

**BOARD OF SELECTMEN REGULAR MEETING**  
**Minutes of 04-18-11**  
**5:40 p.m.**

*Selectmen:*

*Colette Worsman, Chairman*  
*Peter F. Brothers, Vice Chairman*  
*Miller C. Lovett*  
*Nathan J. Torr*  
*Herbert R. Vadney*

*Town Manager:*

*Phillip L. Warren*

*Recording Clerk:*

*Karin Landry*

Call to Order: Chair Colette Worsman called the meeting to order at 5:40 p.m. She introduced the Board, Town Manager, and the Recording Clerk, and made announcements pertaining to fire exits, listening assisted devices, the use of microphones, and cell phones.

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

**11 -16 Minutes of the April 4 Workshop, Meeting and Non-Public Meeting.**

*Selectman Brothers motioned to accept the April 4 Workshop, Meeting, and Non-Public Meeting Minutes as presented. Seconded by Selectman Torr. 5-0. All in favor. Motion passed unanimously.*

**TOWN MANAGER'S REPORT:**

- The Town Manager met with Shaun Thomas, Director of Constituent Services for Congressman Frank Guinta, to discuss how the federal government is able to assist with issues impacting the Town of Meredith. Mr. Thomas referred the Town Manager to a member of the Congressman's office that will guide him in pursuing coastguard surplus property for use as a police boat. The Town Manager offered the community center for an upcoming Town Hall/Office Hours forum to be held by the Congressman.

- A culvert that runs across Meredith Neck Rd. in the vicinity of Powers Rd. has been severely compromised by the failure of a beaver dam in the Page Brook/Swamp area. The culvert was able to support the severe flow, and the water eventually subsided; however, the class VI road that leads to Stonedam Circle and serves as an escape route has been severely damaged. The Town Manager will investigate declaring an emergency so the class VI road can be repaired.

- The Zoning Board of Adjustment voted to grant a rehearing on the Selectman's request for a variance. It also granted a rehearing on a request for the same matter submitted by an abutter. The Town Manager will update the Board once a date is set for the hearing.

- The Town Manager will have the bid results for flowers, Cattle Landing docks, and paving at the next meeting.

- The Water and Sewer bills were sent out last week. A few calls have been received from residents who are upset with the rate increases. The Town Manager explained to the callers the

steps that were taken by staff to explain the increase in rates, including a notice that was included with a previous billing. In addition, he explained that the Water System Committee and the Board of Selectmen gave thorough consideration to matter, and found it necessary to increase the rates to sustain the utility and ensure that future increases are incremental.

- The Town Manager met with Community Development Director John Edgar to discuss enhancing the volunteer interview process for new appointees to include standard questions that are suitable for the group they are applying to, such as a willingness to put in the training required to serve on various Boards. Selectman Vadney is concerned that enhancing the process could be interpreted as a vetting process and reduce the number of volunteers. Chair Worsman agreed in light of the fact we seldom have more applicants than openings, this is not necessary at this time.

- The Town Manager is investigating how best to address the seasonal damage to the docks. He will update the Board once he has additional information.

- The Town Manager asked the Board for direction on whether to reinstate portable toilets at the Waukewan Boat ramp for the season (Memorial Day to Labor Day). While Selectman Torr acknowledges that the Town spent considerable money for the bathhouse at Lake Waukewan, he supported the placement of portable toilets at the boat ramp last year, and suggests that they be reinstated for the high use period this year. Selectman Vadney agrees with Selectman Torr. Selectman Brothers recalled that there was a lot of discussion regarding the matter last year, and believes it should be considered during the peak season in addition to the bathhouse facilities. The portable toilets get a considerable amount of use from fisherman, the Rowing Club, and walkers. Selectman Lovett acknowledged that the condition exists and does not think the walk to the bathhouse is unreasonable; however, he thinks it would be nice if someone else would come up with the money (\$400-\$500 a season). Chair Worsman received many negative calls on the issue last year, and promised she would not support portable toilets this year. The matter was approved by a voice vote 4-1 (Selectman Worsman not in favor). The Town Manager will ensure that the portable facility is removed the week following Labor Day.

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

Resident Jim Hughes asked the Board to consider appointing a committee to organize the Town's 150-year celebration taking place in 2018. He has formulated a couple ideas for fundraising, and will update the Board once they have been solidified. In addition, he distributed sunflower seeds to the Board members to beautify their yards this summer.

#### **SELECTMEN COMMENTS (Reports on Committees 2nd meeting each month)**

Selectman Lovett reported on the work of the Water System Committee. The Chair of the Committee, Dave Thorpe, presented the Eighth Report to the Selectman at the workshop held prior to this meeting. The report addresses future demand and the issue of providing redundancy in the case of an emergency situation with any of the components in the water system. The report will be posted on the website, and he urged residents to become informed on the matter.

