

APPROVED AS AMENDED

Board of Selectmen Town of Gilmanton, New Hampshire

Meeting

April 18, 2016

6:00 pm. – Gilmanton Academy

Present: Chairman Michael Jean, Selectman Steve McWhinnie, Selectman Marshall Bishop, Town Administrator Paul Branscombe and Recording Secretary Heather Carpenter.
Also present please see attached sign in sheet.

6:00 pm Chairman Jean opened the meeting, took attendance of those present and voting (Selectman McWhinnie, Chairman Jean and Selectman Bishop) and led the Pledge of Allegiance.

Public Hearing- Metrocast Cable Franchise Agreement

Based on New Hampshire Law- “the level playing field requirement for competitive franchises”. Once a competitive franchise is handed out the incumbent (Metrocast) has the responsibility to make sure the terms and conditions that are within the franchise itself and that their terms are not more favorable or less burdensome to those in the existing franchise that Metrocast has. This public hearing is to address revisions and amendments to the Cable Franchise Agreement. General Manager-Ed Merrill from Metrocast addressed the public body that was present. He goes over the list of differences that are present in this agreement.

-The amendment will not change the terms of the franchise

-10 year franchise. The current franchise expires on December 31, 2023

- The title is going to be that it is an Amendment & Restated Franchise for the agreement with the Town, and the dates of the agreement will change once the amendments are finalized. This will be written like this to show that this is not the original agreement.

Specific issues that will change within the language of the agreement and the areas that changes have been made.

-Reference to the franchise renewal will be replaced going forward with amended and restated

-Table of Contents have changed because the page numbers have changed due to the changes that have been made in the agreement.

-Introduction- the last paragraph, on the last page the word found is replaced with “finds”

-Removed all requirement for institutionalized network, it is a network that in the agreement the franchise had the ability to go to Metrocast and ask for each one of their buildings, town buildings and schools to be connected to fiber optic cable. That is not in the TDS franchise and

that term has not been used by the Town of Gilmanton. The Town would request for Metrocast to build a network, Metrocast would put the first ten thousand dollars up for the construction of the network and the Town would pay for the remainder of that network and the cost of any end user equipment which is anything that is connected to the fiber network.

-Franchise fee payment language has changed so it reflects in the definition. It removes what is identified as consideration of any form or kind of compensation, it is replaced by term "all/any revenues" that Metrocast receives would be now part of the franchise fee if the Town collected franchise fees.

-Transfer and assignment language has changed so that Metrocast wouldn't have to go to the Town to get approval for different types of loans or if the company ownership changed within the company Metrocast would have to come to the Town to get approval of that transfer.

-Under service area and line extensions the reporting language has changed. Metrocast's commitment to the Town as far as service area, which the biggest difference between the Metrocast and TDS franchise is the fact that Metrocast will still continue the same language that will provide service to all residence within the Town. Right now they provide it up to five homes a half mile at no charge, all that language will remain the same. -Amount of distance for the end of cable system to the home, which is provided free, is going from 300 ft. to 150 ft.

- Section 3.3 in the Residential System in paragraph A that language was removed. That language basically requires Metrocast to compare technology with their other service communities where Metrocast provides service if the Select Board feels that they are not providing the same technology to the Town. Metrocast would have to come in and report before the Selectmen and show proof that they are providing the same services/technology.

- Metrocast continually upgrades their system driving fiber deeper into the system which provides faster internet service and providing new technologies and it is part of what the company does every year.

- For governmental access, public access and educational access channels will go from getting three down to one.

- Metrocast will continue to maintain the regional customer service office

-24/7 technical support will be taken out of the agreement but it will continue to be provided

-Any new areas will be fiber to the home but there are no plans on existing systems as of yet

-Annual reporting language is going to be the same used by TDS which is "with written permission from the franchise authority" you will now get the reports that were received today upon request.

-Wording changes are significant but the larger changes are the topics that were touched on today

Public comments by Resident- Mr. Brett Currier would like to know what the benefit of having a franchise fee to the town of Gilmanton. He explains why the prior Board of Selectmen got rid of it and believed the tax to be unfair due to the disbursement to those who didn't contribute to the tax but are benefiting from it. Mr. Currier hopes that this Board of Selectmen will continue not to have a franchise fee.

Ed Merrill- A franchise fee is collected by Metrocast and would be given back to the Town and could be used in the General Fund but a lot of communities use it to put on Public Access or put on Government Access broadcasted so that anybody that is on cable would be able to watch them. Many towns are taking that access and uploading it to the website and giving the public the opportunity to watch it at their convenience.

