TOWN OF NEW HAMPTON
BOARD OF SELECTMEN
MEETING MINUTES
TOWN OFFICE
NEW HAMPTON, NH  03256

October 25, 2018

MEMBERS PRESENT: Mr. Irvine, Mr. Denoncour, and Mr. Mertz were present.

OTHERS PRESENT: Town Administrator Mrs. Lucas

CALL TO ORDER: Mr. Irvine called the meeting of the Board to order at 6:30 p.m.

WORK SESSION

The board approved purchase requisitions from the Hwy Dept (guardrail for Old Bristol Rd), Fire Dept (CO sensor, 4 studded tires for ambulance – HELD as it was not noted whether this was state bid price).

APPOINTMENTS

7:00 pm
Janan Hays

Mr. and Mrs. Hays were present to discuss short-term rentals, which are becoming a problem in their neighborhood. Mrs. Hays said owners are turning their homes into commercial properties, rarely using the properties themselves; 4 out of 18 properties on their road with 3 homes on the market, which could be used in the same manner. She advised that DRA requires rooms & meals tax be paid by the host and they consider this a business activity. They advised that large parties have been taking place, vehicles parked in the ROW, and garbage left along the road where neither the property management company, or the owner, clean it up.

Mr. Irvine said they are aware that this is becoming more of an issue everywhere. Current zoning allows for bed & breakfast and tourist homes in all Districts through a Special Exception process, which it appears these owners are not following making this an enforcement issue. Mr. Irvine suggested the Hays to contact the PD if the situation becomes a “nuisance” which is also enforceable. Mrs. Hays pointed out that the ROW that residents are allowed to cross is land that belongs to all the property owners. Mr. Mertz advised the state has a history of rentals of homes on the lakes, but there are now nuisance properties being created. He suggested letters to owners advising them they are responsible for conditions on their property, with fines for non-compliance. There was discussion on how to determine what properties in town are offering short term rentals. Mr. Irvine suggested verifying with real estates and rental companies the properties that are being rented to determine who may be non-compliant. Mrs. Lucas also suggested looking at nuisance and hazard created with the number of vehicles in the ROW, vehicle speed, or the septic loading when many individuals are staying on one property. The board agreed to take this under advisement.

7:30 pm
JR Bruning

Mr. Bruning, Ryan & Kate Bruning were present. Mr. Bruning had been invited in to meet with the board relative to installation of new, large garage door on the Storage Shed building and whether there was a change in use. Mr. Bruning said it was being used as storage and the garage door makes access to that side of the structure, easier. He said there is no change in use. The board agreed that based on this information, a building permit was not necessary. The board reviewed the ZBA decision which allowed the building to be used for storage and agreed this did not constitute a change in use. JR asked about moving the chain link fence to be closer to the road. The board asked him to have that reviewed by the Planning Board.
Ryan and Kate Bruni said they would like to turn the oldest part of the Storageshed structure into a horse facility (50’x100’), with horse stalls, used for private training, and possibly a riding ring in the future, in the area where there was a roof collapse. It currently doesn’t lend itself to the storage business. Mr. Mertz pointed out that this would be a change in use on a non-conforming property, with any additional change needing to be less non-conforming. They were advised they would need to go to the ZBA then the Planning Board.

**DISCUSSION**

- Opening of Winter Road Maintenance proposals:
  1. Chambers Asphalt Paving – two 1-ton trucks with plows & sanders at $55/hr for equipment, $25/hr for operator.
  2. Porter Paving – one dump truck with plow at $40/hr for equipment, $50/hr for operator. It was noted the sander was not mentioned.
  3. Garth Woolsey – one 1-ton trucks with plow & sander at $55/hr for equipment, $25/hr for operator.

Mr. Irvine made a motion, seconded by Mr. Denoncour, to forward the proposals to the Public Works Director Mr. Boucher for his review and recommendation. Vote was unanimous. The Board asked that Mr. Boucher contact Porter Paving for clarification on the proposal including a sander and also discuss the rate of $90/hr to $80/hr.

- EMPG Grant Notification for security camera upgrade for town buildings at $13,944, with 50/50 cost share - work already performed counting towards the 50%.

- Draft Letter of Recognition for Eagle Scout award being given to resident William Cantwell IV was reviewed by the Board. Official ceremony at NHCS, 11/4.

- The board signed a document transferring ownership of a service weapon to the retired Police Chief, to be held until such time the presentation is made.

- Review of MS-434 Revised Estimated Revenues

- Budget Hearing scheduled for: 1/10/19 at 7pm, with 1/14 as snow date.

- Request for waiver of Annual Leave Policy from Police Chief Stevens for Officer Marsh, until 11/23, as he will be unable to take some vacation days prior to losing them. Mr. Mertz made a motion, seconded by Mr. Denoncour, to waive the vacation policy for Officer Marsh as presented in the letter from Chief Stevens. Vote was unanimous.

- Email dated 10/23/18, re: use of property at 101 Old Bristol Road, “Hemlocks Camp”. Proposes to use it as a family compound, with multiple dwelling units on a single property, to continue to use the cabins seasonally, or whether the 75’ of frontage would allow for access to more than one subdivided lot. The board noted the 75’ could allow for one additional lot but the site access may be difficult for any increased usage; multiple dwellings would not be allowed on one lot; using the cabins seasonally may be a possibility as there are some grandfathered rights; new septic systems would likely need installation.

- Mr. Denoncour made a motion, seconded by Mr. Irvine, to allow for the disposal of all the items on a list submitted by the Public Works Director, dated 10/25/18.
Review of Hauling & Tipping fees over the last few years, showing an increase and the need to adjust 2019 budget estimates from what was submitted by Mr. Boucher at the work session.

Review of list of Town owned properties that the CIP committee requested.

LRMFA proposed 2019 budget.

Copy of letter from Permitting Assistant to Ed Batchelder, re: unpermitted apartment.

NHDOT letter, 10/8/18, to Planning Board chair, re: preservation project on I93 in New Hampton & Ashland. Mrs. Vose had contacted DOT for further detail, which was not available yet and will be provided when known.

Schedule for Executive Councilor Kenney.

NRRA Annual Meeting, 11/7/18. The board agreed to send part-time, seasonal Transfer Station employee Fran Maineri.

Hwy Dept complaint #0716.

MS-1 extension request will be filed as the November 1st deadline date cannot be met by the assessing firm, CNP.

Discussion on Town Clerk/Tax Collector balancing with the Selectmen’s Office & Treasurer. Investigation ongoing to determine what corrections need to be made in the software system.

OTHER BUSINESS

- Mrs. Lucas has asked Mr. Boucher to get the double yellow lines painted at the Public Safety Building on Intervale Drive.
- Mrs. Lucas said Mr. Boucher brought in a list of anticipated expenditures through the end of the year which leaves him approximately $14,000 to purchase gravel. Finance Officer Ms. Duggan will review his calculations.
- Mrs. Lucas advised that all other department budgets looked good.

PUBLIC COMMENT

There was none.

ADJOURNMENT: Mr. Denoncour made a motion, seconded by Mr. Irvine, to adjourn at 9:04 pm. Vote was unanimous.

Respectfully submitted,

Pamela Vose