

**BOARD OF SELECTMEN
MEETING MINUTES**

November 7, 2005

PRESENT:

Ruth I. Clough, Selectman
Douglas W. Lyon, Selectman
Mark Kaplan, Chair, Board of Selectmen
Jessie Levine, Town Administrator

OTHERS PRESENT:

DJ Lavoie, New London resident
John Schlosser, Pine Hill Ski Club
Debbie Cross, Intertown Record

Chair Kaplan called the meeting to order at 8:05 AM and the Board of Selectmen reviewed correspondence that had arrived during the previous week, including the signed tax rate documentation from the Department of Revenue Administration; an invitation to attend the Veteran's Day ceremony at First Baptist Church (Chair Kaplan will attend); and the draft Conceptual Land Use Plan for Elkins Village.

Little Cove Road/Fieldstone Lane: Ms. Levine said that the hearing for the petition to accept Little Cove Road and Fieldstone Lane as town roads will take place on Monday, November 14 at 9:00 AM as scheduled. The Selectmen discussed residents' concerns about the paved width of Little Cove Road, and Ms. Levine explained that the end of Fieldstone Lane is paved although the Selectmen had accepted the middle portion as unpaved in 2000. At some point in the future the Town will likely pave the middle section and put a topcoat on the remainder of Fieldstone Lane. Ms. Clough suggested that the Selectmen should make a point to drive the roads before Monday's hearing.

Job Seamans Acres: Ms. Levine referred to a petition signed by the five residents of the dead end portion of Job Seamans Acres, in which they ask the Town to not sand their portion of the road for the coming winter. Ms. Levine said Richard Lee would be willing to reduce the level of sand spread, but she has concerns about applying no sand due to the Town's obligation to provide safe travel to the public, which would include more than the five people who live on the road. She is also concerned that the Town's winter maintenance policy should be adopted to include low sand provisions. Ms. Clough suggested that these five residents be invited to meet with the Selectmen before winter to discuss their concerns and hear the Town's perspective, and the Selectmen directed Ms. Levine to make those arrangements.

Elkins Conceptual Land Use Plan: Ms. Levine reminded the Selectmen that the public hearing on the draft Conceptual Land Use Plan for Elkins Village was on Tuesday, November 15 at 7:00 PM. She said that the draft plan had been mailed to subcommittee members, who will get back to Victoria Boundy of the Upper Valley Lake Sunapee Regional Planning Commission (UVLSRPC) with their comments. The revised draft will be available to the public on November 8 or 9. Chair Kaplan asked if there would be any discussion on the cost of the improvements suggested by the draft plan, and Ms. Clough responded that the conceptual plan will be part of the Master Plan and will therefore contain a wish list of items but not evaluate costs. Chair Kaplan opined that the plan was philosophical, not cost-determinant.

Whipple Town Hall: Ms. Levine reported that the exterior painting at Whipple Town Hall is just about complete, and the hall is now closed for November for the interior painting and ceiling work. Six

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windows have been removed for repair and more will be taken out next week. She reviewed the costs of the project with the Selectmen, shown below. Ms. Levine said that with the Academy Building painting pushed off to 2006, there are enough funds available to refinish the floors and purchase new stage curtains this year. The Selectmen approved the request.

Encumbered from facilities bond as of 3/31/05	18,179.08
In Capital Reserves -Town Building Maintenance	44,985.26
Added at 2005 Town Meeting	<u>20,000.00</u>
Total Available Funds	83,164.34

		Proposed for 2006
Whipple Town Hall – Interior, including ceiling	\$ 26,335	
Whipple Town Hall - Exterior	\$ 10,900	
Whipple Town Hall - Floors	\$ 5,200	
Whipple Town Hall - Window Repair	\$ 35,340	
Whipple Town Hall – Stage Curtains	\$ 5,250	
Whipple Town Hall – Chairs		\$ 14,000
Old Colby Academy Building-Exterior & Interior		\$ 27,860
Police Dept/Courthouse Carpeting		\$ 17,000
	<u>\$ 83,025</u>	<u>\$ 58,860</u>

