney – Yes, Mr. Kenison - Yes. Approved – 3-0

Map 32, Lot 27 - Mr. Stetson recommended the building base rate be reduced from \$48 to \$33 per square foot. The total assessment valuation reduced from \$125,800 to \$97,000. Mr. Stetson recommended an abatement of \$28,800 for the value difference.

Mr. Baker made a motion to approve the recommendation of Avitar. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney – Yes, Mr. Kenison - Yes. Approved – 3-0

Map 13, Lot 6-2 - Mr. Stetson recommended changes that reduced the total assessed valuation from \$227,984 to \$196,384. Mr. Stetson recommended an abatement of \$31,600 for the value difference. Mr. Stetson also recommended the property be flagged for review on 4/1/19 due to renovations currently being done.

Mr. Baker made a motion to approve the recommendation of Avitar. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney – Yes, Mr. Kenison - Yes. Approved – 3-0

Map 11, Lot 2-2 - Mr. Stetson recommended changes that reduced the total assessed valuation from \$284,122 to \$268,322. Mr. Stetson recommended an abatement of \$15,800 for the value difference.

Mr. Baker made a motion to approve the recommendation of Avitar. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney – Yes, Mr. Kenison - Yes. Approved – 3-0

Map 17, Lot 3 - Mr. Stetson recommended that the abatement request be denied. The Selectmen deferred action until they receive further information.

*** REVIEW DEED WAIVERS

Ms. Favreau shared the changes in the law regarding campers. Ms. Favreau discussed doing an abatement with Mark Stetson of Avitar and he stated to Ms. Favreau that he wouldn't do an abatement on the taxes owed. The Selectmen discussed whether to take the campers by tax deed; do an abatement of taxes owed; and the cost of removing the campers. After discussion, the Selectmen asked Ms. Favreau to contact Attorney Hoppock to discuss. Ms. Favreau would also follow-up with Jane Wright, Tax Collector. The Selectmen deferred action until their next meeting.

*** REVIEW INFORMATION FROM JOE HOPPOCK – DILAPIDATED BUILDINGS

Ms. Carney reviewed the letter from Attorney Hoppock. Ms. Favreau and the Selectmen discussed how to handle the Lydia Ford property. The Selectmen would like to send Ms. Ford a letter notifying her of the pending action and sending by first class and registered mail, which sets up the timing of the process. The Selectmen asked that Attorney Hoppock draft the letter. The Selectmen also discussed whether or not they could go onto the property legally to investigate a complaint. Ms. Favreau read the RSA on how to investigate dilapidated buildings.

*** APPLICATION FOR TOWN PROPERTY RENTAL

Ms. Carney reviewed the Application for Rental of Town Property request from the Fitzwilliam Historical Society for June 23, 2018 for their Strawberry Festival on the Town Common.

Mr. Baker made a motion to approve the Application for Rental of Town Property request from the Fitzwilliam Historical Society for June 23, 2018, on the Town Common. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

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Ms. Carney reviewed the Application for Rental of Town Property request from the Fitzwilliam Historical Society for July 20th and July 21st for their Antique Show on the Town Common.

Mr. Baker made a motion to approve the Application for Rental of Town Property request from the Fitzwilliam Historical Society for July 20th and 21st, 2018 on the Town Common, with the condition they meet with the Police Chief. Mr. Kenison seconded. Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes. Approved – 3-0

NON-PUBLIC SESSION RSA 91-A:3 II(b) – TEMPORARY HIRING LAND USE

Ross Tourigny shared that he had spoken with Suzanne Gray about the information she had. Ms. Favreau read the Planning Board's meeting minutes, which contained a lot of criticism about the ad. Ms. Favreau noted the ad was the same as the last one, less the GIS requirement, which Danica Melone wanted taken out because she had never used it and Ms. Favreau mentioned that Sandra Gillis had used it only once. Ms. Favreau stated she didn't know why they were troubled or why they had issues with the 25-30 hours per week. Ms. Favreau stated the discussion regarding hours was noted in the Selectmen's meeting minutes. Ms. Favreau shared that she had mentioned the discussion to Ms. Gray. Mr. Tourigny mentioned if they were going to attempt to have an open discussion to let him know.

Ms. Favreau asked if the Selectmen wanted to discuss the Solar Ordinance. Ms. Favreau stated the options were getting a variance or waiving the requirement.

The discussion was held on hours for the Land Use Assistant position; talking with the ZBA and getting everyone's input – to look at it becoming a full-time position; there being events taking place; not much in the way of applicants, so maybe time to think about some of the other boards that feel the position is worthy of full-time and to hear that point of view. Mr. Tourigny stated if Carlotta Pini was interested in full-time, we need to look at that. Mr. Baker stated the position should be need based and to build the position around that. Mr. Baker discussed the previous hours and the need. Ms. Favreau noted that since Ms. Melone has been gone there hasn't been one applicant. Mr. Tourigny stated he heard that and what may have happened is that Ms. Gillis was putting in a lot of time in addition to the 40 hours. Mr. Tourigny stated they have very willing volunteers with limited experience and they need someone that is very qualified with the things that come up and with part-time that is impossible. Mr. Tourigny noted with a legal event, the volunteers are leaving because they are not getting the backing in the Land Use office. Mr. Baker stated with regard to legal, we had someone push us that added a steep legal cost. Mr. Baker noted that having a shorelands ordinance on top of what the State has, he doesn't see the Town having those kinds of issues. Mr. Baker doesn't want someone in Land Use building the case and nothing come of it. Ms. Favreau stated there was a time when there were a lot of subdivisions but it changed with the drop in the market and it could change again. Ms. Favreau noted the paperwork takes a considerable amount of time and she wasn't saying it couldn't change. Mr. Baker mentioned that he looked at the position differently, looked at it from providing support to the boards, and it not being a planning or legal opinion position. Mr. Tourigny mentioned Robert Ford's letter and stated he was spot on and we needed to keep in the back of our minds as this could have a big expense for the Town. Ms. Favreau stated that anything legal, needed to come before the Selectmen.

