

## **Board of Selectmen's Meeting**

### **Minutes of May 15, 2006**

*Selectmen:*

*Peter N. Miller, Chairman  
Peter F. Brothers  
Miller C. Lovett  
Frank S. Michel  
Colette Worsman*

*Town Manager:*

*Carol M. Granfield  
(Absent with Notice)*

*Administrative Assistant:  
Recording Clerk:*

*Wynette DeGroot  
Karin Landry*

Call to Order: Chairman Miller called the meeting to order at 5:35 p.m.

An announcement was made that due to scheduling conflicts the next meeting will be held on Wednesday, May 31 at 4 p.m.

Invited Guests: Ray Korber, K&V Partners, LLC

#### **ACCEPTANCE AND/OR CORRECTION OF MINUTES**

*Frank Michel moved to accept the minutes of the May 1, 2006 Board of Selectmen meeting as presented. Seconded by Colette Worsman. Motion passed 4-0-1. Peter Brothers did not vote due to absence with notice from meeting of the first.*

*Peter Miller motioned to correct the minutes of the May 8, 2006 workshop by changing the reference to the Fire Department representative to Lt. Andre Kloetz. Seconded by Chairman Miller. All in Favor. Motion passed.*

*Frank Michel moved that the minutes of the May 8, 2006 workshop be accepted with a change to the wording to be used on the website pertaining to revaluation. The wording should be modeled from the Concord and Bow websites striking the last sentence of the Concord language reading "The names of some owners may have been omitted from this record at the request of the property owner." Seconded by Peter Brothers. All in favor. Motion passed.*

Chairman Miller announced that Carol Granfield is on Town Manager exchange in Australia and in place of her report gave a synopsis of how the Town is holding up to the heavy rain over the past few days. Town staff reported on the effect of the rain on the dams, beaches and construction sites. It was noted that the Fire Department assisted with flooding issues in

neighboring towns. Chairman Miller complimented the Public Works crew on the exceptional job they did during the busy spring season. He also thanked John Edgar for acting as Town Manager in Carol's absence.

### **VISITOR'S AND RESIDENT'S COMMENTS**

Resident Dave Sticht spoke regarding two troubling motorcycle issues: (1) Directing of traffic on Route 3 at the Harley Davidson access point during motorcycle week. Improvement has been made in the traffic flow at this location over the past couple of years. It is a work in progress and the Board hopes that with further modification to how motorcycles are allowed to enter/exit the site there will be an even greater improvement in the flow of traffic; and (2) Noise limits as set forth in NH State Statutes Title XXI Motor Vehicles Chapter 226. Selectmen Michel stated that noise levels are an enforcement issue and that this is a good time to review the matter with Chief Morrow. John Edgar agreed to pass along these concerns to the Chief at their upcoming meeting.

### **SELECTMEN'S COMMENTS**

Miller Lovett reported on the Trustees of Trust Funds. Selectmen Lovett gave a brief history of how the funds have been invested, and talked about an opportunity to participate in a program utilizing money market funds to increase yields. The Funds currently include approximately \$3 million.

Selectmen Lovett invited the public to attend the next meeting of the Capital Improvement Committee on Wednesday, May 17 at the Town Hall Annex.

Colette Worsman reported that the planning board has a large number of projects coming before it on a bi-weekly basis.

Frank Michel reported that the DOT Advisory Committee will meet on May 16 and review the results of the well-attended Project for Public Spaces held on May 7. The Meredith Transportation Advisory Committee is seeking new members and Selectmen Michel encouraged anyone interested in helping to tackle some of the traffic problems to become involved.

