

Selectmen's Meeting Minutes

August 4, 2008, 5:00 p.m.

Corner Meeting House

Chairman Cormier called the meeting to order at 5:00 p.m.; also present were Selectman Pike, Selectman Caldwell, Town Administrator K. Jeanne Beaudin, Administrative Assistant Cary Lagace, Fire Chief Jim Davis, Deputy Fire Chief Sean McCarty, Code Enforcement Officer Steve Dalton, Donna Cilley, Public Works Director Jim Fortin, Peter Harris, Gail Ober with the Citizen, Eric Zygmunt with the Winnisquam Echo and Ray Carbone with the Laconia Daily Sun.

Those present stood for the Pledge of Allegiance.

Minutes

Selectman Caldwell moved to accept the minutes of the July 21, 2008 meeting as written. Selectman Pike seconded and the motion passed unanimously.

Joint Loss Management Manual Adoption

Town Administrator Beaudin reviewed with the Board the revised Joint Loss Management Manual. She asked that it be considered for adoption. She advised that Steve Dalton as well as Town Counsel and the committee had input on the manual. Town Counsel made some recommendations that were incorporated into the new manual. Steve Dalton added that the previous manual didn't flow well and the goal was to make a manual that was more user friendly. Selectman Pike asked who the committee consisted of, Town Administrator Beaudin advised herself, Steve Dalton, Mark Lewandoski, Sean McCarty, Renee Jesseman and Craig Clairmont. Selectman Pike asked if the Water and Sewer staff would be notified of the new manual, Town Administrator Beaudin indicated that they would be.

Selectman Caldwell moved to accept the new Joint Loss Management Manual as presented. Selectman Pike seconded and the motion passed unanimously.

Old Home Day Request

The Old Home Day committee sent a letter to the Board requesting they participate in the Old Home Day Parade with line up at 12:30 p.m. and also waived any vendor permit fees required by the Town for vendors that set up at Old Home Day.

Selectman Caldwell moved to waive vendor fees for Old Home Day vendors. Chairman Cormier seconded and the motion passed unanimously.

Union & Horne Road Contract Authorization

Town Administrator Beaudin explained that she has received information that the wetlands permits will soon be approved for the Union & Horne Road project. The cost of asphalt has risen dramatically since the beginning of the bid process and she has received a request that the Town consider an escalation clause in the Pike proposal.. She noted that the work on Cotton Hill would not be considered for additional increase in the proposal with the exception of the change order which was \$16,000. The increase would be considered for the rest of the work to be done, she is currently working with the engineers to refine that figure to something that everyone agrees on. She would be notified of the cost change prior to signing the contracts.

Selectman Caldwell moved to authorize Town Administrator Beaudin to sign the engineering contracts for the work on Union & Horne Road. Selectman Pike seconded and the motion passed unanimously.

State Drinking Water Revolving Fund

Town Administrator Beaudin received the Drinking Water State revolving fund priority list and Belmont is #14 on the list. The funds available are \$9,195,000 and only about the first five on the list would appear to receive funding. The Town would have to go to the bond bank or Rural Development for funding. She noted that the engineering bids received range from \$49,000 to \$143,000.

First Baptist Church Request

Town Administrator Beaudin explained to the Board that the First Baptist Church has requested the use of the beach for their annual gathering in September. The Board approved the request and Janet will be notified.

State Election Training

The State is performing election training and has requested that a Board member attend one of the sessions. Chairman Cormier indicated that he would check his schedule to determine if he can attend.

Bell Drive

The Right of Way and location of the hydrant on Bell Drive was reviewed by Candy Daigle, Fire Chief Davis and PW Director Jim Fortin and it was determined that the hydrant is in the State ROW. The Fire Department will keep the hydrant open but it is not the intention to open up Bell Drive. The hydrant is typically shoveled out and when necessary a plow is used

to move the snow only in the immediate area of the hydrant. This will continue to be the process at that location. The Board asked Town Administrator Beaudin to advise Mr. Valtz of the decision.

