

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

January 30, 2020

**MEMBERS
PRESENT:**

Mr. Denoncour, Mr. Mertz, and Mr. Irvine (Selectman & Interim Town Administrator) were present.

**OTHERS
PRESENT:**

There were none.

CALL TO ORDER:

Mr. Denoncour called the meeting of the Board to order at 6:00 p.m.

WORK SESSION

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

The board reviewed purchase requisition for Transfer Station (baler), which was held until the repair cost could be determined.

The board signed the following Septic Design:

1. Wolak Realty LLC, Tax Map R4, Lot 91

APPOINTMENTS

Mr. Gilson was not in attendance.

6:45 pm

John Gilson

7:00 pm

Deborah Pendergast

Mrs. Pendergast was present. Mr. Irvine said her interest was to serve on the Heritage Commission, but that the commission is somewhat inactive he asked if she would be willing to serve on any other board/commission that is short members and she agreed. Mr. Irvine said there is an immediate need for the Conservation Commission and the Heritage Commission may be revitalized in the future. Mr. Irvine made a motion, seconded by Mr. Mertz to create an appointment for Mrs. Pendergast to serve as an Alternate Member to the Conservation Commission. Vote was unanimous.

7:15 pm

Julie & Mike

Hayward

Mrs. Hayward, contractor/builder for William Hodges and Anne Tarryk, Tax Map U10, Lot 11, was present. She said they would be demolishing the existing home at the end of Seminole Ave. and building new, on a different footprint. She said there is an extensive retaining wall of tires that will be removed. Mrs. Hayward reviewed the existing conditions, and described the proposed placement of the new home, which increases setback to the lake – to 50 feet, but with the 35’ setback to the right-of-way and the 20’ setback to the side property lines it is a small building envelope. The owners would like to rebuild further from the lake bringing the structure more into conformity with the setback to the water but as proposed, would be within the setback from the right-of-way. There was a discussion on Seminole Avenue allowing rights to pass but that the deeds along the road may have inconsistent language about this. Relative to where Seminole Avenue ends Mrs. Hayward said it basically ends at the owner's driveway. There was discussion on possible ways to site the home with consideration on the placement of a well and new septic area. The board recognized the change in location for a new home and septic area was an environmental improvement to the lake. Unsure whether the town had the ability to grant a variance for this setback due to the nature of the access, the board advised Mrs. Hayward to review the deed. Mr. Irvine advised he would look at records to see if the town had

any info on the roadway.

DISCUSSION

- Chairman Denoncour signed the Public Safety Building bond refinancing documents.
- The board reviewed a deed waiver for a mobile home belonging to Estate of Edgar Ballou on land belonging to Ronald & Darlene Ballou, Tax Map R4, Lot 47. The delinquent taxes with interest and penalties will remain and all future taxing of the trailer will be going to the landowner, which they will be advised of in a letter. Mr. Denoncour made a motion, seconded by Mr. Irvine to sign the deed waiver. Vote was unanimous.
- Town Report to include Governor Sununu's Commendation to Barbara Lucas.
- Deliberative presentation – Discussion on Warrant Article 10 amendment to increase the appropriation by \$50,000 funding the increase with fund balance; Warrant Article 11 amendment to reduce the appropriation for the backhoe to \$154,000 from \$158,000 based on updated quote, with 1st year payment at \$27,010.
- Deliberative presentation – new order of slides. Change in guidelines for Moderator to vote at the end of each article to avoid reconsideration on each article.
- Draft Enforcement Letters
 1. Nathaniel Sweeney - after the fact building permit advising of penalties.
 2. Wendy Traynor - Short Term Rental, copy of letter from town counsel.
 3. Elliot Trusts - Short Term Rental, granddaughter has emailed the board and is asking for further clarification and understanding of the process. Mr. Irvine to provide guidance.
- Town Administrator job posting has been done and resumes are being received.
- Treasure Position - A resident has expressed interest and it is anticipated they would apply for the position. The board agreed the opening should be posted and Mr. Irvine said he would draft a job description for the board's review.
- Michael Sharp project update: NHDOT has been provided the executed agreement between the town and Mr. Sharp for the driveway permit application submission.
- Statement of County Finances.
- Discussion on Annual Service Award for presentation at the 1st Deliberative Session.

OTHER BUSINESS

- Mr. Irvine advised he met with Conservation Commission Chair Mr. DuBois and a rep from Squam Lakes Conservation Society who is willing to work with the commission to hold an easement on a 3 acre parcel on Jackson Pond to maintain access to the

pond. He said the commission is willing to pay for any survey with SLCS willing to pay the remaining fees. It would require town vote in 2021. Mr. DuBois is asking the Selectmen to assign management responsibility to the Commission so that if the town approves this easement the commission would have the ability to expend the funds for the survey costs. Mr. Irvine made a motion, seconded by Mr. Mertz for the Town to retain ownership of this parcel and allow the Conservation Commission to perform due diligence including surveying, mapping & land inventory. Vote was unanimous.

**PUBLIC
COMMENT**

There was none.

ADJOURNMENT:

Mr. Denoncour made a motion, seconded by Mr. Mertz, to adjourn at 7:47 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose

DRAFT