

**APPROVED**

**Board of Selectmen  
30 July 2012  
Minutes**

**6:00 pm** – Chairman Rachel Hatch called the meeting to order. Present were Chairman Hatch, Selectmen Ralph Lavin and Brett Currier, Town Administrator Tim Warren and Clerk Lois Dionne.

Also in attendance were Leona Jean and Sue Gelatt

**Old Town Hall** – Leona Jean and Sue Gelatt of the Gilmanton Women's club were present to ask permission to do repairs and upkeep in the Old Town Hall. Ms. Jean and Ms. Gelatt have been cleaning the Old Town Hall. Mrs. Jean showed slides of conditions at the Old Town Hall that they feel should be addressed including mold and plumbing in need of repair.

Ms. Jean said they have gone through and cleaned the whole building except the tower, which they keep locked; there are bat carcasses and feces in the tower. She said if you build bat houses and put them up outside, it would keep the bats from going indoors.

The ladies have updated and accessorized the kitchen, got some chairs and recovered them. The draperies on stage need repairs; Ms. Gellat will repair them, but they are fragile, and they would like permission to put a sign on them asking to have them left open. It was stated that they are theatrical drapes and it would cost around \$20,000 to replace them.

Ms. Jean and Ms. Gelatt asked permission to paint and put window treatments at the windows. They had samples of material for the window treatments and color samples of paint they would like to use. Sherwin Williams will donate the paint.

Ms. Jean also asked if it would be possible for the Women's Club to have a yard sale in the Old Town Hall and to store some items in the tower until time for the yard sale.

They were told that they could fill out a building use request form for the yard sale, but there are still some police records stored in the tower, and we would need to see what is up there before making a decision to allow them to store stuff up there. That would not be done until we have a new chief in place, and he has had the opportunity to see what is up there.

After a brief discussion, it was the consensus of the Selectmen to allow the window treatments and painting to be done if Ms. Jean and Ms. Gelatt would sign a waiver of liability. They also gave permission to open the drapes after they are repaired, and to put a note on them requesting them to be left open.

Sawyer Lake Village District Commissioner Bob Dow, Bryon and Mrs. Dalton, Joyce Bishop and Mickey Daigle joined the meeting.

**Grape Ave Concerns** – Mr. Dalton stated that two years ago he had made a complaint about the rats in the road on Grape Ave, and had never gotten a response. He was in four months ago and was told they (Selectmen) weren't going to let it drop, which they aren't; they are keeping it active, but are passing it off to the district.

Bob Dow said a letter was sent to the Sawyer Lake Association. He said they are not an association; the Village District is a precinct, and they don't have any authority to follow up and police issues. He said the district has had meetings and they have had complaints about the 8 Grape Ave property about garbage in the yard, rats, and whether there is running water or septic on the property, and he had spoken with the previous code enforcement officer. There is also an issue of wood being piled too close to the road. Mr. Dow said they have no authority; it is a zoning issue.

Chairman Hatch stated that the Town has no purview over the woodpile because it is a private road. The Town has purview over the garbage and the lack of septic, if that should be the case. The problem the Town is encountering is that they are not dealing with the owner of the property; they are dealing with a tenant. The Town has sent certified letters to the owner, who lives out of state, but they haven't responded.

Chairman Hatch said we have been getting our attorney involved. We had our interim building inspector go out, but he couldn't gain entry to the building; we need to deal with the property owner.

Mrs. Joyce had pictures of the piles of wood falling into the road. Selectman Currier said if the wood is in the roadway, it is a district issue because it is a private road. Mr. Dow said the commission has no legal authority to deal with it.

There was considerable discussion about who should deal with the wood issue. Chairman Hatch said she would have Tim contact Town Counsel to see what legal right the commission would have in regards to the wood. The Town will continue to work on the other issues - the garbage, rats and potential water and septic issues; these are Town issues. Chairman Hatch said the Town has to get hold of the property owner, and we would have the code enforcement officer go out to the property to document the trash and debris. It was stated that the property owner is the brother of the tenant.

The Selectmen assured the residents that they want the problem solved as much as they do. Chairman Hatch said they will continue working with Town Counsel, but it will take time. She said they would get the answer this week about what can be done with the wood; they will keep Mr. Dow informed.

**Loon Pond Road Project** – Last week the bids for the Loon Pond Road Project were opened. A copy of the bids was given to Mickey Daigle for the Road Committee to review and make a recommendation.

Mr. Daigle said he had emailed the road committee members, and because all bidders would do a good job, they felt they should go with Nutter who was the lowest bidder.

