



BOARD OF SELECTMEN
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BOARD MEETING MINUTES
July 24, 2017
7:00 p.m.

Selectmen Present: Susan Silverman, Nancy Carney, Daniel Baker

Ms. Silverman called the meeting to order at 7 p.m.

PRIMARY:

***** APPROVE MINUTES**
- July 17, 2017

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

***** APPROVE MANIFESTS**

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

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

***** CONSTRUCTION PERMIT**
Map 32, Lot 59
Map 29, Lot 4 – Demolition
Map 29, Lot 7

Map 32, Lot 59 – Ms. Carney made a motion to approve the Construction Permit for Map 32, Lot 59. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

Map 29, Lot 4 - Ms. Carney did a site visit and took measurements. Ms. Carney also took pictures of the existing shed. It was 30 feet from the Town road and 30 feet from the next house. To the left of the shed was the quarry. Ms. Favreau shared they want to made the new shed bigger, but they would need a variance. Ms. Carney shared the property owners noted the existing shed doesn't cover the concrete pad but Ms. Carney stated it did. Ms. Silverman asked Ms. Carney to print out the pictures for the ZBA. Ms. Silverman stated what exists now meets the setbacks. Ms. Favreau reviewed their Variance Permit and shared that a 50 foot setback was needed. Discussion was held on determining where Perry Road ends and that a site walk was needed.

Ms. Carney made a motion to approve the Demolition Permit for Map 29, Lot 4. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

Map 29, Lot 7 – Mr. Baker made a motion to approve the Construction Permit for Map 29, Lot 7. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

OCCUPANCY PERMIT for Map 23, Lot 3 – Ms. Carney discussed what she found on her site visit with regard to the placement of plantings according to the plan that was required by the ZBA. Mr. Baker asked if it was conditional on approval of the Occupancy Permit. Ms. Carney stated no.

Ms. Silverman made a motion to approve the Occupancy Permit for Map 23, Lot 3. Ms. Carney seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

***** VENDOR'S PERMIT**
- Jeffrey D. Pokines

Ms. Carney made a motion to approve the Vendor Permit for Jeffrey Pokines – Mr. Smarty Pants Ice Cream and waive the fee. Mr. Baker seconded. Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes. Approved – 3-0

7:15 MEET WITH RANDY RUSSELL

Randy and Brenda Russell met with the Selectmen to discuss the letter the Selectmen sent. Mr. Russell asked what the use of the property was and stated when they purchased the property it was a 2 family dwelling. According to the letter it wasn't inspected for a 2 family residence. Mr. Russell asked what documents would have been needed to be a 2 family. Ms. Silverman stated they would need to go for a variance with the ZBA. Mr. Russell shared the addition was built as an ice cream shop over 30 years ago and asked if there was a permit for that. Ms. Silverman shared the Town didn't have zoning back then and when ordinances were enacted what was in place would have been fine but a business wasn't the same as a residence. Ms. Silverman shared you have a year to do that exact same business but once expired it isn't in existence anymore. Mr. Russell asked what was needed to turn the property into a 2 family residence. Ms. Silverman shared having a 2 family residence would require an after the fact variance for that use. Mr. Russell asked if there was anything to keep that variance from going through. Ms. Silverman reviewed the 5 criteria that the ZBA looks at. Ms. Silverman noted the need to notify the abutters (within 200 feet) of the property and shared the Selectmen's Office could assist them in notifying the abutters. Mr. Russell asked about evicting his tenant and opening the door between the spaces. Ms. Silverman stated it would be a single family dwelling. Ms. Favreau mentioned there couldn't be 2 kitchens. Ms. Silverman reviewed what defines a single family dwelling and if they removed the functionality of the kitchen and opened the space it would be a single family dwelling. Mr. Russell asked if he needed a permit. Ms. Carney and Ms. Silverman explained what would require a Construction Permit. Mr. Russell shared they wanted to sell the property and wanted to do it quickly. Mr. Russell asked about the criteria for an in-law suite. Ms. Favreau noted it was 800 square feet and in-law quarters meant owner occupied. Ms. Favreau shared permits may be needed for an in-law suite. Mr. Russell asked if there was a date to be in compliance. Ms. Carney shared it was below the requirements for an in-law suite. Ms. Favreau shared a special exception was needed and they would need to go to the ZBA. Ms. Silverman noted the ZBA meets in August and special exceptions were easier to meet than a variance. Ms. Silverman shared that usually the ZBA, if all of the information was supplied, may decide that evening but sometimes they do a site walk. Mr. Baker mentioned having a floor plan would be easier. Ms. Silverman asked Mr. & Mrs. Russell to come in with detailed information. Ms. Carney shared that having pictures of all sides of the building would be helpful.

Mr. Russell stated the Selectmen had been helpful and asked how long his tenant would need to be displaced. Ms. Silverman shared it was dependent upon how he planned to proceed. Mr. Baker mentioned if going for a variance – don't want him to evict his tenant. Mr. Baker asked Mr. & Mrs. Russell to keep the Selectmen informed on how they planned to proceed within the next few weeks and mentioned there would be no fines. Mr. Russell stated a decision would be made within the next 2 weeks. Ms. Silverman shared if they have any questions, to please stay in-touch with the Selectmen's Office.

