February 14, 2019

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

OTHERS PRESENT: There were none.

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

WORK SESSION

Manifests, bills, requisitions, purchase orders and leave request forms.

The board reviewed purchase requisitions for Hwy Dept (FYI- 2010 International will undergo diagnostics, no estimate yet-HELD), Fire Dept. (sensor on 17C1-Approved).

The board approved the following Building Permit application(s):

1. William Castner; Tax Map R13, Lot 14A; HELD for setback distances

APPOINTMENTS

7:00 pm

Kathryn Lawless

Mrs. Lawless was present in response to a letter sent by the Selectmen relative to their use of their lakefront property as a short term rental. Wes & Janan Hays, and Jay Wilson were also present.

Mrs. Lawless said they recently purchased the home, and to make it feasible decided to rent it out for several weeks, as the previous owner had done, and other properties in the area are doing. She said she could provide the rental agreement they have with renters and that they work to ensure there is no negative affect on the neighborhood. Mr. Irvine advised that several property owners are being notified with the same letter. Mrs. Lawless asked what could be done to move forward with short term rentals. Mr. Irvine said Bed & Breakfast/Tourist Home use is allowed in this zoning district through a Special Exception process with the ZBA and that if this is approved it may require site plan review. Mrs. Lawless said there are some contracts signed for summer and Mr. Irvine said the process can be done fairly quickly enabling Mrs. Lawless to cancel the contract if there is a denial. Mrs. Lawless expressed concern with having an interested party as a member of the Planning Board and Mr. Irvine pointed out that a members recusal typically happens when there is a conflict of interest. Mr. Irvine said obnoxious use of a property can be handled by the PD and if repeated problems took place, whether or not it was rental, the issue would be taken up with the property owner. Mrs. Lawless was provided with the next deadline for making application to the ZBA.

DISCUSSION

The Board reviewed the following:

• Mr. Denoncour made a motion, seconded by Mr. Mertz to accept the Discretionary Easement under RSA 79-D, for William Castner, Tax Map R13, Lot 14A, for his barn only. Vote was unanimous and the easement was signed.

• The board signed Change Use Penalties on the following properties:
  1. James & Jennifer Doig, Tax Map R12, Map 28A; Forms A-5 & A-5W
  2. Jeremy Vittum, Tax Map R1, Lot 35; Form A-5W
  3. William & Ann Strong, Tax Map R18, Lot 15; Form A-5W
4. Kenneth Carver & Sally Knight, Tax Map R6, Lot 2C; Form A-5W

- Dept of Natural & Cultural Resources Special Use Permit to the Town of New Hampton– trail maintenance to Bald Ledge; Conservation Commission voted on 2/11/19 to have the Selectmen sign. Chairman Irvine signed the permit.

- Letter & Grant Agreement from NH Dept of Safety for the EMPG Grant for EOC Security Project at $13,945. The board tabled the agreement to ensure it has been reviewed by town counsel.

- Relative to the 2019 lease agreement with Open Air Market, the board discussed costs associated with using the Town House property for the farmers market. The board agreed to split the cost of the brush hogging, with Mr. & Mrs. Lamos. As the signs purchased for use during the farmers market can also be used for voting and Old Home Day purposes the board agreed to pay those costs. The board agreed to pay all costs for mowing the property 9 times as it keeps the town property maintained. Mrs. Lucas will be asked to discuss the splitting of the cost of the brush hogging with Mr. and Mrs. Lamos and determine if Old Home Day will continue as planned and any affect it may have on the contract.

- Email from Alan Hanscomb - NHDOT, 2/8, stating the status of the driveway permit for East View Drive is delayed as representative from AG’s office is out for several months, with a temporary replacement being determined. This information will be provided to the Planning Board.

- Copy of letter from Permitting Assistant to Dana Witham, Tax Map R3, Lot 34, requesting Occupancy Permit or extension request for building permit.


- Letter from Skyler Wolsey, 1/27, re: suggested intersection improvements on Route 104. The board agreed a thank you letter should be written to Mr. Wolsey.

- Short term rentals:
  1. Email response from Philip Jones, 2/12, 46 Seminole Ave. He said the house has been rented out for several years, but recently someone who rented the house held a graduation party which caused problems. Mr. Jones advised those people will not be allowed to rent again. He offered to meet with the Selectmen. Mr. Irvine said that if this property has been rented out pre-zoning the use would be grandfathered so a follow-up was necessary to determine if this was the case. The board wondered if there were any grandfathered rights to short-term rentals on any of the properties getting letters.
  2. The board signed letters to additional property owners advising them of the regulations:
     a) Wendy Trainer/Terrapin Station Group, 3 Cove Way & 60 West Shore Rd.
     b) Richard & Monique Berube, 34 & 40 Chapman Point Rd.
     c) Michael Zuppa, Jr., 19 Smoke Rise Rd.
     d) Richard & Lauren Roman, 109 Gordon Hill Rd.
     e) Alan Blake, 108 Riverwood Dr.
**OTHER BUSINESS**

Relative to improvements to the Town Office, Mr. Mertz advised he found out that the cost of an elevator to be used in a public space would be much higher than previously thought, possibly cost prohibitive. Mr. Mertz said he has been working on the layout proposals for the Town Clerk/Tax Collector’s office. The board considered whether both 1st floor bathrooms were necessary if the back room is no longer being used for public space, as removal of one would provide additional space.

The board discussed arrangements for the Selectmen to be present for 2nd Deliberative Session.

**PUBLIC COMMENT**

There was none.

**ADJOURNMENT:**

Mr. Denoncour made a motion, seconded by Mr. Mertz, to adjourn at 7:50 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose