

**BOARD OF SELECTMEN
MEETING MINUTES**

December 5, 2005

PRESENT:

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

OTHERS PRESENT:

Sydney L. Crook, New London resident
Debbie Stanley, Executive Director, Ausbon Sargent Land Preservation Trust
Nancy Lyon, Board member, Ausbon Sargent Land Preservation Trust
Bob Lavoie, New London resident
Norm Bernaiche, Town Assessor
Les Norman, Chair, Conservation Commission
Dale Conly, Conservation Commission
Ruth White, Conservation Commission
Bob & Emma Crane, Conservation Commission
Peter Stanley, Conservation Commission
Vicki Koron, Conservation Commission
Dan Allen, Conservation Commission
Brian Brennan, New London resident
Ann Denny, New London resident
Debbie Cross, Intertown Record
Carolyn Dube, Argus Champion

Chair Kaplan called the meeting to order at 8:00 AM and called for a moment of silence in memory of Ryan Haynes and Bob Andrews. Upon closing the moment of silence, he returned to the meeting agenda.

Planning Board Update: Ms. Clough summarized the Planning Board's meeting of November 29, 2005. The Planning Board reviewed the proposed zoning amendments and decided not to propose a change this year to the ordinance regarding the keeping of animals. She said that DJM Management appeared before the Planning Board to ask for a waiver of the Certificate of Occupancy requirement for the Cricenti's site plan, since a CO was never finalized and the property is now occupied by Hannaford. Ms. Clough said that Planning Board denied the waiver since the property was still not in compliance with the site plan, including carts being stored under the portico and cart corrals in parking spaces. The majority of the meeting was spent in discussion with the Kearsarge-Lake Sunapee Housing Coalition, led by Connie Appel, regarding the potential for workforce housing in New London. Rob Bryant of Twin Pines Housing Trust of Lebanon explained the need for workforce housing and the necessity of building housing on public water and sewer. Most of the neighboring towns do not have the infrastructure for this form of housing. This led to a general discussion with the Planning Board about the need, most likely layout, zoning and density issues, and how it would fit with the Master Plan. There will be continued discussions during the Master Plan revision. No specific property was discussed with the Planning Board.

Chair Kaplan asked how the housing would remain affordable after a project was built. Ms. Clough said that some of the units would be rent-controlled, and others would be privately owned but the owners would have to qualify for the housing program and, if they wanted to re-sell the property, could only resell it for a fraction of the increased value. Chair Kaplan asked how such properties would be taxed: the law requires property to be assessed at full market value, but these properties could not be sold at full market value. The Selectmen asked Assessor Norm Bernaiche to join the conversation, and Mr. Bernaiche said that sales restrictions do have an effect on value because it is an obligation on the property that the property owner cannot escape.

Budget Committee Update: Mr. Lyon reported on the Budget Committee meeting of November 30, 2005. He said the meeting was primarily housekeeping in nature, reviewing information supplied by Carol Fraley and Jessie Levine. For instance, Ms. Fraley had prepared a spreadsheet combining operating and capital budgets over the past ten years. The Budget Committee discussed the best way to share this information with the public in a way that will be understandable and beneficial. The Budget Committee reviewed a letter from Barry Morrissey raising questions about what goes into the Town Report. A subcommittee will meet with Richard Lee again regarding the need for a ten-wheel truck, which he hopes to purchase in 2007. At their December 14 meeting, the Budget Committee will meet with the Sewer Department and with representatives from New London Hospital (the latter with respect to the \$10,000 requested increase to support New London Ambulance).

Clark Lookout Public Hearing: At 9:00 AM, the Board of Selectmen were joined by Sydney L. Crook, Debbie Stanley of the Ausbon Sargent Land Preservation Trust, and members of the New London Conservation Commission. Chair Kaplan and Les Norman, Chair of the Conservation Commission, opened the public hearing on Mr. Crook's gift of Clark Lookout to the Town of New London.