Mr. Lyon asked that the swelling in the floor near the court entrance be repaired. Ms. Levine said she would talk to the painters but that repair may have to wait until the basement work was done this winter. Mr. Lyon asked why the District Court had not replaced the chairs as agreed during the 2000-2001 renovation project. Ms. Levine said she recalled being told that the court had agreed to replace chairs, but she could find no mention of it in meeting notes or correspondence with the state. She said that Judge McSwiney is still waiting for the court system to replace the judge's bench, which was promised to him five years ago. She does not anticipate that the state will contribute towards the chairs, but she will ask.

Ms. Levine said that the 2006 request for building funds included the replacement of carpeting in the Police Station and Court, which is only five years old but very worn. Chief Seastrand has received one quote for the new carpets and will seek other quotes as well. This led to a discussion about whether carpet or tile would be better for the heavy traffic of the Police Station and Court. Ms. Levine said the Communications Center will change over to linoleum. Ms. Levine said the proposed 2006 budget also includes the cost for replacing the chairs in Whipple Town Hall, which were purchased in the late 1970s. She showed the Selectmen photos of the proposed chair and said that it will cost \$13,000 for 200 chairs. All of the upholstered stacking chair quotes came in at similar prices, and the preferred chair is sold by MityLite [interested readers can see the chair at www.mity-lite.com/mity-host-select.html]. She will have a sample chair put together once the Hall is painted. She showed the Selectmen a wooden stacking chair that would look beautiful in the hall but would cost \$350 per chair, or about \$75,000 total. The Selectmen recommended the less costly chair.

Pine Hill Ski Club: At 8:55 AM, the Selectmen were joined by John Schlosser, a Wilmot resident and founder of the Pine Hill Ski Club (PHSC). Mr. Schlosser referred to the letter he had sent to the Board of Selectmen explaining his proposal for a portion of the trails formerly used by Norsk Ski Touring Center. Mr. Lyon summarized that Mr. Schlosser is basically soliciting memberships to the Pine Hill Ski Club to help defray the costs of keeping the trails open and maintained. He said that Mr. Schlosser appears to be asking for permission for members to park at the Shepard Pit on weekends and during holiday periods.

Mr. Schlosser said he is looking for public interest in a ski club; he has advertised on his website and in the Shopper and had a booth at the recent ski sale for the New London Outing Club. PHSC wants to maintain and encourage continued ski and snowshoe use on the trails in the Wilmot/New London/North Sutton region. He expects to groom 7-8 trails of 15-18 kilometers, and cautioned that until PHSC is more established, the trails will not be well-prepared. It will be groomed for track skiing, not skate skiing and he hopes to include 5-10 kilometers of snowshoe trails. Robb's Hutt, which is on the Schlossers' property, will be the center for the Club and is where members' guests will pay for daily use.

Mr. Schlosser explained that members' volunteer time and energy will be a key to the success of this endeavor, as PHSC members will be asked to provide four hours per month to maintain the trails, sweep the trails, monitor the parking areas, etc. Member response will be critical for the project; if there are only ten interested members, then it will not be cost effective to groom the trails and pay for the insurance. He said this has been a modest project from the beginning and he is not pretending that it will be any more glamorous than outlined in his letter. He is awaiting feedback from the landowners asked to host the trails, and will meet with five or seven other people this week to see how things could come together. He has secured insurance and the grooming equipment.

Ms. Clough asked how he proposed to handle parking. Ms. Levine said he has asked for permission to allow members to park at the Shepard Pit on weekends. Mr. Schlosser said he spoke to Richard Lee two or three weeks ago to see if it would be viable, and he will follow up to talk about the actual locations and maintenance. Ms. Levine asked if volunteers would be asked to monitor the parking area, and Mr. Schlosser confirmed that as long as volunteers show up as expected, he will have that task covered. Ms. Clough confirmed that trails will be limited to club members and guests only, and asked how that would be handled. Mr. Schlosser said that there will be a sign as one leaves Town property, which is open to everyone, and enters private property. He will ask members to check in at the Hutt and will have volunteers patrolling the trails. For weekday use, he will ask people to park at the public parking area at Low Plains so as not to interfere with Highway Department operations during the week.