Mr. Clark from The Citizen newspaper voiced his questions and clarification with the 5% fee and the clarification in the language of "institutional network".

Resident-Mr. Pete Pinckney would like clarification as to why when going over the changes to the amended agreement does it sound like we are getting less and what incentive is there for the Town of Gilmanton.

Ed Merrill states that there will be no changes to the type of service Metrocast provides but allows the company to be in compliance with the law and by having TDS and Metrocast it is giving the local community healthy competition.

Mr. Pete Pinckney-

He explains that TDS customer service is a problem when it comes to outages. One particularly bad outage, he couldn't get a customer service representative that was in country, who let alone knew where Gilmanton was on the map. He speaks to a clause in the agreement that speaks to the regional customer service language, he feels this language should not be removed due to the importance of it in a safety situation.

Town Administrator- Paul Branscombe speaks to the technicalities of getting a foreign customer service representative and that by law if you request to speak to someone in your country they have to re-route you.

6:25 p.m. Chairman Jean closes the floor for public comment.

The Board of Selectmen will review the Metrocast agreement and make a decision in the near future.

Approval of Minutes & Other Motions

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to approve the minutes of April 11, 2016. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop– yes).

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to approve the minutes of April 13, 2016. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop– yes).

Town Administrator- Paul Branscombe explains to the Select Board why the motions that were made on the meeting of April 13, 2016 have to be rescinded. The wage freeze should be put on hold until there is a wage scale and labor grade set up so we see where these employees fit into the scale. The other issues is the holiday pay which needs to be amend within the personnel policy.

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to rescind the motion made on April 13, 2016 regarding the salary freeze for the Fire Chief, the Police Chief and the Road Agent. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop-yes).

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to rescind the motion made on April 13, 2016 to have all three Selectmen sign the manifest. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop-yes).

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to have all three Selectmen sign the manifest when all three are able to do so. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop-yes).

Signature File

[Audio time 30:28]

-Discussion on paper purchase orders and changing the accounting system to BMSI. There is no additional charge for the software and the company has agreed to continue on allowing the Town of Gilmanton to pay the same amount that was in the budget for the Muni-smart software. After the discussion of details about the new software the Select Board agrees and signs the document placed before them by the Town Administrator.

-Police prosecution services that are in the budget

-Insurance update: The Town is getting reimbursement for the drapes. Today the Town has received the check for \$31,000 from PLT out of the \$89,000. Chairman Jean and Selectman McWhinnie that the check for 57,000 or \$58,000 should be within a week.

-Invoice for the tires

-Withdrawal of the funds for the Command Vehicle and the letter to Neil Roberts

- Salt and materials from Road Agent

-Lucas devise there are only two companies that you can get the devise from and there has been no movement on the price

-Police Department personnel action forms for the employees and the Cost of living adjustment for Sergeant Brennan

Old Business

Zoning Interpretation- Bill Tobin- Building Inspector

Mr. Bill Tobin is the Town of Gilmanton Building Inspector speaking on the decision and confusion around a permit issue for adding a bathroom that originally had been approved. It was brought to Mr. Tobin's attention by the Land Use Administrator that the Town's zoning ordinance wouldn't allow it, and he had to rescind the approval. He explains that his original decision came from his understanding of the State regulations in reference to this issue and that if

the work does not increase the load to the septic system then a permit is not required which has been the standard for years. Mr. Tobin has no problem approving the permit under these standards. However due to the confusion around the ordinance he feels that clarification is needed as to the intent of the ordinance that the Town has in place. If the language is not corrected then everyone coming in for a new bathroom is going to have to be denied and go to the ZBA which is an additional load to the tax payer. The problem with the ordinance is the second paragraph line 1- "Any structure that is being improved by adding a bathroom where none exists, adding a bedroom, or whenever a structure is being converted from a seasonal to a permanent use"... He states that based on this language and the way he was told is you need to have your system evaluated if you are adding a bathroom and that is totally incorrect but it is a Town ordinance. This interpretation of the ordinance is that even though there is a bathroom in the structure one does not exist where they want to place the new one and therefore needs a system evaluation. What the Building inspector is asking for is for someone with the authority to define what the intent of this ordinance is saying in order to move forward.

Marty Martindale speaks to what he believes the intent of the Planning Board was when the ordinance was written and states that if there was a bathroom within the structure then adding one is not a problem.