Chair Kaplan asked Debbie Stanley to describe the land. Ms. Stanley introduced Sydney Crook, and said that she has hoped for this day since 1988. Since 1987, Clark Lookout has been on the Master Plan's list of properties that are priorities to protect. Clark Lookout has a magnificent view of Lake Sunapee and Mt. Sunapee. Mr. Crook has graciously given the gift to the Town and has given an easement to the Ausbon Sargent Land Preservation Trust (ASLPT). Under the terms of the gifts, the properties will never be developed and will always be open to the public. So, it is a gift today and will be a gift forever into the future.

Ms. Clough said that Ms. Levine had raised questions regarding the language in the deed and the easement deed, and asked whether those questions had been answered. Ms. Levine said she had met with Ms. Stanley and Beth McGuinn last week to clarify the documents, and the Town attorney has reviewed them as well.

Ann Denny said that she speaks for her family and other neighbors on Davis Hill Road to thank Syd very much for this wonderful gift.

Chair Kaplan asked to what degree the road leading up to the property will be maintained. Ms. Levine said that the deed will require the Town to maintain the road for pedestrian access with limited vehicular access. She expects that this will happen in a manner similar to the Low Plains, with a combination of Conservation Commission and Highway Department efforts.

Brian Brennan of Davis Hill Road asked if public access to the Lookout would be off Davis Hill only. Debbie Stanley said that it would. He said that over time, there have been minor abuses to the property, such as fires, etc., and the property is nicely maintained now and he hopes it will continue to be as beautiful as it is once it's open to the public. Ms. Levine said that the Town will be responsible for monitoring the use of the property as with other public land, and that in some ways the Town can enforce better now that it will own the property. Mr. Brennan asked where cars will park, and Ms. Levine replied

that drivers will be encouraged to park at the Park & Ride, although there could be limited parking on Davis Hill during summer months. Bob Crane said the revised trail map will recommend using the Park & Ride and then walking up Davis Hill Road. This will also be on the Conservation Commission's website.

Ms. Levine said that per RSA 36:A-4, the Conservation Commission is the body that actually accepts the gift, subject to Board of Selectmen approval. She also said that she had hoped to present Mr. Crook with a photo of the property that will be displayed in the Sydney L. Crook Conference Room, but the photo was not available this morning as expected.

Les Norman said that the finest moments in life are unexpected. He was out walking his dog one day and found himself at Clark Lookout, and thought "what a sight." He said "I and the Conservation Commission and the whole town are grateful for the preservation of this site for all time." Mr. Crook said the property was named after his grandfather, who discovered the view and had the road built to the top.

On behalf of the Conservation Commission, Ruth White moved to accept the gift of Clark Lookout from Sydney L. Crook, and Dan Allen seconded the motion. The Conservation Commission unanimously approved the gift. Mr. Lyon made a motion that the Board of Selectmen endorse the receipt of the gift to the Conservation Commission and recognize Sydney Crook for this generous gift and all he has done for the Town. Ms. Clough seconded the motion and it was approved 3-0 by the Board of Selectmen.

Fire Department Pay Night Dinner: Ms. Levine referred to a letter from Fire Captain Jay Lyon requesting permission to serve alcohol in the New London Fire Station at tonight's "Pay Night dinner." The Fire Department will follow the requirements of the Alcohol Ordinance, including the requirement for designated drivers. In addition, the Fire Department will designate volunteers who will not consume alcohol so as to be available for emergency response. The Board of Selectmen approved the request.

Adelphia: Ms. Levine referred to a letter from Adelphia informing the Selectmen of a price increase as of February 2006. Chair Kaplan noted that Adelphia does not need the Selectmen's permission but must notify them under the Franchise Agreement. Ms. Levine said she has asked Adelphia for a live feed at Kearsarge Regional Middle School for Town Meeting, but she has not heard back from Adelphia.

County Budget: Ms. Levine referred to the draft 2006 Merrimack County budget and the notice of public hearings on December 14 and 15, 2005. The Selectmen asked Ms. Levine to invite JD Colcord and David Kidder to a future meeting to discuss county expenses. Chair Kaplan also asked for information regarding the percentage of the budget paid by New London vs. the amount of services used.