The Selectmen thanked Mr. & Mrs. Russell for meeting with them. Ms. Favreau shared they have been very responsive to the Selectmen's letter.

7:30 MEET WITH BILL HARPER

Bill Harper met with the Selectmen to discuss the steeple repairs and review Ben Tirey's report. Mr. Harper showed pictures of the columns in front of the Town Hall and stated the columns had failed. Mr. Harper shared he would like to replace with fiberglass at a cost of approximately \$27,000. Mr. Harper also shared it was important to look into and he thought that Mr. Tirey might be able to come up with a way to address what could be done to the columns.

Mr. Harper shared that mesh was put on all of the windows upstairs and handed out Mr. Tirey's field notes of July 13, 2017. Mr. Harper and the Selectmen reviewed and discussed in detail.

Discussion was held on whether to move the steeple to Mr. Harper's shop or keep on the grounds of the Town Hall. Keeping on site raised safety concerns and would also make the repairs weather dependent. Ms. Favreau asked how long it was going to take to get the steeple down. Mr. Harper stated it would take days. Ms. Silverman asked about the connectors for the glass globes that the glass blower needed to finish the project. Mr. Harper stated a few new lightning rods were needed as well as the connectors.

Ms. Silverman asked Mr. Harper for a timeline. Mr. Harper needed a plan and went over the removal sequence. Two weeks to remove and relocate to Mr. Harper's shop over the winter. Mr. Harper and Mr. Tirey needed to meet in order to work on a plan. The column work would need to be done before the steeple was put back on the Town Hall. Ms. Silverman thought that the Town Hall would need to be empty when the steeple was taken down. Mr. Harper insisted that the Town Hall be empty during that time, which would be a day or two.

Mr. Baker met with the Historical District Commission and they wanted to know what material would be used on the railings. Mr. Baker asked if Mr. Harper wanted to reschedule his meeting with the Historical District Commission and Mr. Harper stated he would but first he needed to work on his plan and he would bring in some samples of the materials that would be used.

Mr. Harper shared the timber above the bell on the north side – runs west to east and was split end to end. Mr. Harper stated that Mr. Tirey would need to sign off on the material to be used for historical purposes.

Ms. Silverman asked if Mr. Harper would be back in August. Mr. Harper thought he would be. Mr. Harper asked Ms. Favreau if a week's notice would be enough. Ms. Favreau would need to check with the Town Clerk because the State would need to be notified. Mr. Harper asked for the open hours. Ms. Favreau shared that the Town Clerk and the Library was closed on Friday. Mr. Harper shared he would try to shoot for a Friday. Ms. Favreau would talk with the Town Clerk and get information from the State.

The Selectmen thanked Mr. Harper for meeting with them.

*** **REVIEW LETTER FROM THE RECREATION COMMISSION**
Re: Purchase New Soccer Goals

Ms. Silverman reviewed the letter from Cindi Beede, Recreation Coordinator regarding the purchase of new soccer goals. The Selectmen approved the purchase of new soccer goals.

*** **DISCUSS FIREWORKS PERMIT** – Tabled until next week.

*** **DISCUSS E-MAIL FROM DENNIS WRIGHT**
Re: Painting

Ms. Silverman reviewed the e-mail from Dennis Wright. Mr. Wright wanted to notify the Selectmen that the cost of the project would be greater than his estimate due to there being a lot more prep work than he was able to determine.

Mr. Baker asked if Mr. Wright wanted the Selectmen to consider the increase. Ms. Favreau suggested waiting until his invoice was received. Ms. Favreau mentioned the amount of funding in the Warrant Article that was passed. The Selectmen discussed the Warrant Article for funding the steeple repairs.

*** **REVIEW LETTER FROM CHIEF DISALVO - NON-PUBLIC SESSION RSA 91:A3 II(a) – Employee Matter**

At 9:00 p.m. Ms. Carney made a motion to go into non-public session under RSA 91-A:3 II(a). Mr. Baker seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

At 9:16 p.m. Ms. Carney 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. Baker seconded and the motion passed 3-0. Roll Call vote: Mr. Baker – Yes, Ms. Carney - Yes, Ms. Silverman - Yes.

*** **DISCUSS AUGUST MEETING SCHEDULE**

The Selectmen reviewed the August meeting schedule and agreed to keep their original schedule.

OTHER BUSINESS:

- **Update on Health Office issues** – The Selectmen reviewed and discussed.
- **E-mails from Lisa Jacobs** – The Selectmen reviewed and discussed.
- **E-mail from Eversource – Maintenance Work – Rt 12 and Gap Mountain Road** – The Selectmen reviewed.

Ms. Carney shared that as of January 1st the State required cats to have rabies shots. Warren Hall was working with Carol Ann Rocheleau on how to enforce.

The Selectmen discussed Map 24, Lot 3-3 and the work being done without an approved Construction Permit. Ms. Favreau asked about sending a letter to have the stairs and decking removed within 30 days and sending a copy to Mr. Grasewicz. The Selectmen agreed.

Ms. Silverman made a motion to adjourn the meeting at 9:34 p.m. Mr. Baker seconded and the motion passed. 3-0

Submitted by:

Sheryl White
Secretary to the Board of Selectmen

Susan Silverman, Chairman

Nancy Carney, Vice Chairman

Daniel Baker
Board of Selectmen