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

June 20, 2019

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

OTHERS PRESENT: Town Administrator Mrs. Lucas and Chris Bell

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 approved the following Septic Design:

1. Peter & Christine Baerresen; Tax Map R19, Lot 5; HELD

APPOINTMENTS None

As Mr. Bell (operating under Hawkers/Peddlers permit) was present the board agreed to hear why he was in attendance.

He wanted to prepare the sign permit application and needed guidance. He has a sign which he can change the wording on and would like to use it for advertising but expressed concerns that this sign may not meet the ordinance requirements for signage. Mr. Irvine advised the property has an existing sign and would be allowed to put a sign inside the existing framework that matched the size of the previous tenant (Hitching Post Primitives) as there was already a sign permit for that size sign at 4’x2’. Mr. Bell said he would like to have the option to change the wording without coming to the Selectmen each time. The maximum allowable signage for that location would be 64 sq. ft. total, so it could be changed each day if that is what he chose. Mr. Bell asked about some of the content on the BBQ place further down the road and the Selectmen advised they only approve the size, location, and quantity of the signage, but cannot control the wording unless it is offensive. Mr. Irvine said whatever amount of square footage is being used by Mr. Lacasse, Mr. Bell could use any remaining square footage over that dimension – up to – 64 sq. ft. per side, but that it would have to be connected in some way to the present sign. Relative to the size of the signs he’s presently invested in, Mr. Bell said one is 17’ x 3’ and the kiosk sign is approx. 4’x6’. Mr. Bell said the Hitching Post Primitives sign is still on the front of the building and the board advised it should come down as it may be considered as discontinued. Mr. Bell said he could just put his 4’x6’ sign in the back of his pick-up truck to advertise, but felt it didn’t look good and the board wouldn’t like that. The board advised that if Mr. Bell doesn’t locate his sign in the same location as the Hitching Post Primitives sign, a new sign permit would be required.

Mr. Bell discussed his use and how it fits into the Mixed Use District saying it was his opinion that it allows for more than one use arguing the structure he wanted to have to protect his smoker and serving area is incidental to the use and should be allowed. Mr. Mertz explained that if the current structure which Mr. Lacasse is using for office space was also being used as part of Mr. Bell’s food business with the smoker being outside, then this cover he wants to construct would be incidental to the use of the principal structure. As his use is currently all outside, this proposed structure wouldn’t be considered incidental. Mr. Irvine read the definition of “Lot” and “Mixed Use” in the ordinance explaining that any incidental building needs to be related to the operation in the primary structure. Mrs. Lucas said this is how the Selectmen have interpreted the
ordinance and told Mr. Bell if he wanted he could file with the ZBA for either an Appeal to an Administrative Decision or a Variance.

Mr. Bell said he would file for a sign permit. As the sign must be attached in some way to the current sign Mr. Mertz suggested taking his present sign that he can change the wording on, and attaching it to this sign post. Mr. Irvine agreed that it could be approvable if done in that manner as it is within the spirit of the ordinance but if he was to put the sign in the back of his pickup and it was illuminated, it would be in violation of the ordinance. Mr. Mertz advised Mr. Bell to find out where the Route 104 ROW began so he would know which side of the existing sign he could attach his sign to as it could not extend into the ROW. Mr. Bell advised any structure he builds to cover his smoker and to serve from will be temporary and not above the 192 sq. ft. as it would then require a building permit.

**DISCUSSION**

The Board reviewed the following:

- The board signed a letter to NHDOT, re: Route 104 Study.
- Letter from utility appraiser Sansoucy, 6/19; re: Central River & Eversource appeal recommending denial of each.
  - Mr. Irvine made a motion, seconded by Mr. Mertz, to accept the utility appraiser’s recommendation to deny the appeal by Central River (HSE Hydro NH Ayers Island LLC). Vote was unanimous. The board signed the appeal.
  - Mr. Mertz made a motion, seconded by Mr. Irvine, to accept the utility appraiser’s recommendation to deny the appeal by Eversource and authorize Mrs. Lucas to sign a letter on their behalf advising Eversource of the denial. Vote was unanimous.
- Special Use Permit – Sky Pond State Forest. Changes made as requested by insurance company. Mr. Irvine signed the permit.
- Email of 6/17 from Frank Wells, Tax Map U9, Lot 5.59; re: delinquent taxes on his camper. Mrs. Lucas explained that Mr. Wells went onto a site that had been vacant for one year. The owner prior to the site being vacant had a different camper and owner, which did owe taxes and when the conversion took place with Summit software the prior owner’s lien transferred to Mr. Wells. Mr. Mertz made a motion, seconded by Mr. Irvine to have the Tax Collector process an abatement. Vote passed.
- Adoption of Amendment to Personnel Policy per Primex; re: Policy against Harassment. Mr. Irvine made a motion, seconded by Mr. Mertz to adopt this amendment effective immediately. Vote passed.
- Town’s Complaint against Michael & Kathryn Lawless filed with Superior Court with a hearing date of 7/25/19, with the Lawless’s being permitted to continue short-term rentals until a court order tells them otherwise.
- NHDES report of water sampling at Town Offices, 6/17.
- Notification form from Open Air Market for 3 temporary signs.
- There was discussion on the requests for Right To Know. The board agreed that if
there is no electronic version available of what is being requested the Town Office cannot create it, and will advise them to visit the office to get the information.

- Discussion with property owners on 6/13; re: roadside ditching/mowing. The board recognized that the ditching is underway.

- Petition being prepared by attorney regarding Robert Wells enforcement relative to his “tiny home” on property which already has a house.

- Signed Agreement with Rick Shea to pave a portion of Beech Hill Road that is Class VI.

- Letter dated 6/6 from Gordon-Nash Library; re: performance event on 6/27, 6PM.


- Tree quote for dedication red maple at $270.

- Mr. Irvine reviewed a meeting he and Mrs. Lucas had on Waukewan Bridge on 6/20 at 11am. NHDOT had marked the road for pavement and gravel shoulders on 6/19. As some residents present expressed more concerns about this plan Mr. Irvine cautioned them that DOT has made many changes, which were not required. Work scheduled to put out to bid in fall of 2020 for construction in summer 2021 for 4-5 months.

- Mrs. Lucas advised she left message on 6/20 for Linden Drake to call to get an appointment with the board as there may be people, including children, residing in the house.

- LRPC meeting on 6/24.

OTHER BUSINESS

- Mrs. Lucas said the flagpole’s solar light doesn’t seem to project adequate light on the flag.

- Mrs. Lucas said Mrs. Vose tried to organize an Old Home Day meeting with only two people attending. The Town Office will try to schedule and delegate as much as possible.

- Mr. Irvine asked that Mobil & Irving Oil (temporary signs), and Mr. Buitta (for change in signage) be contacted relative to their signage which are not in compliance.

PUBLIC COMMENT

There was none.

NON PUBLIC SESSION

At 8:00 pm Mr. Irvine made a motion, seconded by Mr. Mertz, to go into Non-Public Session, according to RSA 91A:3 II (c) Personnel. Vote passed. Roll call was taken, Mr. Irvine - Y, Mr. Mertz –Y.

PRESENT

Mr. Irvine, Mr. Mertz, and Mrs. Lucas.

RETURN TO

At 8:22 pm, Mr. Irvine made a motion, seconded by Mr. Mertz, to come out of Non-Public
PUBLIC SESSION: Session and to seal the minutes for 5 years. Votes were unanimous.

ADJOURNMENT: Mr. Mertz made a motion, seconded by Mr. Irvine, to adjourn at 8:22 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose