

Alton Board of Selectmen
Meeting Minutes
January 21, 2013

The Chairman David Hussey convened the meeting at 6:00 pm and led the assembly in the Pledge of Allegiance and a Moment of Silence. Those present included the following members of the Board and staff:

Cydney Johnson, Selectman
Marc DeCoff, Selectman
E. Russell Bailey, Town Administrator
David Hussey, Chairman
Peter Bolster, Selectman
L. Carr, Vice Chairman, Absent

Approval of agenda

M. DeCoff motioned to approve the Agenda as presented and was seconded by C. Johnson with all in favor.

Announcements

The Deliberative Session for the School will be held at PMHS on February 2, 2013.

The Deliberative Session for the Town will be held at PMHS on February 6, 2013 at 7:00pm.

R. Bailey will confirm times.

Board of Health

The Board voted to recess as the Board of Selectmen and to convene as Board of Health and met with Varney Engineering with regards to a septic waiver review for Map 52 Lot 20 located on Route 11D. Mr. Varney explained that it is a very small lot and this is a replacement for a failed system. It is going to be 24' from the on-site pre-existing well to the leech field. The on-site existing well is located under the house. The tanks will be 15' directly outside the house and 60' to the lake. This is a clean solution system. The tanks will be approximately 52' from the lake. DES allows the tanks if they are over 50' to be less than 75' as long as they seal and grout all the openings. P. Bolster moved to grant the waiver as on the EDA to the on-site well of actually 24' instead of 75', tanks to the on-site well 15' as opposed to the required 50', and EDA to the surface water of 60' as opposed to 75' on Map 52, Lot 20. Waivers were granted because they meet the clean water solutions system. Motion was seconded by M. DeCoff and with all in favor.

D. Hussey motioned to adjourn as Board of Health and to reconvene as Board of Selectmen and was seconded by M. DeCoff. The Board was polled with all in favor.

Selectmen's Committee Reports

P. Bolster reported that they have the final contract with Kingswood for the 24 x 24 modular addition that will be added onto the Senior Center. The monies are still coming in and we are currently close to \$85,000.00. If the warrant article passes we should be able to complete the first two steps as planned. P. Bolster wanted to let people know that more money is needed and a nice contribution was recently received from the Bank of NH.

D. Hussey reported that the Planning Board meeting was short and that all of the warrant articles were given to R. Bailey to approve.

Town Administrator's Reports with R. Bailey reporting

Jim Sessler reviewed the draft agreement regarding the Senior Center and noted the actual contract is fine. The only issue is that we want to add to the agreement that they will provide us with the design specifications, plus information on how it is to be attached to the building and how it will be transported. We are recommending approving the agreement and authorizing the town Administrator to sign with the condition that we'll have the language added. Jim Sessler will sign off before it is given to the Board to sign. R. Bailey stated there was a concern that they should provide us with information on how it should be lifted and placed. M. DeCoff motioned to approve the contract and have R. Bailey sign it after the addition of the design specifications, the transportation issue on how we are going to transport it and how to attach it to the building is added. Motion was seconded by C. Johnson with all in favor.

- FEMA is still working on the reimbursement for Hurricane Sandy. The Town of Alton had minimal impact. Our costs were for Police, Fire and Highway during the day of the storm and there was no actual damage. R. Bailey needs authorization from the Board to sign off. We are looking for reimbursement for the costs. So moved by D. Hussey and was seconded by C. Johnson with all in favor
- C&D Building – The engineer has inspected the structure and has signed off on the building. There are a few items outstanding which money will be held for. We have a letter from the engineer which specifically states that it meets all codes and requirements as-built. We have sent the letter concerning the bracing. There was discussion regarding building codes.
- With regards to the asbestos testing for the Dahl property the results are back and our engineer is going to review them. They will then come back and tell us how to deal with it within the regulations. Once the report is received from the engineer we can then decide on what action, if any, the Board will want to take. No action or plan is recommended until we get the engineer's review of what we need to do in order to meet the regulatory requirements.
- Hurd Road – There was a previously approved wetlands issue from the abutter. An E-mail was received from the wetlands engineer Cindy Balcius with an attached Letter of Authorization which states they acknowledge the fact that they would be removing some fill and leaving some in the wetland area that is under the wetlands permit which is being filed with the DES by the homeowner. The town is involved because part of it is in the town right-away along Hurd Road. A question was raised previously on whether or not there should be a requirement that the land owner sign off with the Town about holding the Town harmless in any way in reference to the wet land area. R. Bailey recommends approving the signing of the authorization prior to, based on obtaining a written agreement from the land owner, to hold the Town harmless. Moved by P. Bolster and seconded by C. Johnson and passed all in favor.
- Garden Club - With regards to the two large bushes by the Civil War monument their recommendation is to relocate them to the Bay area in the spring time. The Highway Department would prep the areas and move them on the same day. P. Bolster noted that the bushes hide some of the names on the monument. R. Bailey continued, the other two large bushes on the other monument will be left and the bad spots trimmed out and re-fertilized. The other plantings toward the old Legion building will be new plantings. These will all be low plantings so as not to obstruct the view of the monuments. The current plan is to have it started in the spring time and have it completed by Memorial Day. There were no objections by the Board in the relocating of the bushes to the Bay.

