

ALTON BOARD OF SELECTMEN

Meeting Minutes

July 15, 2013

6:00 PM

1 Monument Square

Alton, NH 03809

Approved: August 19, 2013

R. Loring Carr convened the meeting at 6:00 PM and led the assembly in the Pledge of Allegiance to the Flag and a Moment of Silence. The following members and staff were present:

R. Loring Carr, Chairman
Cydney Johnson, Vice Chairman
David Hussey, Selectman
Marc DeCoff, Selectman
Robert Daniels, Selectman
E. Russell Bailey, Town Administrator

David Hussey made a motion to approve the Agenda as presented and Marc DeCoff seconded with all in favor of the motion.

Announcements by R. Loring Carr

Old Home Day Events, August 9-10, 2013, Fireworks 8/10 @ 9:20 PM

Board of Health

R. Loring Carr made a motion to recess as the Board of Selectmen and to convene as the Board of Health and David Hussey seconded with all in favor of the motion.

Septic Waiver Request, Map 41, Lot 46 ~ Casaccio

John Dever was present along with Tom and May Varney of Varney Engineering.

The plan is to replace the leech field of a system that has no real plan on record. The existing tank is presently 25 ft. from the community well and should be 125 ft. radius and the tank to the surface water is 51 ft.; this is for an expansion of the cottage in an Association with 7 houses that are served by a water system; they all have deeded rights to a community lot for septic. The designer is asking for an exemption.

David Hussey questioned the tank location and the tank will not be moved.

Tom Varney stated that there are several houses in this area but there is no state approved septic; this would be the first. In order to put an addition on

the building there would need to be an approved septic design. The community well is not a community well as far as the State is concerned as it doesn't serve 25 or more people and it is not registered with the State in the Water Supply Bureau but the Septic Bureau calls it a community well and under the town's rule it is considered a community well. The septic tank is already there and will not be moved therefore this would make the leech bed modern.

R. Loring Carr questioned the current location of the septic which would use enviro-tubes and Marc DeCoff questioned using a clean solution system. According to the designers it would not be more beneficial to use the clean solution system due to having to add an additional second tank to what is already there.

There is room for further septic systems in the future with the rest of the area being reserved for the remaining cottages.

Bob Morris had some issues of concerns regarding the project; being 100% in favor of the new septic as the sewer line going from the house up to the leech field has broken several times in the past and is close to the surface.

Issues:

1. The leak would be patched then the private road would be cold patched and we want some assurance that the road would be paved after the work was completed. It is estimated that the cost would be roughly \$6,200.00 to repave.
2. Concerns regarding there being enough room on the lot for 4 or 5 other systems and does the state have any legal requirements as to how many septic systems can be allowed on a lot. Tom Varney called it site loading, according to the State and this lot has been reserved for this. There is a deed allowing all of the cottages in that area to use that lot for the leech bed; it is to be used for these purposes and the State should recognize that allowance.

David St. Cyr commented that the deed concerns 9 cottages, 6 from Mountain View Cove Association the other 3 are by themselves. I don't think that the lot that the deed refers to is big enough for 9 separate septic systems. The concerns are the water (common holding tank) that services the association and the position of the leech field and septic lines from the holding tank which needs to be under the existing water lines.

David Hussey questioned John Dever about the distance of the water line from the sewer line. There is a provision that they may need to be encased in conduit. The current owners do not know where the water lines are located; with a possibility that Bill Elliot might know.

David Hussey asked what could be done to ensure that the sewer line does not get broken again in the future.

Tom Varney responded that the current sewer line is broken and is not deep in the ground; it should be 5 ft under the ground and could be encased in conduit under the road.

There is no problem with the Casaccio's doing this but there needs to be a proper leach field. Some of the residents have lots large enough to have their own septic but not all residents have that luxury. The proposed system does work but there could be other options. It could be good for 6 but questionable for 9 as a common leach field lot. Another possibility would be a community system.

Marc DeCoff questioned if nobody expands their cottages would this lot be big enough for what is there currently.

There are concerns and confusion regarding the stipulations of the current deed for the common lot.

The sewer line on this lot has failed numerous times and has been repaired very poorly. It is only buried 12 to 18 inches under ground in white PVC piping and there are 4 to 5 patches which have leached raw sewerage onto the road and it has taken a considerable amount of time to repair the leak.

A concern is that this is a plan is on paper only, to obtain a building permit and it is not a requirement that it has to be followed through with, unless the current plan/leech field fails.

The Board is in agreement that the existing line needs to be replaced and encased as part of the approval and buried at the proper depth, if approved.

David St. Cyr would like assurance that the 190 feet of road be brought back to its current condition. The Board cannot give that assurance as it is a private road.

David Hussey made a motion to approve this based upon a condition that the line be replaced before a building permit is issued and the state approves the acreage for the other 8 lots on lot 9 and Marc DeCoff seconded.

Further discussion took place.

Cydney Johnson thought that item #12* on the deed took care of this issue (*certain properties share the septic). The size of the lots will require waivers.