Selectman McWhinnie asked if when the septic system was put in had there been an evaluation upon installment.

Brett Currier states the fact that it is a, modern State approved septic system and approved for operation. He goes on to speak to the interpretation from the Land Use Administrator to support the denial of the permit and why he feels that Annette's understanding is incorrect. He says that if you take a room with four walls and a bathroom is in this location of where it is existing currently by Annette's interpretation you can only add a bathroom where one exists, which begs the question "How do you add a bathroom where one exists if one is already there?" He believes that the ordinance is very clear in that if you have a bathroom in your structure already than you can add another one. Mr. Currier feels that this represents a real hardship on the homeowner/ taxpayer, that this is not a ZBA issue unless it goes up for an appeal and that if the Town continues with this interpretation of the ordinance Gilmanton will face some lawsuits.

Annette Andreozzi states that she believes that we are getting off track. If the zoning ordinance is desired to be changed by the voters than there is a process that goes. Yes, the Selectmen can suggest a change, yes the Planning Board can, and yes the individual voters can but it has to happen at the Town Meeting. There are a series of public hearings, certain time frames that have been set that have to be met, certain amount of days before voting that the ordinance change has to be available. All of that can happen if you so desire but that is not going to happen at this moment. She believes if the Board of Selectmen should have a discussion on what they want to do and how they would like to change it. She speaks to the fact that the State of New Hampshire allows a municipality to make a stricter ordinance than the State. She understands what DES rules are but this ordinance speaks to a stricter rule and that should be investigated if the Town no longer wants to be stricter or not. She asks the question, what the procedure is when a building permit has been turned down because it doesn't meet building code, the zoning ordinance or any State, Local or Federal rule. The procedure is what the Board of Selectmen was going to ask the Attorney about and what action the Board should take. She states, "You", (this refers to the Board of Selectmen) said that in public meeting and she thinks that the Board should state for the record what the lawyer said to do so that the people of the Town can know and clarify it for themselves based on that and then we can move from there.

Chairman Jean asked Town Administrator Paul Branscombe to speak to what the email from the lawyer stated.

Mr. Branscombe states that it was stated by the lawyer that you must support your employee. The Land Use Administrator is an extension of the arm of the Board of Selectmen and the individual would go before the channels to challenge the denial. The final decision for any change in this denial will be up to the building inspector.

Pete Pinckney explains that due to the past history on issues like this in the Town of Gilmanton and past experience with a nightmare of a building inspector and a clerk who refused to even look at ordinance language. The people in this Town who could not afford an attorney were preyed upon and the Board of Selectmen at that time were floored to find out that the Building inspector is his own man, so to speak. His decision is his decision and the only recourse that a resident has is the ZBA. As a resident he is ashamed, he believes that most people who understand septic systems would agree that a bathroom does not generate load to the system. He states that it is a shame that the Board of Selectmen are put in this situation and that Bill Tobin is a fair man who doesn't cave on issues. He goes on to explain the issue with the interpretation and a clerk who doesn't want to ere on the side of reality, which is that bathrooms don't increase load, and the fact is that the Town has come a long way with zoning language.

There is further discussion on the disagreements of interpretation, inadequate wording, the fact that the permit had been approved and then denied and the property owner's hardship that this issue has caused.

Elizabeth Hackett she states that she cannot speak to this specific case because if it comes as an appeal to the Board she can't discuss this but any interpretation of a zoning ordinance currently in place is not the purview of the Planning Board it is the purview of the Zoning Board.

Selectman McWhinnie asks if the ZBA only gets involved after there is an appeal. Mrs. Hackett states that if the applicant is denied then the next, legal course of action is an appeal to the Zoning Board of Adjustment., law 674. She explains the process of the appeal and rule on it that night.

[The law Mrs. Hackett is referring to is RSA 674.3]

Selectmen McWhinnie states that there is no appeal so there really isn't any issue for the ZBA in any of this right now.

The conclusion of the discussion tonight on the Town Zoning Ordinance issue is that the owner of the property be allowed to get the other permits for the project for everything except for the plumbing, so that he can move forward with that portion of the renovation. The Building inspector will go to Thursday nights ZBA meeting and await a letter for clarification from the Planning Board and make a decision after that.

Town Administrator- Paul Branscombe brings to the Select Boards attention the issue of a complaint by Mr. Brett Currier-Town of Gilmanton resident about Annette Andreozzi- Land Use Administrator. Mr. Currier would like an apology. Mrs. Andreozzi did not want this done in a nonpublic meeting and therefore the discussion was held in public.

