

**BOARD OF SELECTMEN
MEETING MINUTES**

December 18, 2006

PRESENT:

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

ABSENT:

Ruth I. Clough, Selectman

OTHERS PRESENT:

Mark Wendling, New London property owner
Peter Stanley, Fire Chief
Jay Lyon, Fire Captain
Debbie Cross, Intertown Record

Chair Lyon called the meeting to order at 8:04 AM.

Meeting Minutes: Mr. Kaplan moved to approve the minutes of December 4, 2006. Seconded by Chair Lyon and approved 2-0.

Meeting Schedule: The Board of Selectmen added the following meetings to their schedule:

January 2, 2007 at 8:00 AM	February 12 at 8:00 AM
January 8, 2007 at 8:00 AM	February 20 at 8:00 AM
January 16, 2007 at 8:00 AM	February 26 at 8:00 AM
January 22, 2007 at 8:00 AM	March 3 at 7:30 AM (CAC)
January 29, 2007 at 8:00 AM	March 5 at 8:00 AM with Cotton Cleveland
February 5, 2007 at 8:00 AM	March 12 at 8:00 AM

Ms. Levine noted that there is already a Citizen's Advisory Committee meeting scheduled for Saturday, January 27 at 7:30 AM.

Budget Committee Recap: Mr. Kaplan reported on the Budget Committee meeting of December 13, 2007. He said that after much discussion, the Budget Committee approved the requests for funds from the Visiting Nurse Association and Council on Aging and wrote to each organization advising them of their decision. He said that at the last meeting, Recreation Director Chad Denning met with the Committee to discuss his recreation program and in particular his request to open a capital reserve account to purchase a van for the department. Mr. Kaplan said the Budget Committee seemed to support the concept but needed more information before supporting the funding. There was discussion about leasing vs. purchasing a van.

Chair Lyon said that Colby-Sawyer College has found that the lease arrangement makes sense because it removes the cost of maintenance and improves reliability and safety of the vehicles. He suggested contacting staff at the College for more information.

Fire Protection: At 8:30 AM, the Selectmen were joined by Fire Chief Peter Stanley and Fire Captain Jay Lyon. Chief Stanley said that in 1988, the Selectmen and Fire Department developed a policy regarding water supply for fire protection that instructed the Planning Board to require water supply for subdivisions. At the time, the Selectmen were fine with the requirement for water supply as long as the Town did not assume the cost. Chief Stanley said that currently there are 5 tanks (cisterns) and 13 dry hydrants in town. The Town owns or is responsible for four of those dry hydrants, and does some level of snow removal, maintenance, and upkeep of ten water supplies, including three tanks. After storms, Captain Lyon checks all 18 water supplies, and might plow or shovel for accessibility and do some brush cutting in the spring or summer. The Fire Department checks every water supply to make sure they are full and operational and the Department periodically drafts water for practice and to ensure the supplies will work in emergency.

Chief Stanley said that virtually all of the water supplies are privately owned, with the exception of dry hydrants on Bog Road, Elkins, Pike Brook Road, and King Hill/Stoney Brook Road. All others came about during a subdivision, with the exception of the one at Colonial Farm Inn, which was required during a site plan review. Chief Stanley said the Town is doing some level of maintenance at at least ten private systems, not including those owned by the Town. Most of those that the Town maintains are off town roads; most of those on private roads are maintained by the private owners.

Ms. Levine said the policy came into question during the Planning Board's review of the proposed subdivision off Bog Road, and the question arose as to whether the Town should start to take ownership of the private water supplies. The Planning Board has asked the Fire Department and Board of Selectmen to revisit the question, hence this discussion this morning. Chief Stanley said the Town should not be responsible for the replacement or repair of a private supply that fails, but he is comfortable with our current practice of checking and doing periodic maintenance of some water supplies. He sees no reason to revisit the policy at this time.

Chair Lyon asked how big the water supplies are, and Chief Stanley said that there is some variation but their current policy is to require 30,000 gallon cast-in-place tanks. Captain Lyon described the tanks as being similar to a house foundation with a manhole. There is one 20,000 fiberglass tank and one multi-sectioned 20,000 tank, but all others are cast-in-place and that is their recommendation.

Ms. Levine said it sounds like the status quo is working, in which the Planning Board requires the developer to build the system and a homeowners' association to take responsibility for the repair and replacement of the system, but the Town is willing to periodically check, plow, and do other light maintenance. Chief Stanley said given the added expense to the Town of taking ownership, he sees no reason to change.

Mr. Kaplan asked if any of the 18 water supplies have been used to put out fires, and Chief Stanley said yes, though some work better than others. He said that the dry hydrant at Todd Farm has a 17-foot lift, which is a difficult prime for an older truck. The Fire Department now recommends lift no greater than ten feet. He said that some private systems are maintained better than others.

Captain Lyon said the late Bob Nelson spent a lot of time looking after the private systems. He painted them, checked them, and applied for funding for new dry hydrants. He was a big advocate for supplies in areas where there was difficult access to water.

