

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

March 5, 2020

**MEMBERS  
PRESENT:**

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

**OTHERS  
PRESENT:**

NHS Peter Lamb & Jill Duncan, and Jeff Downing (CCS)

**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.

Mr. Irvine made a motion, seconded by Mr. Mertz to approve a Payroll Change Notice for Nicholas Marsh as Firefighter/AEMT for recent AEMT certification. Vote was unanimous.

The board approved purchase requisitions for Fire Dept (I Am Responding annual contract), Executive (1<sup>st</sup> payment on Town Office renovations).

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

1. NHS; Tax Map U3, Lot 12 – Mr. Mertz pointed out that he is an abutter and asked the board members if they had any issue with him not recusing himself and they had no concerns. Mr. Irvine said the plans have been reviewed for life safety issues.

The board approved the following septic design:

1. Dwyer Family Trust, Tax Map R15, Lot 12

The board signed the following Intents to Cut Wood:

1. Sharp Rev Trust of 2014, Tax Map R12, Lot 55
2. Andrew Wescott; Tax Map R20, Lot 50

The board signed the following Intents to Excavate:

1. Ambrose Bros, Inc.; Tax Map R11, Lots 23B, 23C & 23D (3)

**APPOINTMENTS**

*6:30 pm*

*Joe Greeley*

Mr. Greeley was present. Mr. Denoncour asked if Mr. Greeley had any question after the letters he had received relative to the use of the property on Dana Hill Road. He said he grew up on the property and wants to comply with the ordinance. He said his father constructed the present warehouse years ago to Mr. Greeley said he owns a mattress company, being run from MA & TX, and would like to use the warehouse for storage. He said it currently stores show samples for home shows and would never be sell from that building, with items moving 3-4 per month during his show seasons. He would like to renovate the home which has been left in disrepair. Mr. Mertz pointed out that this warehouse is accessory to the home and asked whether he was actively running a business from Dana Hill Road and he said he wasn't. Mr. Irvine said when Mr. Greeley's father ran his business from the warehouse it predated zoning, which

became a grandfathered non-conforming use after zoning regulations were put into place. As that activity ceased the grandfathered rights to use have been abandoned with any new use having to conform to present regulations. He said any business activity would have to fall under the Home Occupation rules, which were reviewed, including a square footage calculation. Mr. Irvine said the trigger for the letter was someone who came to the office to inquire about getting a sticker for the transfer station to dispose of old mattresses from the business. Mr. Greeley said they had been doing some spring cleaning and were looking to perform a one-time disposal. The board agreed this was being used as business storage. Mr. Greeley stated that he can utilize less than ½ of the warehouse for his storage. Mr. Mertz advised the business must be run by the occupant residing in the home, which is currently unlivable. The board asked if the RV parked on site was being used for living space and Mr. Greeley said it wasn't. Mr. Mertz sees the biggest issue is the fact Mr. Greeley is not living there. Mr. Irvine asked when he planned on making the home habitable. Mr. Greeley said he would like it to be 12 months but couldn't promise that timeline. While the use did not appear to be too much of an impact to the neighborhood Mr. Irvine cautioned they did not want to set a precedent. After discussion the board agreed Mr. Greeley could submit a building permit in the coming weeks, and the board can monitor the activity including the commercial use and the rehab of the home recognizing some leniency in Home Occupations to allow a property owner to comply in a timely manner. Relative to residency Mr. Greeley said he wanted a friend to move into the home to keep an eye on the warehouse and the board agreed this would comply with the regulations.

6:50 pm

Diana Batchelder

**DISCUSSION**

Mr. Irvine noted that this appointment was cancelled.

- The board signed an Elderly & Disabled Tax Deferral – P. Provencher, Map R20, Lot 63.
- Mr. Mertz made a motion, seconded by Mr. Irvine to renew and sign the annual auditors' contract for Vachon Clukay. Vote was unanimous. The board agreed counsel review the contract next year.
- Board signed Lease Agreement for Farmer's Market being held on Town House property as previously discussed with Mr. Lamos.
- Review of abatement application (residential) – Peter Hall, Map R8 Lot 13; to be sent to CNP.
- Review of abatement applications (utilities) – Eversource and Central Rivers Power; to be sent to George Sansoucy.
- Abatement Request from Tax Collector – Almeida, Map R20 Lot 001-066 – Mr. Irvine advised \$115 past due in taxes and fees were from a prior owner, but through conversion from Vision to Summit the lien transferred to Almeida. Board directed TX to contact the campground owner who sold the unit to seek payment of arrears.
- Land Use Change Tax – Peter & Melanie Blake, Map R4, Lot 38; Mr. Irvine made a motion, seconded by Mr. Mertz to accept the assessor's recommendation of \$1,720.00. Vote was unanimous.
- Review of Post Closure Report filed with DES.
- Review of driveway permit issued by NHDOT to Michael Sharp, Map U17, Lot 55, based on the agreement with the town for the health focus facility project.

- Follow-up on enforcement letter from town counsel to Wendy Traynor – Mr. Irvine advised Ms. Traynor has engaged an attorney and will be applying to the ZBA as required.
- Copy of Planning Board decision on boundary line adjustment approval for Tax Map R19, Lots 4B,7 &8.
- fyi – Conservation Commission, Minutes & Agenda
- Letter from TA candidate interviewed by phone.
- Relative to an abatement request previously made based on poverty or inability to pay Mr. Irvine provided the case law establishing further requirements for considering this.
- Letter from Governor Sununu requesting support HB 1402 – relieve burden on electrical costs to rate payers.

**OTHER BUSINESS**

- Mr. Mertz asked what the status of Linden Drake property improvements was and Mr. Irvine said he would contact him.
- Relative to the car sales on Route 104 near the Meredith town line Mr. Irvine is investigating an address to send an enforcement letter to.
- Mr. Irvine said the he spoke with the 2<sup>nd</sup> Treasurer candidate to notify them, while the person hired is going through the process.
- Mr. Denoncour expressed his respect and appreciation for the other Selectmen as this would be his last meeting.
- Mr. Denoncour advised that many sets of minutes have his last name spelled incorrectly as “Deoncour”, when it should be “Denoncour”.

**PUBLIC COMMENT**

There was none.

**NON PUBLIC SESSION**

At 7:37 pm Mr. Mertz made a motion, seconded by Mr. Denoncour, to go into Non-Public Session, according to RSA 91A:3 II (a) Personnel. Vote passed. Roll call was taken, Mr. Denoncour – Y, Mr. Mertz –Y, Mr. Irvine – Y.

**PRESENT**

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

**RETURN TO PUBLIC SESSION**

At 8:03 pm, Mr. Irvine made a motion, seconded by Mr. Mertz, to come out of Non-Public Session and to seal the minutes for 5 years. Vote was unanimous.

**NON PUBLIC SESSION**

At 8:04 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. Denoncour – Y, Mr. Mertz –Y, Mr. Irvine – Y.

**PRESENT**

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

**RETURN TO PUBLIC SESSION**

At 8:45 pm, Mr. Mertz made a motion, seconded by Mr. Denoncour, to come out of Non-Public Session and to seal the minutes for 5 years. Votes were unanimous.

Mr. Denoncour advised that he and Mr. Mertz have extended an offer of employment to Neil Irvine as Town Administrator.

**ADJOURNMENT:**

Mr. Denoncour made a motion, seconded by Mr. Mertz, to adjourn at 8:46 pm. Vote was unanimous.

*(Board of Selectmen, March 5, 2020, cont.)*

Respectfully submitted,  
Pamela Vose

DRAFT