ZBA- Chairman of the ZBA-Elizabeth Hackett

Chairman of the ZBA comes before the Board of Selectmen to bring to their attention the issues that the ZBA has been encountering. The issue is when someone has done something without a permit and an abutter has complained. The Building inspector has gone out to tell them the

process was done without a permit and they need to go to zoning based on the fact that they have not met the criteria. So these people come before us whether it be for a deck, another room or putting a shed up or something. We have been hearing them and as nicely as she can she chastises them for not having a permit. A lot of people feel that they have their land so they can do whatever they want to it. Zoning is here for a reason and the reason she came tonight is because another member of the ZBA who is also on the Budget Committee would like to see if we can fine these people and recoup some of the taxes. Mrs. Hackett has told this member that the Zoning Board does not have that purview to access anything to an applicant, the fines, if there are in fact fines they would come from the Selectmen.

She would like the Select Board to be aware that this is happening and maybe after the next case they have she will send Chairman Jean a letter stating this was the case, this is what happened and maybe it can go from there.

One particular case that came before the ZBA was a barn that was converted into living quarters for a whole other family. We told them they can't have two residences on the property, you have to subdivide the property, do a property line adjustment, and make it into two. Mrs. Hackett does not know where that issue has gone from there because the ZBA doesn't hear what happens to them after the fact. The concern in a case like this is the Town is missing out on the taxes and revenue.

Chairman Jean states that he feels we need to address how we issue permits in the Town and how they are denied. When they are denied the proper steps to follow to correct on the denial letter and the proper forms they need to go before the ZBA or whatever they have to do to correct the issue. Everything needs to be included in that package so then they know exactly what they have to do and they correct it. He wants to make sure that we collect the fees for all these permits and we get it before they do this stuff. Right now people don't want to go through the hassle, they would rather wait and see if they get caught. That is the theory of a lot of people in Town and we have to change that opinion, we need to make it easier for them to get a permit.

Mrs. Hackett states that we have the authority to tell these people to take down that deck. I don't care what you put into it, what you paid for it, it's not permitted, and it shouldn't be there. The Zoning Board is not a Popularity Board, either people like you or they hate you. The fact of the matter is the Town is losing a lot because then there is no other caveat to this, the ok is given to do this and it's recorded in your deed and everything is ok but they have gone a long without having to pay for that this entire time. Being a new Board you might not be aware that this is going on.

Chairman Jean states that the Board is coming up with a lot of different policies, there is one coming up for minutes and everything else. Maybe we should have a policy for permits, and they go through these steps and it gets addressed.

Mrs. Hackett states that in Zoning because they are going to classes all the time and get updated information. We always, when an applicant comes before us and it is approved, we do tell them point blank that there is no construction for 30 days by law. The reason for that is if anyone like an abutter has the chance to make an appearance and appeal that decision, basically don't put any money into this because you may have to stop.

Chairman Jean speaks to corrections that need to be made in the process. He doesn't want to see a resident go through this again. There should be a way of addressing it without tons of meetings, a bunch of headaches, lawyers and everything else involved.

Mrs. Hackett totally agrees.

Town Electrician

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to appoint LaClair Electrical as the Town Electrician/Contractor. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop– yes).

Lakes Region Planning Commission TAC
This discussion has been tabled.

Claimlinx MERP agreement- Signature for the Claimlinx agreement, signed by Chairman Jean. The Town Administrator describes the employee meeting, that they handed in their signed application with their PCP information on April 14th and it is the hope to have final numbers and the contract to the Board on April 25th. The Administrator is working with New Hampshire Retirement on how Claimlinx can become a vendor of theirs for the number of retirees that the Town has.

Gilmananton Bridges-

Update on the Engineering Study from the Town Administrator [Audio time 1:53]
Before the Board of Selectmen review it, it will go to the DOT to see if they approve it or if they feel it is too much. Once approved the company HTA will come to the Town and have a workshop with the Board.
Selectman McWhinnie would like to put a workshop together. Chairman Jean would like to see a committee formed with the Road Agent, Police Chief, Fire Chief and the Board of Selectmen and he feels this is important to see if there needs to be changes or additions made.

New Business

Lakes Region Household Hazardous Collection Program- The money was encumbered last year and only put in the budget \$85.00, the total is \$2,910. We have encumbered the \$2,850.00, along with the \$85.00 that is how it will be paid for.