**MOTION – Selectman Lavin moved to award the bid to Nutter Enterprises to fix the designated portion of Loon Pond Road. Selectman Currier seconded. Motion passed 3-0. – Chairman Hatch-Yes, Selectman Lavin-Yes, Selectman Currier-Yes.**

Selectman Currier stated that the road agent would oversee the project, but Nutter has the knowledge to do what was explained to him, and Mickey Daigle knows what is right and wrong on the road, and has said he would be willing to ride out there to see what is going on. Selectman Currier and Mickey Daigle will negotiate the time frame with Nutter.

**Windows – Selectmen's Office** – Selectman Lavin mentioned that he had come into the Selectmen's office; it was a hot day, and the secretaries said they were unable to open the windows because they couldn't access the screens. Chairman Hatch said she thought it was air-conditioned. Lois said it is, but that particular day, there was a nice breeze, and some of them felt it would be nice to turn off the air conditioner and let in the fresh air, but they couldn't reach the screens to lower them. Tim said usually someone from the fire department lowers them.

There was a brief discussion as to whether the screens should be lowered.

**Crystal Lake** - Selectman Lavin stated that from what a gentleman told him, he got the idea that there is a battle going on at Crystal Lake between the summer residents and the year-round residents regarding the speed on Crystal Lake Road.

**Tree – Allens Mill Road** – Selectman Lavin informed the Board that the tree he and Don Guarino had gone to look at because of concern expressed by a resident that it would fall over, has been cut down and removed.

**Budget** – Selectman Lavin mentioned that a couple of items in the budget had been overspent, but, overall, there was nothing major. Chairman Hatch said we have used 51% of the budget, so we are pretty much on target.

**Culvert – Place Property** – Chairman Hatch wanted it confirmed that the road agent had indicated that it was not the Town’s responsibility to fix the drainage problem on the Place property, but we had given her some supplies to work on her property, so there is nothing we can do for her. Tim confirmed that was the case. Chairman Hatch stated that since she spoke with Ms. Place, she (Ms. Place) has put “No Trespassing” signs on her property.

**Waiver – Town Vehicles** - Chairman Hatch said the Director of Student Services was told by the fire department that minors are no longer allowed to ride in town vehicles unless they get a waiver. The director is the overseer of a student that has done the “explorer thing”, and she asked if we would consider asking for a waiver from the parents to allow the seventeen-year old student to shadow one of our full-time fire fighters for two hours a week from Thursday.

The Board approved the request conditional upon receipt of a signed waiver.

Selectman Lavin stated that at the 4<sup>th</sup> of July parade he had seen many people riding in vehicles that were not restrained. Mothers had children sitting on their laps.

Tim said he had spoken with Chief Hempel about that, and those vehicles have both shoulder and lap straps, and Chief Hempel assured him that the lap straps had been used.

### **7:15 – Public Input**

**Permitted Uses Survey** -Nanci Mitchell expressed concern about the survey that the planning board is doing on the permitted uses in the zoning ordinance table. She commended the planning board for trying to get public input, but was concerned because there was no control on the number of people who fill it out, and was afraid it could be stacked, and invalidate the survey.

Selectman Currier said he had the same concern when the recycling center had done a survey; he agreed the survey could be stuffed on both sides.

Selectman Lavin said he had brought that concern to the planning board, so they might want to speak to just the Select Board to prevent ballot stuffing, but the planning board chair favored the survey. He will bring Nanci’s concern to the planning board at their next meeting.

**Crystal Lake Association** - Police Chief Robarge informed the Selectmen that he had attended the Crystal Lake Association meeting on July 14<sup>th</sup>. He said the relationship between the residents and Boy Scout camp is less than happy. Chief Robarge said he told them he would reach out to the scout camp administration to see if there could be discussion generated over what is happening on the road. He said a lot of complaints had been the volume and speed of the traffic. Chief Robarge said the police department has

tried to regulate the speed. He said the residents indicated they could deal with the traffic, but would like to know when to expect the peak traffic.

There was a lengthy discussion of the need to establish communication with the Boy Scouts, but the response from the council has been less than enthusiastic. Chief Robarge said he was concerned that residents would take matters into their own hands, and suggested that it would be a good idea to have members of the association meet with the Selectmen. The Selectmen felt that was a good idea, and Chairman Hatch stated that after they meet with the association, they would try to get hold of someone in authority from the Daniel Webster Council to meet with them.

**Thompson Town Forest Timber Harvest** – Conservation Chair Tracy Tarr, member Patrick Hackley, forester Ron Klemarczak and Nanci Mitchell were present to ask permission of the Selectmen to go forward with a timber harvest in the Thompson Town Forest.