Chairman Miller announced that the DOT will give a presentation and hold discussion regarding the Parade Road/Route 3 Roundabout on Monday, June 5 and gave two committee updates: (1) Village Pathway Committee – Chairman Miller called for volunteers for The Village Pathway Committee. The mission of the Committee is to create a multi purpose path linking the village's scenic, natural, cultural, historic, business establishments and civic points of significance; and (2) Conservation Committee – The Conservation Committee is marking the boundaries of town-owned lands and conservation easements for recording and future reference. They have been busy working on extending recreational trails with the goal of combining the Hamlin and Eames property into a single recreational system. The work includes the laying out of the trails as well as posting of signs and creating maps. A lot of good feedback has come from the public.

**NEW BUSINESS****06-24        Lindsey Lu Road Waiver**

Chairman Miller presented a review of the proposed road waiver for the 7-lot subdivision at the north end of Corliss Hill Rd. The Planning Board has approved the waivers conditioned on the granting of the waivers for minimum road standards by the Board. The waivers requested are:

- A 24' wide total cross-section width, 26' being required

Frank Michel noted that similar waivers were granted on the Clover Ridge Road project and that with the recommendation of John Edgar to allow the waiver he is prepared to move forward. Colette Worsman expressed her concerns that the bed below the asphalt should be "beefed up" at the recommendation of Mike Faller. It was agreed that with this condition the Board will be ready to act on this waiver.

- An intersection platform less than 50' required per ordinance

John Edgar stated that after site inspection he followed up with Lou Carron, the Planning Board Engineer, for further clarification of the intersection platform. Mr. Carron advised that any deviations from the standards should be well documented including a statement from the design engineer acknowledging that certain design features do not meet the Town's standards and that in his professional judgment there is a basis to support the waiver requests. John advised the Board not to take action on this matter until it has had time to review two items of correspondence regarding this matter that were received today. A discussion ensued among the Selectmen regarding the nature of the site and clarification as to where the 50' platform begins. Frank Michel reiterated that he relies heavily on The Town Planner and other staff and departments when allowing a waiver.

- Side slopes at 3:1, 4:1 required per ordinance.

Mike Faller presented an overview of the difference between a 3:1 and 4:1 side slope and his view on the visual impact of granting the waiver. Selectmen Worsman expressed her concerns with the visual impact of a slightly more elevated road. John Edgar advised that similar engineering standards were approved on the Clover Ridge Road project. It was agreed that the majority of the Board is ready to approve this waiver.

*Miller Lovett moved to table the item. Seconded by Peter Brother. All in favor. Motion passed.*

**06-25        Windover Road Waivers**

Selectman Michel recused himself from the matter due to a conflict of interest.

The applicant is requesting three waivers to the Board's Minimum Road Standard Ordinance:

- (1) A 16' wide total cross-section width, 26' being required by ordinance.
- (2) A gravel travel surface, pavement required per ordinance.
- (3) Amount of material utilized in building gravel road.

John Edgar spoke with Mike Faller and Chief Palm, and neither have any objection to these waivers. He tells the Board that the proposed reduced standards road will look like and function as a private driveway. The typical road standard is 4" crushed on top of 12" bank run, but common driveways have been approved to use 6" of crushed and 8" of bank run. John spoke with Christine Fillmore, an attorney with LGC regarding liability and precedent issues. There was not much concern over liability issues and she noted that although a Board couldn't be forced to act the exact same way with different circumstances, it would be important to act consistently should the same circumstances present themselves. Mike Faller recommends that it be perfectly clear that the road will never be accepted by the Town and that there will be no further subdivision access. John stated that all lots will be restricted from further subdivision.

*On motion made by Peter Brothers, seconded by Colette Worsman, it was moved that:*

- 1. The Planning Board's decision to consolidate access to three lots into one PRIVATE, drive/road; and*
- 2. The Planning Board's recommendation to the Selectmen to be "as lenient as possible" in applying the road standards under these specific circumstances; and*
- 3. The Planning Board's stipulation in it's conditional approval that no lot shall be further subdivided; and*
- 4. The portion of the private drive/road serving the three lots being approximately 200' or less; and*
- 5. The Conservation Commission's recommendations to consolidate access to avoid wetland impacts;*
- 6. DPW's recommendations to consolidate the access points and support of the waivers requested;*
- 7. Concurrence by the Fire Chief;*
- 8. The premise stated by the applicant that the reduced standards, drive/road shall forever remain PRIVATE and the requirements of the Planning Board in terms of plan notes, deed restrictions and voiding of any dedication,*