At 9:50 a.m. Mr. Baker made a motion to go into non-public session under RSA 91-A:3 II(b). Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

At 9:53 a.m. Mr. Baker made a motion to leave non-public session. Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

NON-PUBLIC SESSION RSA 91-A:3 II(b) – TEMPORARY HIRING LAND USE

At 10:45 a.m. Ms. Carney made a motion to go into non-public session under RSA 91-A:3 II(b). Mr. Baker seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

At 11:00 a.m. Mr. Baker made a motion to leave non-public session and seal the minutes as disclosure would adversely affect the reputation of the person other than a member of the board. Mr. Kenison seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Mr. Kenison - Yes.

Mr. Tourigny discussed the decisions that were made that were the primary decision for him to be on the Planning Board. Mr. Tourigny stated that money was always on his mind, but he didn't think that the Planning Board looked at it always like that. Mr. Tourigny stated he doesn't have any agenda and when he talks to other people and other boards, the position has an effect on them. Mr. Tourigny stated that he missed Ms. Melone's recommendation that she felt more time was needed. He thought Ms. Melone was saying she had time to get everything done, based upon her abilities but it was pointed out to him that she was suggesting that more time was needed for certain things. Mr. Baker mentioned that the Selectmen support the boards and there should be someone there to provide support to the boards and do minutes. Mr. Tourigny stated that if there was a disconnect of the Planning Board in the past, they need to communicate more. Ms. Favreau suggested that Mr. Tourigny and the Land Use Assistant meet on a regular basis.

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Mr. Baker noted that he is the Selectmen's representative on the ZBA and he hasn't heard anything. Mr. Tourigny shared that he has had a meeting with the boards and he has heard a lot of frustration. Ms. Favreau mentioned that she hasn't heard anything. Mr. Tourigny shared they do feel there is a disconnect with their boards and the Selectmen and that we may see that if the frustration increases, they may exit. Mr. Tourigny stated he could certainly handle the communication from the Planning Board and mentioned the additional work added to the ZBA because of the ordinance error.

Mr. Baker stated he had only heard about enforcement of ordinances. Ms. Carney shared that the ZBA has never come to the Selectmen to discuss enforcement. Mr. Tourigny met with Gretchen Wittenborg, Kathy Davis and also talked with Steve Filipi about their frustrations. Mr. Baker asked if they were not getting support from the Planning Board or the Selectmen. Mr. Tourigny stated not getting support from the Selectmen. The Selectmen agreed they needed to reach out to the ZBA. Mr. Tourigny stated he was doing his best to keep neutral and wanted to see decisions made from the entire board. Mr. Tourigny was concerned if there were going to be wetlands research to add further restrictions and he wanted to watch how they reach out to those affected. Mr. Tourigny stated they needed to be held accountable for some of the things they were working on.

Ms. Favreau asked since they hired a temp were they going forward with interviewing. Mr. Tourigny asked what Ms. Favreau's take was when she reviewed the applications that have come in so far. Ms. Favreau stated that no one has municipal experience and it was hard to find someone with this experience. Ms. Favreau felt the next step was to find someone with solid office experience, who could learn the municipal side of it. Mr. Tourigny noted that hiring Ms. Pini as a temp would be about perfect, now they have someone willing to fill-in. Ms. Favreau asked if it was to get her in and make it a full-time position. Mr. Tourigny stated it wasn't his decision to make and he hasn't talked with the other boards. Mr. Tourigny stated he doesn't want his taxes to go up. Ms. Favreau shared that if the position was made full-time, taxes wouldn't really go up. We need to do what's right and if there isn't enough work, the person won't want to be there. Mr. Tourigny shared that with Ms. Melone, there were other things that she could do to fill the time, if you have someone that has pretty solid qualifications. Mr. Tourigny shared that he didn't think Ms. Melone would be here long and based on how we are hiring right now, it would be the same scenario. The Selectmen agreed they needed to meet with the boards. Mr. Kenison shared that they need to give the appearance of being on the united front. Mr. Kenison asked if the ZBA should be invited to a Selectmen's meeting. Ms. Favreau shared it wasn't unusual to asked them to meet with the Selectmen and she would send out a meeting request.

The Selectmen thanked Mr. Tourigny for meeting with them.

*** DISCUSS JULY MEETING SCHEDULE

The Selectmen agreed to keep their meetings in July as scheduled, with the exception of meeting on Tuesday, July 10th at 9 a.m. instead of Monday, July 9th.

OTHER BUSINESS:

- **State of NH Dredge and Fill application – Rt 12 & Rt 119 intersection.** The Selectmen reviewed.

Ms. Carney reviewed the vacation request of Gene Cuomo, Road Agent. The Selectmen approved.

ON-GOING BUSINESS:

June Meeting Schedule: 7:00 pm - Monday - June 4, 2018
9:00 am - Tuesday - June 12, 2018
7:00 pm - Monday - June 18, 2018
7:00 pm - Monday - June 25, 2018

Mr. Kenison made a motion to adjourn the meeting at 11:30 a.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:
Sheryl White
Secretary to the Board of Selectmen

Nancy Carney, Chairman

Daniel Baker

Charles Kenison
Board of Selectmen