Patrick Hackley stated that this project has been in the works for six or seven years. Nanci had recruited a consulting forester, Brenda Brown, to work with the town to identify what timber was mature and ready to be cut in the Thompson Town Forest. Mr. Hackley said there is quite a bit of mature and some overly mature timber, and they feel it is time to do some forestry there. Brenda Brown had mapped the forest, but has since moved on; Nanci then recruited another consulting forester, Mr. Klemarczak who has worked in Gilmanton for twenty-five or thirty years. Mr. Klemarczak, who had been present during the discussion of the Boy Scouts and Crystal Lake Road residents, said he is also the forester for the Boy Scouts.

Mr. Klemarczak had a copy of the map that Brenda Brown had done when we had been going to do a timber harvest before the recession and the value of timber had gone down. He reviewed the map and explained the different stands of trees. He would have to mark the trees to be harvested; there would be a few changes. Some of the trees are over mature and are starting to die off. Mr. Klemarczak explained what would have to be done to the road, how he would go about accessing the property, and that he had gotten permission from the property owner to put in a culvert to return drainage to the original ditch. He wants to start during dry conditions.

Mr. Klemarczak would get any necessary wetland permits and would put the project out to bid to area loggers, and would make recommendations to the Selectmen. He also would notify abutters. Mr. Klemarczak had two contracts, one authorizing him to be the forester, and the other for the sale of the timber.

The contract allowing Mr. Klemarczak to be forester was signed. The Selectmen will review the timber sale contract.

**MOTION- Selectman Currier moved to let the conservation commission go forward with the timber cut in the Thompson Town Forest. Selectman Lavin seconded. Motion passed 3-0.**

Selectman Currier recommended that the job be a “chipping” job. The board agreed.

**Approval of Minutes** - The Selectmen reviewed minutes of the last few meetings.

**MOTION – Selectman Lavin moved to approve the minutes of July 12, 2012 as written. Selectman Currier seconded. Motion passed 3-0. – Chairman Hatch-Yes, Selectman Lavin-Yes, Selectman Currier-Yes.**

**MOTION – Selectman Currier moved to accept the minutes of July 16, 2012 as written. Chairman Hatch seconded. Motion passed 2-0. – Chairman Hatch-Yes, Selectman Currier-Yes. Selectman Lavin did not vote, as he was not present at the meeting.**

**MOTION – Selectman Lavin moved to accept the minutes of July 25, 2012 as written. Selectman Currier seconded. Motion passed 3-0. – Chairman Hatch-Yes, Selectman Lavin-Yes, Selectman Currier-Yes.**

**MOTION – Selectman Currier moved to accept the minutes of July 27, 2012 as written. Selectman Lavin seconded. Motion passed 3-0. – Chairman Hatch-Yes, Selectman Lavin-Yes, Selectman Currier-Yes.**

**July 25<sup>th</sup> Minutes** – Selectman Lavin said on page one where it says Selectman Lavin said he would support ours in the future, which is a raise for the municipality, he would like it to say he strongly expects to support, but he doesn’t want it to be definite right now because the vote has not come to them. On page two, he didn’t think he heard Chairman Hatch say that Selectman Lavin had indicated that it was the school board’s buses fault for ruining our town roads. He said he must have misunderstood what was said because he realizes that the buses didn’t ruin the roads. On page four, where it says he said the people on the school board are very vindictive, he asked that the tape be checked because he doesn’t feel that is a word he would use, but if he did, he spoke out of line because he doesn’t believe they are vindictive. He said he feels the members of the school board are doing what they believe is for the benefit of the town, and they believe they are doing what is best. Selectman Lavin said he may disagree with that and he is saying these things because he has come to understand that he cannot make the changes he wants to change, and is saying this to put harmony in the board of selectmen.

*Reviewing the tape, it was confirmed that Selectman Lavin did use the word vindictive.*

**07-30-12 BOS**

**APPROVED**

**Old Town Hall Painting** – Tim said he had spoken with the painter who is painting the recycling center. He is going to start the recycling center next week, will stop here and they will go over the Old Town Hall so we can get a new price.

**Block Grant Money** - Tim reported that the Highway Block Grant money from the state for 2013 would be \$131,727.

**Recycling Income** for June from items we charge for was \$1,394.

**8:45 pm – MOTION – Selectman Lavin moved to adjourn the meeting. Selectman Currier seconded. Motion passed 3-0. – Chairman Hatch-Yes, Selectman Lavin-Yes, Selectman Currier-Yes.**

Respectfully submitted,

Lois Dionne  
Recording Clerk

