

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

February 20, 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 approved purchase requisitions for Hwy Dept (impact wrench); PD (IMC software annual license).

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

1. Connor Kelley; Tax Map R4, Lot 90F
2. Kenneth Connolly; Tax Map R11, Lot 35
3. William Huckins; Tax Map R17, Lot 4

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

4. Tilton Realty Trust; Tax Map R11, Lot 17.50

The board approved the following septic design:

1. Steven & Leslie O'Keefe, Tax Map R1, Lot 11

APPOINTMENTS

6:50 pm

William Huckins

Mr. Huckins was present. He submitted a building permit application which had not been formally reviewed by the Permitting Assistant. Board reviewed the application to ensure it met zoning requirements. There was discussion on the distance to the right of way based on factors such as existing rock walls and ROW width and the fact the addition replaces an old porch making it more conforming to the front property line. Mr. Mertz made a motion, seconded by Mr. Irvine to make a finding the porch replacement makes this a less non-conforming use, agreeing to grant the building permit as submitted. Vote was unanimous.

Mr. Huckins advised he owns Tax Map R17, Lot 3 and that the existing agricultural access was upgraded last year. He would like to construct some sheds, storage buildings, etc. with possible solar panels to offer for sale, placing them at the edge of the property so they could be seen, and he would like them to appear like a small NE homestead, not being full size. He would harvest and mill the wood from his property for the construction of these structures. The board confirmed there would be no deliveries via large trucks. Mr. Huckins said he would likely start with 4 structures for sale, placed attractively. The board compared this to hay harvested for sale, or logs cut from his property, milled, and offered for sale being agricultural in nature and a product from the farm. If he were to take in logs from others and mill them, the board determined that would be a home occupation with a different set of requirements. Mr. Irvine noted that under the definition of agricultural uses allowed in this GR District

includes “Trees and tree products” including the sale of. The board recommended no installation of solar panels as that would get into Home Occupation and a different set of regulations. Mr. Huckins said he would have the ability to either sell it constructed, or to be constructed. Relative to roof material not being milled wood, the structures would still be mostly agricultural in their entirety, not unlike materials such as jars & pectin, used when making jellies & jams to sell, ingredients purchased offsite. There was discussion on limiting to 4 structures, whether a permit would be required, and what the largest size would be, which Mr. Huckins confirmed would not be above the 192 sq. ft. It was noted the display units would need to meet the setbacks to property lines. Mr. Huckins said what is currently on that property now is a shed, barn, and sugar house. The board agreed a building permit would need to be obtained for the display structures as the way they would be situated, though not connected, would appear larger than 192 sq. ft. in total.

Mr. Huckins said he is considering the merging of lots 2 & 4 on Tax Map R17. The process was explained. Originally the two lots were combined, being in his family for many years, but at some point over time it was subdivided off. Mr. Huckins said here is a small structure on lot 2, with his own farm lot being on lot 4, with the structures being in close proximity to each other. The board noted that would create 2 dwellings on one lot, which is a problem. Mr. Huckins advised that the cabin has a composting toilet, well, no electricity, cooking facilities, and is approximately 24x24. The board inquired as to his intention for use of the cabin and he said he wanted the option to move to the cabin if desired. The board recommended possible deed restrictions that the two lots always be retained by the same owner. It was the consensus of the board that these two lots could not be combined as it constitutes 2 dwellings on one lot.

Mr. Huckins asked if the small structures he would display on his lot so he could reproduce them for sale, would be taxable, and the board advised they would be. Comparing these to the sheds offered for sale on Route 104 it was noted that was in a commercial district.

There was discussion on work that they still hoped to accomplish at the Town House. The board also advised that a structure will be constructed over the bean hole which Mr. Huckins agreed to help with.

DISCUSSION

- Board signed memo to Town Clerk Ms. Adams recognizing her actions at the primary.
- Mr. Irvine made a motion, seconded by Mr. Mertz to sign the annual contracts with CAI for map maintenance. Vote was unanimous.
- Mr. Irvine made a motion, seconded by Mr. Mertz to approve the Home Occupation application for John Gilson, Map U1, Lot 7, 8 as it was determined all requirements were met during his meeting with the board on 2/13/20. Vote was unanimous.
- Discussion on expiring appointments for positions on Planning Board, ZBA and Conservation Commission. Mr. Irvine to inquire of each individual whether they intend to be reappointed and in some cases whether they'd be agreeable to becoming regular members.
- Letter from NHCC asking if the Selectmen have the authority to change or modify

a town right-of-way, and if not what authority would. RSA 241:33 states the legislative body. Mr. Irvine to respond.

- Enforcement Letters
 1. Greeley Properties Inc., Map R10, Lot 5 – Intended use of property
 2. fyi – William Krueger, Map R1, Lot 3 – possible development of Current Use land.
 3. fyi – Steven Williams, Map R3, Lot 20 & Map R10, Lot 42 – need for updated Tree Farm certification for Stewardship purposes.
 4. fyi – Bradley Forrest , Map R7, Lot 7 – lack of response from earlier letter (Dec. 2020) on intended use of property.
- Correspondence from Secretary of State relative to someone requesting copies of every ballot cast which are not subject to Right to Know.
- NHDRRA Equalization Ratio, unofficial notice.

OTHER BUSINESS

- Mr. Irvine said Shingle Camp Hill Road would be closed tomorrow morning for snow removal.
- Mr. Irvine said owner of Smithfield Plumbing contacted him to express interest in purchasing a large lot on Route 104 (BC2 District) to construct a facility to relocate to and is looking for information on what would be allowed. He will meet with Selectmen and the Planning Board.
- Reminder to review minutes for approval.
- Mr. Mertz asked if there had been any contact with the owner selling vehicles on their Route 104 parcel. Mr. Irvine to follow-up.
- Mr. Irvine said he witnessed praise given to Public Works Director Mr. Boucher by a resident as he had reinstalled a mailbox which had been damaged by a town truck, without the property owner needing to call.
- Mr. Irvine advised that contractor Ron Goodwin intends to begin work on 2/24.

PUBLIC COMMENT

There was none.

NON PUBLIC SESSION

At 8:07 pm Mr. Denoncour made a motion, seconded by Mr. Mertz, to go into Non-Public Session, according to RSA 91A:3 II (b) Hiring. Vote passed. Roll call was taken, Mr. Deconcour – Y, Mr. Mertz –Y, Mr. Irvine – Y.

PRESENT

Mr. Denoncour, Mr. Mertz, and Mr. Irvine.

RETURN TO PUBLIC SESSION

At 8:23 pm, Mr. Denoncour made a motion, seconded by Mr. Mertz, to come out of Non-Public Session and to seal the minutes for 5 years. Votes were unanimous.

ADJOURNMENT:

Mr. Denoncour made a motion, seconded by Mr. Irvine, to adjourn at 8:25 pm. Vote was unanimous.

Respectfully submitted,
Pamela Vose