Select Board Items

The Select Board made this amendment due to the fact that the Board re-appointed Mr. Hudziec to the Chairman's position on the HDC. The Board of Selectmen can only re-appoint to the Commission and then the Historic District Commission will then vote to decide to appoint the Chairman.

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to rescind the motion made to reappoint Ernie Hudziec to the Chairman's position on the Historic District Commission. . (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop– yes).

MOTION: On a Motion by Selectman McWhinnie , and seconded by Selectman Bishop it was voted unanimously to amend the motion made on March 28, 2016 for Mr. Ernie Hudziec to be re-appointed to the Historic District Commission. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie-yes, Selectman Bishop– yes).

Chairman Jean asks if we have any additional information from the encumbered funds that the Board had requested, if the job descriptions and pay scales had been worked on. The Town

Administrator states that the Finance Officer is still working on the funds and the job descriptions/pay scale is nearly finished. The minute policy that has been requested will be worked on by the Town Administrator and Heather Carpenter. The Board would like to attend a free class that is given by NHMA in Meredith on Wednesday, May 4, 2016 at 5:30-7:30 p.m.

Clarification on how the audio from meetings will be stored and a new policy needs to be written in conjunction with the motion that the Board of Selectmen had made previously due to the fact that there still is a written policy in place and employees need a clear directive how this should be done. The Select Board feels that a new policy does need to be written but that the motion for storing the audio from the meetings is that the employees keep them for seven years. Selectman McWhinnie attended the Planning Board meeting, they are working on revising their procedures and he found that Louise did a very good job and really makes them think. He asked the other Board members and the Town Administrator if it is a requirement that the Town Committee's stand and say the Pledge of Allegiance. The Town Administrator stated it was up to the Chairman on each Board as to whether or not that is required. Chairman Jean stated that Selectman McWhinnie could make a motion at the next meeting.

Elizabeth Hackett stated that the Selectmen could not make a motion on the ZBA. Chairman Jean stated that if someone on the ZBA wanted to make a motion to say the pledge then they could and the vote would dictate the outcome. Mrs. Hackett response was that it had not been done in twenty years.

Selectman Bishop spoke on the Bio-Solids Committee that he was trying to form and so far he has received interest from three individuals. Chairman Jean states that he can have people not from the town also on the committee. The Town Administrator suggests reaching out to Ned Beecher as a possible candidate.

8:03 p.m. Chairman Jean opens the floor to public comment.

Public Comment

Prudy Veysey states the Selectmen are doing a great job.

Elizabeth Hackett would like to know why the Selectmen's minutes have not been updated for the month of March. Chairman Jean stated that there was a mistake and we are working toward a policy for the minutes because in the past the minutes have been a disaster.

Recording Secretary Heather Carpenter stated that there had been a miscommunication within the office on those specific minutes and the situation has been addressed and taken care of earlier today. Generally speaking those minutes that Mrs. Carpenter is in charge of, have always been on time.

8:06 p.m.-Chairman Jean closes the floor to public comment.

(A) Non-Public Session per RSA 91-A:3, II (c)

MOTION: On a Motion by Selectman McWhinnie, and seconded by Selectman Bishop it was voted unanimously to go into Non-Public Session per RSA 91-A:3, II (c). (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie– yes, Selectman Bishop– yes).

The meeting room was closed to the public. Present during the Non-Public Session were Chairman Jean, Selectman McWhinnie, Selectman Bishop. Town Administrator Paul Branscombe, Recording Secretary- Heather Carpenter.


MOTION: On a Motion by Selectman Bishop and seconded by Selectman McWhinnie it was voted unanimously to come out of Non-Public Session. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie -yes, Selectman Bishop – yes).

MOTION: On a Motion by Selectman McWhinnie and seconded by Selectman Bishop it was voted unanimously to seal the Non-public minutes. (3-0 Voice Vote – Chairman Jean-yes, Selectman McWhinnie -yes, Selectman Bishop – yes).

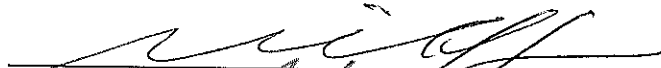
The meeting room was opened to the public. The Board noted the Non-Public Session minutes were sealed.

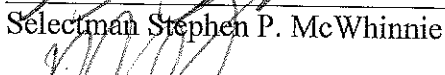
Adjournment: On a Motion by Selectman McWhinnie and seconded by Selectman Bishop it was voted unanimously to adjourn at 8:52 p.m. (3-0).