*And therefore, based on this information, I move that we grant the waiver requests of Windover Realty, LLC to permit a reduced standard, PRIVATE road serving not more than three lots, the private road having:*

- 1. A 16' wide total cross-section width*

2. *A gravel surface*
3. *14" of total gravel*

*All in favor. Motion passed.*

**06-26      Non-Resident Business Owners serving on Town Committees**

Peter Miller tells the Board that Steve Catalano, the owner of Abondante has volunteered to serve on the Village Pathways Committee. There has been one precedent where representatives from five towns served on the Waukegan Watershed Advisory Committee. Dialogue ensued as to statutory requirements and whether business owners are Meredith taxpayers. Colette Worsman expressed concerns about decisions affecting taxpayers being made without taxpayer involvement and suggested use of language limiting the number of non-residents allowed to serve on a committee. Frank Michel stated that the Board is empowered to make a decision on a case-by-case basis. Jim Hughes cautioned against setting a precedent and advised that rather than using the term "business owners" the Board should use "any non-resident taxpayer or business owner". This will allow non-resident summer people to participate on committees. The general agreement of the Board was to make decisions on a case-by-case basis and keep with precedent by getting the required forms and receiving a recommendation from the Chair of the committee before making a motion and voting.

**06-27      Water Rate Presentation and Discussion**

Chairman Miller explains that in an effort to better educate the public about the new water rates that went into effect on May 1, Brenda Vittner will give a formal presentation that will detail the water rate study objectives and why we are where we are. The objectives include encouraging the use of water conservation, funding needed capital improvements, sustaining department financial viability and responding to increasing growth demands. The presentation set forth population trends & projections, building permits activating, dwelling units added to water system, water system demand, the use of Seasonal Tiers in determining water rates, the change in water service accounts from 1996 through 2006, the establishment of the new rate structure, a summary of changes to the rate structure, the new water system rates, and the projected effects to the rate payer. The presentation also included a comparison to other communities, the water system billing cycle and plans for internal water conservation.

Bob Hill of the Water and Sewer Department gave an overview of the typical user classifications and explained the use of blow offs in providing clean, safe water for users. Brenda Vittner gave tips for water conservation and explained the internal water conservation methods that the town will use to do the same. A brochure entitled "25 Things You Can do to Prevent Water Waste" was available at the meeting and will be available at Town Hall for anyone who is interested.

After the presentation Ray Korber of K&V Partners explained how communities of similar service area and population were used in the comparison to other communities. Responding to an inquiry by Chairman Miller about the thoughts in the professional community on what is the most desirable ratio of community/taxpayer funding of capital improvements, he stated that in larger communities companies are coming in to finance new storage tanks and treatment

facilities, but that communities comparable to Meredith run from a 50/50 contribution to the entire cost being borne by the ratepayer. Chairman Miller inquired about gathering information that would compare the cost of using the water system as opposed to a well.

Discussion ensued regarding the benefits of the fire hydrants to the community and Brenda Vittner noted that in 2007 the line item will increase to reflect the increased number of hydrants throughout the community.

John Edgar mentioned that the Capital Improvement Committee will meet on Wednesday.

In closing, Chairman Miller invited the community to get in touch with the Board if there are any questions or concerns.

*Peter Brothers motioned to adjourn the regular Board of Selectmen’s meeting at 8:20 p.m. Seconded by Colette Worsman. All in Favor. Motion passed.*

Respectfully submitted,

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Carol M. Granfield, Town Manager  
*Absent with Notice*

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Peter N. Miller, Chairman

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Wynette DeGroot, Administrative Assistant

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Peter F. Brothers

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Karin Landry, Recording Clerk

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