Town Hall: Ms. Levine said that following the public hearing on the Granger subdivision held by the Planning Board at Whipple Memorial Town Hall, she asked for a quote to upgrade the PA system at Whipple. A quote came in at about \$5700, and she does not recommend that the Town take on that expense for a sound system that is used so infrequently. She suggested that instead, the Town could contract with a sound company on an as-needed basis (for instance, it costs about \$750 for the microphones used at Town Meeting). The Selectmen agreed not to go forward with renovating the sound system at the Town Hall.

There being no further public business, Chair Kaplan moved to go into non-public session to discuss the compensation of a town employee, pursuant to RSA 91:A-3 II(a). Second Ms. Clough. Roll call vote: Kaplan – yes; Clough – yes; Lyon – yes.

Upon returning to public session, the Board of Selectmen signed the following documents:

Building Permits:

- NONE

Sign Permit Applications:

- NONE

Other Items for Signature:

- Disbursement & Payroll Voucher for the week of December XX, 2005 – Approved
- Application for the Use of the New London Town Office Sydney Crook Conference Room by the Safety & Health Council of Northern New England on February 11, 2006 and March 11, 2006 from 9:00 a.m. to 3:30 p.m. - Approved
- Notice of intent to cut wood or timber for Joseph H. Coreth, 189 Burpee Hill Road (Map 082, Lot 025) – Approved
- Abatement Recommendations:
 - Albert Gepfert Trust, 236 Little Sunapee Road (Map 059, Lot 041) – Approved
 - Jerry & Jane Barnes, 800 Lakeshore Drive (Map 051, Lot 005) – Approved
 - Amy S. Putnam Revocable Trust, Pike Brook Road (Map 135, Lot 006-002) – Approved
 - Laurie T. DiClerico, Little Sunapee Road (Map 033, Lot 018) - Approved
 - Joan McLean, Pingree Road (Map 022, Lot 008) – Approved
 - Gerald & Elizabeth Rogoff, Forest Acres Road (Map 119, Lot 022) – Approved
 - Gerald & Elizabeth Rogoff, Forest Acres Road (Map 119, Lot 005) – Approved
 - Barbara Ann Miller, 182 Squires Lane (Map 096, Lot 028) – Approved
 - Pedro Fernandez-Gimenez Trust, 65 Seamans Road (Map 085, Lot 012) – Approved
 - Stephen & Anita Wolf, 1107 Newport Road (Map 056, Lot 002) – Approved
 - Dana & Jean Darling Trust, 44 Littlefield Road (Map 074, Lot 016) – Approved
 - Hedi Graf, 34 Spruce Lane (Map 058, Lot 027-001) – Approved
 - Thomas Parks, 39 Fox Run Lane (Map 043, Lot 007) – Approved
 - Barbara Simons Trust, 358 Stoney Brook Road (Map 137, Lot 011) – Approved
 - Bradford & Kathleen Cook, 39 Checkerberry Lane (Map 044, Lot 025) – Approved
 - Raymond & Joyce Ettenborough Trusts, 127 Summit View Road (Map 138, Lot 005) – Approved
 - Arnold & Marion Stetson, 375 Wilmot Center Road (Map 052, Lot 002) – Approved
 - Thomas & Sandy Stark, 564 Lakeshore Drive (Map 050, Lot 008) – Approved
 - Henry Homan III, 72 Hominy Pot Road (Map 132, Lot 004) – Approved
 - Richard & Susan Devlin, 44 Quarry Road (Map 076, Lot 007) – Approved
 - Child Family Revocable Trust, 575 Newport Road (Map 058, Lot 025) – Approved
 - Elizabeth Mitchell, 28 The Seasons (Map 146, Lot 002-028) – Approved
 - David Hitchcock Jr. Personal Trust, Farwell Lane (Map 070, Lot 004) – Approved
 - Irene Nelson Trust, 1116 Main Street (Map 122, Lot 021) - Approved

There being no further business, the Selectmen adjourned the meeting at 10:05 AM.

Respectfully submitted,

Jessie Levine
Town Administrator