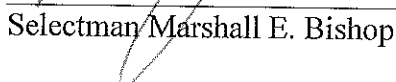
Respectfully Submitted,


Heather Carpenter
Recording Secretary

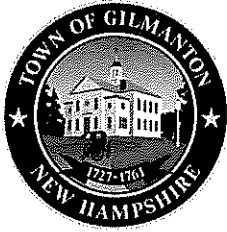
Approved by the Board of Selectmen


Chairman Michael J. Jean


Selectman Stephen P. McWhinnie


Selectman Marshall E. Bishop

{Detailed audio for this meeting is available at the Selectmen's office.}



Board of Selectmen
Town of Gilmanton, New Hampshire
503 Province Road
PO BOX 550
Gilmanton, New Hampshire 03237

Attendance Signature Sheet

Time & Date:

April 18, 2016 @ 5:30
6:00 p.m. Start time

Signature

Print name

Time & Date

Edward L. Merrill	MetroCAST.	
Mike Sienkiewicz		5:54
TIM CLARK	Jim Clark - THE CITIZEN	5:55 p.m.
Elizabeth Hackett	ELIZABETH HACKETT ZBA	5:56 p
A. Andreoni	A. Andreoni	6:00
L.A. Webb	L.A. Webb	6:00
Bill Tobin	Bill Tobin	6:00
Faith Tobin	FAITH TOBIN	6:00
Louise Kree	Louise Kree	6:00
Pete Pinckney	Pete Pinckney	6:01
Glen Link	GLEN LINK	6:02
Brett Carrier	Brett Carrier	6:03
Prudy Veysey	Prudy Veysey	7:00

ARTICLE III. GENERAL PROVISIONS APPLICABLE TO ALL DISTRICTS

A. SANITARY PROTECTION -

All sanitary systems shall be constructed and maintained in accordance with standards set by the New Hampshire Department of Environmental Services, by the Town Subdivision Regulations and applicable health and sanitary codes. Portable toilets are prohibited from use on any lot for the purpose of supporting occupancy of a recreational vehicle, building or any part of a building as a dwelling house, sleeping apartment or tourist cabin. Temporary use of a portable toilet to support construction, special events or emergency repairs is allowed for up to a period of seven days without a permit. Longer periods require a permit from the Town Health Officer.

③ Any structure that is being improved by adding a bathroom where none exists, adding a bedroom, or whenever a structure is being converted from a seasonal to a permanent use, shall have the existing septic system evaluated by a Certified Septic System Evaluator enlisted with the Granite State Designers & Installers Association to determine the adequacy of the existing septic system for it's current and/or proposed use.

Added 3/13/07

Rev. 03/10/15

B. FIRE RUINED BUILDINGS

Rev. 03/08/11

No owner or occupant of land in any district shall permit fire or other ruins to be left indefinitely, but within one year shall remove or refill the same to clear ground level or shall repair, build or replace the structure. One-year extensions may be granted by the Board of Selectmen or their designee, for good cause shown.

C. OBNOXIOUS USES

1. Any uses that are demonstrated to be offensive or injurious due to odor, dust, smoke, refuse matter, toxic and non-toxic fumes, noise, vibrations, or similar conditions, or that are dangerous to the comfort, peace, and enjoyment, health, or safety of the community shall be prohibited. Unlicensed junkyards shall be an obnoxious use.
2. The keeping or storing of the following shall be an obnoxious use:
 - a. two or more motor vehicles which are no longer intended, or in condition for, legal use according to their original purpose including motor vehicles purchased for the purpose of dismantling the vehicles for parts or for use of the metal for scrap; and/or
 - b. the quantity equal in bulk to two or more motor vehicles or greater of used parts or old iron, metal, glass, paper, cordage, or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle.
3. Customary agricultural uses are expressly excluded from these provisions.

D. HOME OCCUPATIONS

Any use conducted by an owner or residential tenant entirely within the owner's or residential tenant's existing dwelling or accessory building for offices for a doctor, engineer, architect, lawyer, or other recognized profession, or for offices for real estate and insurance business, or such home occupations as hairdressing, dressmaking, manufacturing of craft or food product for sale; provided that there are no more than three paid employees on the premises other than the operator of the business or profession. Home occupations shall include service businesses that do not generate noise or fumes, do not have outside storage and do not require deliveries by heavy trucks.