Chief Stanley said the current policy was reached after the Bell subdivision off County Road, in which the Planning Board was unclear about what to do. Now the policy requires the extension of public water within the boundaries of the Water Precinct. Fieldstone Lane is in the Water Precinct but the Planning Board did not require the extension of public water because of the expense. If they had done so, they would have fire hydrants instead of a dry hydrant to Messer Pond, and the residents would not be asking

for relief from the Water Precinct taxes. Now, if there is no public water, the Fire Department requires a water supply within 1500 feet of every house in a subdivision. This distance was determined because it is a reasonable hose lay. Since 1988, the Fire Department has been active in requiring water sources and to fill gaps in areas where there is no water.

The Selectmen thanked Chief Stanley and Captain Lyon for the discussion, and they departed.

New London Hospital: Ms. Levine said that she and the Selectmen had received letters from New London Hospital asking for a letter of support for the Hospital's application to the State for Certificate of Need, which it will need in order to construct an addition. The Selectmen are supportive of the project, and Chair Lyon will talk to Bruce King about whether four separate letters are requested or whether one is sufficient.

Mesa Building: Ms. Levine asked the Selectmen whether it is advisable to continue to pursue the Mesa building at this time, given the extreme reservations of the Budget Committee. After some discussion, the Selectmen decided to table the project at this time but to revisit it after Town Meeting.

Roundabout: Ms. Levine said she is scheduled to present a discussion on the roundabout to Hilltop residents at 2:00 PM on January 9.

There being no further public business, Chair Lyon moved to go into non-public session to discuss the Singer litigation against the Town, pursuant to RSA 91-A:3 II (e). Roll call vote: Lyon – yes; Kaplan – yes. Upon returning to public session, the Selectmen signed the documents below.

Building Permits:

- Colin and Firth Waldon, 1333 Little Sunapee Road (Map 031, Lot 004), amended permit to include 275 SF of deck plus 2,152 SF of potential living space made available by walkout for a total of 2,427 feet of living space – Approved (Permit 06-105)
- Paul and Sidney Diekmann, 24 Sawyer Lane (Map 073, Lot 068), amended permit for adding four new replacement energy efficient windows on farmers porch – Approved (Permit 06-010)
- Barton Condominiums, LLC, 89 Main Street (Map 073, Lot 056), permit to roof over front steps – Denied (Permit 06-147) - Referred to ZBA per Article XX, B,2 after-the-fact non-conforming
- David and Patricia Morse, 250 Woodland Trace (Map 093, Lot 003), permit to install 16' x 30' work and storage shed – Approved (Permit 06-148)
- Robert and Kathryn Ruggles, 823 Bunker Road (Map 077, Lot 004), permit to remove existing house and replace with new constructed six bedroom home – Approved (Permit 06-150)
- New London Hospital Association, 273 County Road (Map 072, Lot 016), permit to install 12' x 24' temporary tent to cover winter salt/sand located backside (mid-level) by door 13A. Will not effect any traffic or parking – Approved (Permit 06-151)

Sign Permit Applications:

- Permanent Sign Permit Application by Donna Reed, 197 Main Street, for a 7.7 square foot sign on wooden post indicating “Dr. Donna Reed, Optometrist/Apple Tree Opticians” – Approved
- Permanent Sign Permit Application for Jesseman Associates, 35 Little Sunapee Road, for a 3.8 square foot sign on existing post indicating “Jesseman Associates, PC, Civil Engineers” – Approved

- Temporary Sign Permit Application for MESA, 11 Pleasant Street, for two paper signs in windows indicating “Coming Soon! MESA, We’re moving from Elkins; Coming in February, MESA - 526-4497” - Approved

Other Items for Signature:

- Disbursement & Payroll Vouchers for the week of December 11, and 18, 2006 – Approved
- Application for the Use of the Sydney L. Crook Conference Room by Adventures in Learning for classes to be held for the following: Tuesday mornings from 9:15 – 11:45 AM for seven weeks – April 17 – May 29, 2006; Wednesday mornings from 9:15 – 11: 45 AM for seven weeks – April 18 – May 30, 2006; Thursday mornings from 9:15 – 11:45 AM for five weeks – April 19 – May 17, 2006; Friday mornings 9:15 – 11:45 AM for seven weeks – April 20 – June 1, 2006
- Application for the Use of the Sydney L. Crook Conference Room by Adventures in Learning for Orientation Meeting for Study Leaders on Monday, January 8, 2007 from 1:00-3:00 PM - Approved
- Notice of Intent to Cut Wood for John Souliotis, Pleasant Street (Map 073, Lot 084) – Approved
- Notice of Intent to Cut Wood for Ron Cantrell, Elkins Road (Map 088, Lot 004) - Approved
- Warrant Yield Tax Levy for the State of New Hampshire – Approved

There being no further business, the Board of Selectmen adjourned the meeting.

Respectfully submitted,

Jessie W. Levine
Town Administrator