Selectman Torr reported on the Waukewan Watershed Advisory Committee. The don't "P" in the Lake program will be renewed this year in an attempt to make the public aware of the dangers of phosphorous in the Lake. In addition, he reported that the Town of Center Harbor designated the section of Snake River as prime wetlands, and the Town of New Hampton is in the process of doing the same, which will help protect the watershed and particularly Lake Waukewan. He

thanked the towns of Center Harbor and New Hampton for their cooperation, as well as this Board of Selectmen.

**NEW BUSINESS:**

**11-17 Appointments to Boards and Committees**

The Town Manager made a recommendation that John Sherman be reappointed to the Conservation Commission.

*Selectman Torr proposed that the Board reappoint John T. Sherman as a member of the Conservation Commission for a term of three years. Seconded by Selectman Lovett. 5-0. All in favor. Motion passed unanimously.*

**11-18 Consider Road Standards**

The Town Manager introduced the matter. On November 24, 2009, the Planning Board conditionally approved a modification to the Clover Ridge Road subdivision approval allowing a minor, northerly relocation of the subdivision's emergency access. In addition, they approved the shifting of the common driveway. A request is before the Board for a third property to be accessed from the common driveway. A lengthy discussion took place at the workshop of April 4 regarding the fact that three entrances off the common driveway would be acceptable, and that if any additional expansion were to occur, the matter would come before the Planning Board for a subdivision review. The Town Manager recommended that the Board take action based on the comments represented at the workshop, and approve the road standard waiver request for Ambrose Brothers, as presented.

*In the matter of the request of Ambrose Brothers, Inc., concerning the waiver of road standards in order to permit a private common drive serving three lots, specifically pertaining to Tax Map S-24, Lot 12-A (subdivision Lots 1 and 2) and S-24, Lot 15, Selectman Brothers motioned:*

*Given (1) the favorable review by the Fire Department, and 2) the recommendation by the Planning Board to grant the requested waiver, the Board of Selectmen grant the requested waiver subject to the following stipulations:*

- 1. This waiver shall permit a private common drive limited to not more than three (3) single family residences (and the Clover Ridge emergency access); and*
- 2. The owners of S-25, Lot 12A and S-25, Lot 15 shall confirm in writing that it is their express intent that the private common drive shall remain forever private; and*
- 3. The owners of S-25 12A and S-25, Lot 15 shall confirm in writing that it is their express intent that the common driveway not include any dedication or donation of the common drive area to the public for future use as a public highway; and*
- 4. The aforementioned stipulations shall be noted on the final subdivision plan, language to be approved by the Community Development Department prior to recording.*

*Seconded by Selectman Vadney.*

Selectman Lovett requested that the Board expound on the information presented at the workshop for the public's benefit. As a matter of principal, he believes there should be some discussion on matters coming before the Board for vote at its meetings. There has been a lot of discussion on the matter, and photographs of the road and layout were provided to the Board, and are included

in the workshop minutes for public view. Selectman Vadney added that the proposal will effectively eliminate a new driveway which would run across the field, and is an advantage because it won't be another curb cut and won't require an additional driveway through heavy drainage areas, possibly causing additional drainage along Pease Rd. The driveway is already servicing two lots and will allow for the subdivision of one of those lots, so the existing drive will support three lots. He pointed out that the existing driveway corrected ongoing problems with drainage, and believes this is a winning situation. Selectman Brothers believes that what Selectman Lovett is alluding to is appropriate. One of the concerns voiced at the April 4 workshop was not to take action that evening so there would be an opportunity for public input, and he supports that process. Selectman Vadney agrees that while a lot of details are presented in the workshop, there should be enough information presented at the Board meeting that the public does not have to refer to the workshop minutes.

*5-0. All in favor. Motion passed unanimously.*

### **11-19 Consider Abatements**

The Board reviewed 17 abatements at length at the April 4 workshop. The Town Manager agrees with Assessor Jim Commerford's recommendation to approve 13 of 17 abatements as presented, in the amount of \$8,816.64, and deny 4. There is one case pending from 2009 that will be heard by the BTLA. A date has not been scheduled at this time. The number of abatements has decreased from 39 in 2009 to 22 in 2010. Selectman Lovett added that the details of the abatements are included in the minutes of the workshop posted on the website.

*Selectman Brothers motioned that the Board approve 2010 abatement Warrant #1 dated March 30, 2011; which includes 13 abatements totaling \$8,816.64, and denying four abatements, for a total of 17. Seconded by Selectman Torr. 5-0. All in favor. Motion passed unanimously.*

### **ADJOURNMENT:**

*Selectman Lovett moved to adjourn the meeting at 6:20 p.m. Seconded by Selectman Torr. 5-0. All in favor. Motion passed unanimously.*

Respectfully submitted,

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Phillip L. Warren, Town Manager

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Colette Worsman, Chairman

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Peter F. Brothers, Vice Chairman

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Miller C. Lovett

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Nathan J. Torr

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Herbert R. Vadney