Cydney Johnson made a motion to amend the previous motion and approve, with the addition: that it has to be done before any building permits can be issued as part of the building process prior to the certificate occupancy and eliminating the need for the state to guarantee the acreage on lot 9 and Robert Daniels seconded 4-1 with R. Loring Carr voting against the motion.

R. Loring Carr made a motion to amend the amended motion contingent on the building permit with 25 feet from the existing tank and 51 feet to the surface water from the tank with all in favor of the motion.

Septic Waiver Request, Map 37, Lot 43 ~ Rubbico

This is a request to replace an existing system on Notla Lane and tear down the existing cottage and replace with a two (2) bedroom home.

R. Loring Carr made a motion to approve the waiver of the tank to surface water of 50 feet required to 75 feet actual on Map 37 Lot 43 and David Hussey seconded with all in favor of the motion.

Septic Waiver Request, Map 79, Lot 35 ~ Peterson

The lot is on Rattlesnake Island; it has never had a septic system on it and the camp was built in 1984. At that time it was restricted to have no septic system or running water. There is a covenant which requires there be an agreement from the abutters to have the restriction removed. The septic tank is within 75 feet of the lake with the leech field almost 150 feet from the lake. The design is calling for plastic to be used for both septic and pump tanks.

R. Loring Carr questioned how far down was it before they hit ledge. The test pit didn't show that they hit ledge. This is a raised system proposed to be an Enviro-tube system.

David Hussey made a motion to approve the septic waiver request on Map 79 Lot 35 as submitted and Marc DeCoff seconded with all in favor of the motion.

R. Loring Carr motioned to adjourn as Board of Health and to reconvene as Board of Selectmen seconded by Marc DeCoff with all in favor of the motion.

Selectmen's Committee Report

None

Town Administrator's Report and Updates by E. Russell Bailey

1. An update regarding the use of credit cards due to the fact we are going to the Single Check System first and we have had to delay that until August 5, 2013 and implementing the use of credit cards for Tax Collector and Town Clerk Offices until approximately Sept 5, 2013.
2. Received an email from the Grounds & Buildings Department. I am not recommending closing the restroom facilities but there are issues with vandalism in these facilities down in the Bay. The Police will increase the coverage of the facilities. There are concerns of putting cameras in place and not recommending that at this time. The Eastside restrooms are closed at night and the Westside restrooms are open 24/7. E. Russell Bailey will talk to the staff and see what they will recommend and come back to the Board with times for the recommended closures.
3. Received a communication from the Fire Department in reference to the Fire Department budget which will effect next year; the County Commissioners are definitely going to kick out of the county budget the fire dispatch. If the direct billing is correct, then we would actually save money in next year's budget. The only concern is the cost of \$554,000.00 being removed from the county budget. We will need to deal with this with the fire budget in September.
4. We receive annually an assessment on the two (2) state forests in the town and the need to place a value on the acreage. We send it to the DRA and receive a small reimbursement based on current use rate and need the Selectmen's signatures. Marc DeCoff made a motion to approve signing the abatement for the Alton Bay State Forest for the 202.5 acres with a value per acre of \$1,384.31 and the Joy's State Forest 99.5 acres with a value per acre of \$817.17 and David Hussey seconded with all in favor of the motion.

Public Input I

Dorothee Wentworth representing herself as a private citizen voiced her concerns regarding leasing the depot building to Habitat for Humanity and that it should be reconsidered. R. Loring Carr addressed her concerns and thanked her.

Ruth Arsenault had concerns at Harmony Park with the washing out in the wall area and questioned if there could be a 6 inch berm installed while the state is working on the road, to make the water go into the ditch instead of the banking. There is also another crack in the wall. Ruth inquired about having a sprinkler system installed in the Monument Square area. David Hussey mentioned that when the area is dug up it could possibly be looked at then; a solar system was mentioned.

Phil Whitman had attended a Planning Board meeting and at that meeting the Planning Board agreed to make arrangements for a joint meeting with the Board of Selectmen and the Planning Board regarding the town's involvement with Granite State Futures. His concern was if this subject had been addressed.

Approval of Selectmen's Minutes

Cydney Johnson made a motion to approve the minutes of June 17, 2013, Public Session I seconded by Marc DeCoff. (R. Loring Carr corrected page 2 after Elizabeth Cantrell a typo, the word form to from and questioned page 3 "coming in on top of him" - no change). A favorable vote was 4-0-1 with R. Loring Carr abstaining.

Cydney Johnson made a motion to approve the minutes of June 17, 2013, Non-Public Session releasing items 1, 3, 4, 5, 6, 7, & 8 seconded by Marc DeCoff. A favorable vote was 4-0-1 with R. Loring Carr abstaining.

Cydney Johnson made a motion to approve the minutes of June 17, 2013, Public Session II seconded by Marc DeCoff. A favorable vote was 4-0-1 with R. Loring Carr abstaining.

Marc DeCoff made a motion to approve the minutes of June 19, 2013, Public Workshop Session I seconded by David Hussey. A favorable vote was 3-0-2 with Cydney Johnson and Robert Daniels abstaining.