Mr. Lyon asked when Mr. Schlosser planned to open. Mr. Schlosser said he hoped to open the week after Christmas, snow willing. Chair Kaplan asked how many trails are on public versus private land, and Mr. Schlosser guessed that one-quarter of the trails were on public property such as the Low Plains, and the remaining three-quarters were on private land, such as the Kidder, Friedlander, and Supplee properties.

DJ Lavoie asked how many members would be needed to make the plan viable, and Mr. Schlosser replied that 40 members would cover the basic expenses (at that level, insurance will cost \$35 per head). Chair Kaplan asked how that would compare to the number of users at Lake Sunapee Country Club. Mr. Schlosser said that on his best day when he owned Norsk, there had been 1200 people in and out. Ms. Clough asked if he were advertising locally or regionally, and Mr. Schlosser said that he is only advertising locally and on his website. Ms. Clough asked if the parking arrangement would limit membership, and Mr. Schlosser said he is unsure until he has laid out the parking with Richard Lee. Chair Kaplan asked if Mr. Schlosser is a member of the Chamber of Commerce, and Mr. Schlosser replied that he is not.

Ms. Levine said she had e-mailed Mr. Schlosser the parking agreement that the Town had signed with Norsk, and she will edit the agreement to reflect this conversation and e-mail it again. She asked if Mr. Schlosser intended to erect signage, and he said that he only plans to have a small sign to indicate the parking area. Ms. Levine said that would be fine as long as it did not advertise the club operations. Mr. Schlosser said he is keeping everything small at this point. If it is supposed to happen, it will, and he'll see where it goes.

The Selectmen agreed to his requests, and Mr. Schlosser departed at 9:25 AM.

Chair Kaplan moved to go into non-public session to discuss the investigation of a personnel matter, pursuant to RSA 91-A:3 II (a), and real estate acquisition pursuant to RSA 91-A:3 II (d). Roll call vote: Lyon – yes; Clough – yes; Kaplan – yes. Upon returning to public session at 10:25 AM, the Selectmen voted to seal the minutes of the non-public meeting.

Sewer Commission: Ms. Levine said that the Sewer Commissioners had agreed to study the feasibility of forming a Public Works Department by combining the Highway and Sewer Departments. The Selectmen also authorized the spending of the Public Works fund and asked Ms. Levine to find out who would best conduct such a study.

Building Permits:

- Edgar & Cathleen Gerwig, 489 Bunker Road (Map 063, Lot 005), permit to add new door and replace two windows on north side of utility building, add wallboard – Approved (Permit 05-143)
- Carolyn J. Reynolds Rev Trust, 157 Seamans Road (Map 085, Lot 025), permit to build roof over existing deck and enclose – Approved (Permit 05-144)
- Jim Labe and Caroline Crawford, 407 Bunker Road (Map 062, Lot 026), permit to replace existing stone walkway to the lake with a 4' wide paved walkway in the exact location – Approve (Permit 05-145)

Sign Permit Applications:

- Temporary Sign Permit Application for New London Historical Society on behalf of the Antique Automobile Club of America to place sign at New London Information Booth from September 5-12, 2006 for Antique Car Show - Approved

Other Items for Signature:

- Disbursement Voucher for the week of November 7, 2005 – Approved
- Appointment of Celeste Cook as Deputy Welfare Officer – Approved
- Approval of NH Department of Transportation to provide reduced winter maintenance on Route 114 and Little Sunapee Road, pursuant to the Department of Transportation's "Winter Maintenance Snow Removal and Ice Control Policy" – Approved
- Application for Use of the New London Town Commons for the New London Historical Society on behalf of the Antique Automobile Club of America for September 11-13, 2006 - Approved

The Selectmen voted to adjourn the meeting at 10:30 AM.

Respectfully submitted,

Jessie Levine
Town Administrator