Code Enforcement Officer – Harris Determination

Steve Dalton was present to advise the Board of the determination of findings regarding the Harris property on Hurricane Road. Steve thanked Peter Harris for working with him on the issues. He explained that the initial visit found 124 unregistered vehicles, 12 registered vehicles and numerous parts and tires throughout the property. This information and information regarding the grandfathering of the property was sent to Town Counsel for review. It was determined that the repair business will be grandfathered for 59 vehicles. Additionally it was established by RSA definition that the property also fits the definition of a junkyard, which is not grandfathered and has to be licensed. Steve is recommending that a 2/1/09 deadline be set for compliance.

Chairman Cormier commented that the Board doesn't have any reason to question the determination and feels the compliance deadline is reasonable. Selectman Pike asked if in order to come into compliance if a special exception was needed and then the licensing process, Steve Dalton confirmed that process.

Peter Harris approached the Board and read a letter that he had sent to Steve regarding the situation. Donna Cilley reiterated that the collection of vehicle, scabbing and storing parts and reusing them for customers is a junkyard. Chairman Cormier expressed that there are two issues being dealt with one being the local zoning non conforming repair shop which it has been determined can have 59 vehicles. The second is the property meets the definition of a junkyard and needs to get a license. Steve confirmed that he will have to follow the process for establishing a new junkyard. Ray Carbone asked if he acquired a junkyard license if that would change the number of cars allowed on the property, Chairman Cormier stated, no.

Donna Cilley indicated that she was trying to confirm that it is considered a junkyard and is glad that it is now being addressed, it is difficult when someone with a junkyard is following the guidelines, and another almost next door hasn't been for a long time. Chairman Cormier added that no one has a right to violate the established ordinances and it is being addressed. Peter Harris commented that he doesn't want to be at a junkyard level. Chairman Cormier asked him to continue to work with Steve and follow the process.

Tax Collector's Deed Acceptance

The Board reviewed the properties ready for deeding, Town Administrator Beaudin indicated the properties before the Board are land and building properties or land only. The Board will further review the mobile home properties to determine which ones they want to accept the tax collector's deed on. She noted that the occupied properties will be subject to the eviction process. Selectman Pike move to accept the land & building and land only properties as presented. Selectman Caldwell seconded and the motion passed unanimously.

Chairman Cormier suggested that the Board consider the sales of excess properties to get them back on the tax role. Town Administrator Beaudin confirmed that Rick Ball, Candy Daigle and herself have been working on a list of properties to be considered for sale to present to the Board.

Town Administrator's Report **Woodland Drive Petition**

Phil Broulliard has submitted a petition to have woodland Drive accepted as a Town Road. The request is being reviewed by the Town Planner Candy Daigle.

Selectman Pike asked Code Enforcement Officer Steve Dalton if Hutchinson Motor is in compliance, Steve indicated that he will be visiting this week to determine if they are in compliance. He noted that the property continues to be in and then out of compliance, but the property owner has been notified that he is going to have to be responsible for staying in compliance or the next notice will be from legal counsel. Chief Davis added that accessibility to the property for fire purposes continues to be a problem and he has had to make several return visits to request compliance.

Water Department Billing

Town Administrator Beaudin advised the Board that she had met with Richard Long to discuss the issues he had with the recent water billing. She noted that 9 accounts had been estimated for the March billing cycle, all have been reviewed and abatements issued on the 6 accounts that required additional adjustment. She added that it ended up being a very small amount that needed to be adjusted. She also noted that in the future if any accounts need to be estimated, all will be estimated and a note put on the bills.

She noted that Chris Gustafson had returned to work today and has begun the process of recertification in necessary areas.

Chief Davis advised the Board that the LP tanks at the Fire Department have been replaced and the new ambulance is expected to arrive the week of August 18th.

Non-Public Session

Chairman Cormier opened the non-public session at 6:05 p.m. Chairman Cormier called the non public session to order at 6:05 pm in accordance with RSA 91-A:3 II (c) - Roll call was taken those present and voting were Ronald Cormier, Reginald Caldwell and Jon Pike. Also present was Town Administrator Jeanne Beaudin.

Chairman Cormier closed the non public session at 6:30 no decisions were made and the meeting adjourned.

Next Meeting

The next regular Board of Selectmen's meeting will be Monday, August 18, 2008 at 5:00 p.m., at the Corner Meeting House.

Adjournment

The meeting adjourned at 6:30 p.m.

Ronald Cormier, Chairman

Reginald Caldwell

Jon Pike