- The Town has to file for the Ground Water Management Permit. The application is 113 pages and the cover sheet will need to be signed by the Town applying for the new permit and the application will be prepared by the Landfill Engineer. R. Bailey requested authorization from the Board to sign the application for the renewal of the Ground Water Management Permit. Moved by D. Hussey and was seconded by M. DeCoff with all in favor.
- Elections are coming up and people will be signing up as of Wednesday. R. Bailey provided the Board with an example of the order of the names on the ballots that the State provided. For the 4 candidate example, the State will have the last name on the list first and then the first three would move down. If a question comes up regarding the format whether there is 4, 3 or 2 candidates it is because we are directed by the State on how it will be listed.

Public Input I

None

Public Input I closed

Approval of Selectmen's Minutes

M. DeCoff motioned to approve the Workshop Session I of December 27, 2012 and was seconded by C. Johnson with all in favor.

M. DeCoff motioned to approve the Non-Public Workshop of December 27, 2012 and opening No. 2 and 3 and was seconded by C. Johnson with all in favor.

M. DeCoff motioned to approve the Workshop Session II of December 27, 2012 and was seconded by C. Johnson with all in favor.

M. DeCoff motioned to approve the Public Session I Minutes of January 7, 2013 and was seconded by D. Hussey with all in favor.

M. DeCoff motioned to approve the Non-Public Workshop of January 7, 2013 and opening No. 2, 3, and 7 and was seconded by C. Johnson with all in favor.

M. DeCoff motioned to approve the Public Session II Minutes of January 7, 2013 and was seconded by C. Johnson with all in favor.

Old Business

1. 2013 Warrant Articles / Budget

R. Bailey stated that when the books are prepared for the Deliberative Session he will go through and starting with the Chairman and working down, number who will motion and second. The Board will need to decide on the assignment of the articles that the Board wants to discuss individually starting at Article 11 thru 27 and then the last 4 articles

Assignment of Articles

Article 11 – M. DeCoff

Article 14 - L. Carr

Article 17 – P. Bolster

Article 20 – M. DeCoff

Article 23 – D. Hussey

Article 12 – L. Carr

Article 15 – C. Johnson

Article 18 – P. Bolster

Article 21 – M. DeCoff

Article 24 – D. Hussey

Article 13 – P. Bolster

Article 16 – L. Carr

Article 19 – M. DeCoff

Article 22 – M. DeCoff

Article 25 – L. Carr

Article 26 – D. Hussey

Article 40 – D. Hussey

Article 43 – Group

Article 27 – C. Johnson

Article 41 – D. Hussey

Article 39 – P. Bolster

Article 42 – C. Johnson

Noise Ordinance – The warrant will need to be posted no later than the 28th. D. Hussey is not comfortable with the wording and believes it is too restrictive and P. Bolster believes it is subjective.

D. Hussey read a memo from Town Planner K. McWilliams into the record. There was a discussion on the change requested. D. Hussey believes if we are going to restrict it we can't restrict it to all zones because it becomes too restrictive and there are a lot of farms in the area. C. Johnson asked what is the definition of frequent or long continued? D. Hussey asked if it could be placed under the Nuisance Ordinance. R. Bailey will check into it further.

