

**Town of Chesterfield
Board of Selectmen**

**MINUTES
June 27, 2012**

Call to Order

Chairman Jon McKeon called the meeting to order at 6:00 pm. Others in attendance were Board members Elaine Levlocke, Jim Larkin and Administrator Rick Carrier.

Appointments

➤ 6:30 Gordon Rudolph

Spofford Fire Chief Rudolph was present to advise the Board that Mr. Lorenz is requiring that the dry hydrant that was installed on his lake front property be removed. Permission for the hydrant was granted by previous owner Curt Nowill. The blocks protecting the hydrant had been chipped during plowing. The Spofford Fire Commissions are willing to purchase replacements for the blocks and the Highway Dept is willing to place them; however, Lorenz wants the hydrant gone.

Rudolph stated he has called the Fire Marshall's office and DES and there is nothing stating it must remain. He could remove it because he owns the property. Rudolph stated it would be a huge impact losing the hydrant as it was used for the Transfer Station Fire and numerous other fires. It is his understanding that if the hydrant were removed the house insurance costs would go up.

McKeon recommended that Rudolph put his phone call contacts in writing by following up phone calls with emails. Rudolph advised he has kept all email communication.

Rudolph had contacted DES to get copies of the permit when the hydrant was done. He stated that the Spofford Lake Assoc., Spofford Fire and Selectboard had invested in the installation of the hydrant in November 2002. He got that information from the Spofford Fire Comm meeting minutes of May 22, 2002.

McKeon stated he is not sure what the Board can do for them. It sounds like a discussion from the Board to Lorenz would not matter.

Rudolph was concerned that if the Fire Dept was to go to access the hydrant for a fire and Lorenz came out he may confront the fire personnel. It was noted that unfortunately there was no written agreement with Nowill and Spofford Fire.

Lorenz is the owner of record and if he requires the hydrant is removed, as the owner of the property he would have ownership of the hydrant. The hydrant could be removed at the owner's expense.

Jim Larkin left the meeting at 6:45 pm.

For Signature

- Manifest #26
- Selectmen minutes – June 13th
- DRA MS-5 form
- Hermann correspondence
- Intent to cut – Medford
- Cemetery Deed - Gauthier
- Abatement – Dillon interest & PJB Real Estate
- Dillon correspondence
- Brady correspondence
- Payroll change notices – Parks & Rec

For Discussion

- Colony easement

The Board reviewed the comments from the Town Attorney regarding the easement agreement. It was noted that if DES, Monadnock Conservancy and LCHIP were to go out of existence, the Town would be in the position of grantee. The Board finds it highly unlikely that this would happen.

Van Houten stated that she was told that with the buffer by the wetland the road could still be repaired. McKeon advised there are a Colony pond buffer zone around the wetland and an increase buffer zone around the heron rookery. It is his understanding that even if the buffer zone encompassed the entire road it would not impede repairs to the road.

McKeon stated he has watched a rookery across from his property for 20 years and there were 2 nests 20 years ago; now there are over 20 in the area.

Carrier asked if the Board wants to accept and sign the Colony agreement. Larkin had stated before he left the meeting that he didn't have concerns; Levlocke and McKeon agree.

Levlocke moves to accept the Colony Easement agreement. McKeon seconded the motion; which carried.

The agreement was signed and notarized.

- Monthly meeting email

The Board reviewed the email. McKeon asked that the portion with the assessor information regarding their visits to properties as part of the 2013 revaluation process be highlighted. Carrier will make the amendment.

➤ Property tax abatements

Arnie Filipi – The assessor recommends the abatement be granted due to the results of test pits, lot having ledge water and a very steep topography requiring a good amount of improvements to make this lot suitable for a house.

*Levlocke moves to approve the abatement as recommended by the assessor.
McKeon seconded the motion, which carried.*

Scott Selvidio – The assessor recommends the abatement be granted due to the area comparables and because the house being an older modular home and having unfinished floors, trim, water damage and lacking interior doors.

*Levlocke moves to approve the abatement as recommended by the assessor.
McKeon seconded the motion, which carried.*

➤ Rounds Road meeting

The Board reviewed the note from Bevis regarding Rounds Rd. He gave a brief history of the road's designation. He advised he would like to set up an onsite meeting with all affected persons in August. McKeon stated he would attend that meeting as the Board's representative and then Bevis and affected persons could meet with the Board to discuss possible solutions. McKeon will contact Bevis to coordinate a date for the meeting.

➤ State-owned streetlight intersection Rte 9 + Stage Rd

The State is discontinuing the light on the corner of Stage Rd and Route 9. Neither Bevis nor Fairbanks has a compelling reason to keep the light. It was noted that there is a light across Route 9 at the juncture with Poor Rd.

McKeon stated as long as there is no compelling safety reason he doesn't see that the Town should take it over. Levlocke agreed.

Carrier advised that 2 streetlights have been added on Spring St. Carrier is contacting PSNH to confirm these were requested by private property owners and they are not billed to the Town.

➤ Farr Road subdivision

The Board reviewed the Development agreement that was a condition of the subdivision approval by the Planning Board. Several changes were made to the agreement. These changes would be returned to Rob Hitchcock for amending the agreement. When this is returned the Town Attorney will review it.

Carrier asked that the Board consider adding an inflation clause to the agreement.

Carrier advised that for the information of the Board, the Norcross Landing abutters are appealing the Planning Board's decision to grant the subdivision. He stated they may also be appealing to the courts.

Larkin returned to the meeting at 7:45 pm.

➤ Lacroix forest fire bill

The Board reviewed the letter from Lacroix regarding the bill for setting a fire. The Board agreed to send the letter Yeaw to address the points in his letter.

➤ Town Hall concerns

The Board reviewed the letter from Jenness and Ericson. They expressed 2 concerns. 1) Decoration of the Town Hall by parents for the 8th grade graduation celebration. Despite the instructions in the rental agreement to use no tape or tacks, wall covering was stapled to the walls of the annex. This has been done in previous years also. 2) They stated the large burner on the stove has burned out and cannot be easily replaced.

Larkin stated he has an electric stove he would donate to the Town. He would remove the old stove when he delivers its replacement.

Levlocke moves to accept the donation of the stove from Larkin and approve the removal and disposal of the old stove. McKeon seconded the motion, which carried.

Carrier suggested that in the future when a parent is in charge of the graduation dance, they come to the Board to go over what is expected. The Town Hall Rental Policy has a list of items that need to be complied with. The Board agreed.

➤ Selectman project list

Business development group – Carrier had made copies of information compiled by McKeon.

Transfer Station enhancement project plan – Larkin advised he is meeting with an individual who is interested in purchasing the recyclables.

➤ Old business

Spofford Place – Phase II will be starting after July 1st.

Committee membership – There is still need for a Planning Board alternate and a P&R member.

➤ Next week's manifest

The manifest will be ready for signing Tuesday afternoon. Ross will send an email reminder.

➤ Other business

1. Ross advised the Board that ZBA had overturned the administrative decision by the code enforcement to allow for camping trailers, recreational vehicles and tents on the Girroir lake property. She provided the notice of decision, draft meeting minutes when the decision was made, a plot plan with locations of the trailers, tents on the 2 abutting Spofford shore lots and a map where the lots are located. She requested that the Board review the information and consider appealing the decision of the Zoning Board. It was noted that there has been inquiry to do a similar situation on another lot in Town. The Board will take the matter into consideration.

2. Larkin stated that he had witnessed the accident at the juncture of Route 63 and Route 9. He asked what discussion has occurred between the Town and the State to have that intersection controlled. Carrier advised that the previous police chief has tried to get the State to do something. Fairbanks has been working with the State on the intersection and has had striping changes made, foliage cut back, oversized stop signs installed. Carrier suggested that Larkin speak with Fairbanks regarding the issue. He advised we have tried to get flashing lights but this was denied by the State. There is an ongoing discussion.

3. McKeon advised there is a presentation by DES at the Town Hall on Thursday at 7:00 pm regarding the Shoreland Water Quality Protection Act.

4. McKeon advised he was contacted by Mr Goldsmith on Spring St asking about the speed limit signs being overgrown with branches. Carrier will contact Bevis to check it out. Goldsmith continues to complain about the speed on Spring St. The speed cart has been on the street and Fairbanks has advised that the cart report does not substantiate Goldsmith's claims.

5. Levlocke stated she has been voted back onto the Southwest Regional Planning Commission Board of Directors.

6. Carrier advised that the Highway is down 2 trucks. Bevis is using his personal truck and advised he is filling up with gas from the Highway Dept. It was discussed why mileage reimbursement wasn't used; he is leading the oil truck in the paving process so it wouldn't make sense.

7. Ross advised that Girs had to reschedule with the Board for the dog license program as the program creator will not be available until the July 11th Selectmen's meeting.

Information

- Dept of Safety correspondence
- SWRPC correspondence
- Misc. correspondence & newsletters

Adjournment

With no other business to conduct, Levlocke moved to adjourn, Larkin seconded and the motion carried.

The meeting was adjourned at 8:35 pm.

Respectfully submitted,

Carol Ross
Secretary

Approved by:

Jon P McKeon, Chairperson

Date

Elaine H Levlocke

Date

James M Larkin

Date