Marc DeCoff made a motion to approve the minutes of June 19, 2013, Non-Public Workshop Session releasing items 1, 2, 3, 4, & 5 seconded by David Hussey. A favorable vote was 3-0-2 with Cydney Johnson and Robert Daniels abstaining.

Marc DeCoff made a motion to approve the minutes of June 19, 2013, Public Workshop Session II seconded by David Hussey. A favorable vote was 3-0-2 with Cydney Johnson and Robert Daniels abstaining.

Cydney Johnson made a motion to approve the minutes of June 24, 2013, Public Workshop Session I seconded by David Hussey (R. Loring Carr made a correction on page 2 item "f" cross off Overhead doors; and replace with Scott Williams repeated what the first overhead door company told him that) with all in favor of the motion.

Cydney Johnson made a motion to approve the minutes of July 1, 2013, Public Workshop Session I seconded by Marc DeCoff with all in favor of the motion.

Cydney Johnson made a motion to approve the minutes of July 1, 2013, Non-Public Workshop Session releasing items 1 & 2 seconded by Marc DeCoff with all in favor of the motion.

Cydney Johnson made a motion to approve the minutes of July 1, 2013, Public Workshop Session II seconded by Marc DeCoff with all in favor of the motion.

Marc DeCoff made a motion to approve the minutes of July 8, 2013, Public Workshop Session I seconded by David Hussey. A favorable vote was 4-0-1 with Cydney Johnson abstaining.

Marc DeCoff made a motion to approve the minutes of July 8, 2013, Non-Public Workshop Session releasing item #1 seconded by R. Loring Carr. A favorable vote was 4-0-1 with Cydney Johnson abstaining.

Marc DeCoff made a motion to approve the minutes of July 8, 2013, Public Workshop Session II seconded by David Hussey. A favorable vote was 4-0-1 with Cydney Johnson abstaining.

Old Business:

MetroCast Franchise Status

For the record, E. Russell Bailey noted that the town had received the annual franchise fee of \$57,856.40 from MetroCast. The franchise agreement expires in 2014 and we have been meeting with eleven (11) other towns and I will be bringing the agreement back to you. One major issue is funding, in reference to Lakes Region Public Access (LRPA); they are trying to reformat themselves to be more competitive in the market and they have been having trouble with other town's joining them. We have been discussing technology fees and other items. The big issue is having origination points with us having our own television setup, the schools having their own but there are initial costs for equipment and fiber optics systems for operation. If LRPA television system doesn't survive then we will have to do our own televising for the public. In the fall we will need to have a public hearing on the franchise agreement and we will need to finalize our agreement as a community with MetroCast.

Highway Reconstruction Status

Traskside Road will hopefully be done by the third week in August, depending on the weather, the Highway Department's portion of the road to be complete with the paving company coming in to put the binder coat down. We would then move over to Bowman Road which will be at least four (4) weeks with the holiday which brings it to the end of September for completion. Moving then on to Depot Street which needs to be done first before Monument Square and the drainage needs to get redone on Depot Street before beginning the work on

Monument Square due to tying it into Depot Street. The Monument Square project, the sidewalk project and the Old Wolfeboro Road intersection project are all linked together as the bid for curbing and sidewalks needs to be done at the same time for the best pricing and we are not sure if this work will all get done this year, depending on timelines.

Marc DeCoff voiced concerns about road maintenance with all the storms especially on the new roads that were done last year. E. Russell Bailey will report back on these issues. GMI would agree to amend their contract to do all the shoulders on all the roads that were paved last year.

Senior Center Status

The 24x24 addition is in; the slab in the back needs to be installed, the shed will be relocated and the back will be re-graded. The septic system number is incorrect and it is closer to \$30,000.00 for a clean solution system and I cannot recommend it just so they could get more parking. We need to reevaluate the existing system and maybe add on to the current system. E. Russell Bailey will go back to the committee regarding reevaluating this matter as only 3 or 4 more parking spaces would be added.

The next phase is a 36x36 addition along with kitchen remodeling; we are approximating roughly 150K to finish both phases with an estimated 12K difference for a full basement which would provide storage. The difference between a full basement opposed to a slab is about 10K. Funding has been through both donations and town funding Warrant Articles.

New Business:

None

Public Input II

Robert Daniels mentioned the Granite State Futures and the fact that nothing has been received from the Planning Board and then addressed the audience. Phil Whitman voiced more concerns regarding arranging a meeting and had asked Mr. McWilliams to have somebody from the other side of the situation, such as, Lakes Region Planning Committee to come in to have a joint meeting with the Planning Board and Selectmen which would be open to the public. Phil Whitman referenced a letter dating back to a couple of years ago as to the Selectmen agreeing to be a part of Granite State Futures. Phil will approach the Planning Board again regarding a meeting. E. Russell Bailey emphasized that the town has no binding contract with Granite State Futures.

Non-Public Session

R. Loring Carr made a motion to enter into non-public session pursuant to RSA91-A:3,II(a) personnel (c) character/reputation and (e) claims/litigation and Marc DeCoff seconded by with all in favor of the motion.

Adjournment 7:45 PM

Respectfully submitted,

Mary K. Jarvis
Recording Secretary