D. Hussey stated we can keep as is and move it or ask Mr. McWilliams to re-word it so that the Board would approve. If it is not approved by the voters there will be no noise ordinance. The original ordinance will be put forward without the change restricting the noise in the rural zone. R. Bailey will see if he can obtain language that is acceptable to and reviewed by a majority of the Board. If not, it will be posted as it was originally written.

M. DeCoff motioned to keep E (Paragraph E of the noise ordinance) as written before with "applicable only to those zones that restrict agricultural uses under zoning regulations" and was seconded by C. Johnson with all in favor.

There was continued discussion on rural and agricultural zoning.

2. Lee Gardner of Timber Appraisal Services provided his report and is recommending that the trees be removed.

M. DeCoff motioned to go along with Mr. Gardner's recommendation to have the trees removed and was seconded by C. Johnson with all in favor.

R. Bailey will talk to the Highway Department to see if they could handle it and if not we may have to have a tree company come in and handle some of it.

4. Bowman Road Survey Bid Results/Award - R. Bailey handed out recommendations from the Highway Department. There were seven bids with a low of \$1,900.00 to a high of \$6,000.00. The Highway Department is recommending the low bidder Prospect Mountain Survey for a sum of \$1,900.00.

M. DeCoff motioned to approve the Prospect Mountain Survey for \$1900.00, and was seconded by D. Hussey with all in favor.

5. Surplus Items Bid - Awards for the items were based on the high bids and were awarded as follows: Sandra Sanborn the electric heater, John Dever the flooring, 2 countertops, 3 wooden chairs; and office chair; C. Johnson the dining table, the 42" round table, two 60" round tables, 2 ping pong tables and 4 Bentwood chairs.

M. DeCoff motioned to approve the sale of items to the highest bidders and was seconded by D. Hussey with C. Johnson abstaining and the remaining members in favor.

3. R. Bailey provided the Board with handouts for the sidewalk project. It was previously decided to redo the sidewalks in front of the old Legion Building down to the corner of Old Wolfeboro Road and covers 4 properties. It is about 300 feet of curbing and rough costs, based on last year's bids, would be around \$16,000.00 plus for curbing and concrete. R. Bailey had asked Tom Sargent, in Assessing, to look at it as R. Bailey was unsure of where the State right-of-way was. The hand out showed the State right of way is for a small portion. There are portions that are up to 13 feet that are owned by the private businesses. Currently it is all asphalt and we would be looking to remove that and put in concrete and granite curbing.

There was a discussion on the possibility of getting an easement for widening the area and opening it up for more parking. One option would be to just replace one section and the second option is to get an easement from the property owners to allow the Town to do the work. It would be a permanent easement. The Board will contact the property owners to see if they are agreeable to the concept and issues.

New Business

- Land Use – D. Hussey motioned to accept the Land Use Items 2012 Abatements A and B as presented, Veterans Tax Credit A and Elderly Exemption A as presented and was seconded by M. DeCoff with all in favor.
- Planning Grant Applications – C. Johnson moved the letter and resolution and was seconded by P. Bolster with all in favor (*copies attached*)
The Resolution was read into the record by D. Hussey.

Public Input II

P. Bolster provided the BOS with information on the County Budget regarding the amount of the Lakes Region Mutual Aid in the budget. The eleven towns in the Belknap county don't pay the fee individually but as part of the County Budget. There had been previous discussions the towns of Belknap County be treated the same way as the other towns in the Lakes Region Mutual Aid network. Each town votes their amount. This would reduce the amount the County requests from Belknap County by about \$550,000.00. If it went to the towns, the towns would have to pay the \$550,000.00. It does not make a difference. The County rates would be lower but the Town rates would be higher. If we paid individually, Alton would be a winner by about \$14,000.00 but the other towns would be losers and would have to pay more. If the change was made it would not be able to be done this year but would have to wait until next year.

Public Input II Closed

Non Public Session at 7:00pm, the Chairman motioned to enter into Non-Public session pursuant to RSA9-A:3, II (a) personnel, (c) character/reputation and (c) claims/litigation, the motion was seconded by M. DeCoff. The Board was polled with all in favor.

Respectfully Submitted

Peggy Hawksley
Recording Secretary