



TOWN OF NEW LONDON, NEW HAMPSHIRE

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BOARD OF SELECTMEN MEETING MINUTES October 29, 2012

PRESENT:

Selectmen
Peter Bianchi, Chair
Tina Helm, Selectman
Janet Kidder, Selectman
Kimberly Hallquist, Town Administrator
Wendy Johnson, Finance Officer

ALSO PRESENT:

Jonathan Hueber, John Hueber, Kerry MacCormick:
Crosspoint Associates, Inc.
Leigh Bosse, Owner of *The Messenger*
Jim Wheeler, Budget Committee Chair
David Seastrand, Police Chief
Lucy St. John, Planning & Zoning Administrator

Chair Bianchi called the meeting to order at 8:30am.

Carol Monroe, NH Fast Roads, was not able to attend as scheduled due to the impending storm.

Approval of Minutes

IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) to approve the minutes of October 15, 2012, as circulated. THE MOTION WAS APPROVED UNANIMOUSLY.

IT WAS MOVED (Janet Kidder) AND SECONDED (Tina Helm) to approve the CAC minutes of October 6, 2012, as amended. THE MOTION WAS APPROVED UNANIMOUSLY.

Jonathan Hueber, Director of Acquisitions for Crosspoint Associates, Inc., met with the Board to discuss that company's plans for the New London Shopping Center. Joining Mr. Hueber was owner and company founder John Hueber and Terry McCormick. Mr. Hueber explained that Crosspoint purchased the New London Shopping Center from Kimko. Crosspoint is currently working on plans to make improvements to the visual aspect of the property and they hope to cooperate with everyone. John Hueber noted that they want to do some capital improvements but would not be doing too much. He added that he would like to sit down with Ms. St. John (Planning & Zoning Administrator) after the meeting to discuss their plans in further detail.

Ms. Helm noted that the Selectmen like to have good relationships with those having an investment in the town. She asked for a summary of their business and the kinds of things they have purchased in the past. Jonathan Hueber explained that Crosspoint Associates was founded in 1989 by his father, John Hueber. They like to own grocery anchored plazas in New England and are really targeting good, core New England communities where a shopping center is in the middle of town. They like to come in and make it a nicer shopping experience for the people in town. John Hueber said he has been making these kinds of

purchases and upgrades for 20 years. They have made similar acquisitions in Massachusetts, Rhode Island, Connecticut, New Hampshire, and Vermont, and they really enjoy being part of the community. Crosspoint Associates works within a budget and makes changes over a period of time, generally between 3-5 years after they purchase a property, they start to make an impact on how things look. In Meredith, NH for example, they took an older shopping center and made it look better. He noted that John Edgar, from Meredith, would endorse their efforts within that community. They made a much better property and experience there for the community. Similar to New London, Meredith also has the year-round residents and those who only visit in the summer. They have been able to bring together the necessities (grocery, hardware, drug store) to keep everything within the core of the community.

Chair Bianchi asked if Crosspoint owned the space Hannaford was in and leased the space to them. Mr. Hueber answered in the affirmative. He added that they also own all the property and buildings including the hardware store, the pharmacy, McKenna's, and Mascoma Bank.

Mr. Hueber explained that Colonial Pharmacy is part of a master lease which was set up such that the small tenants within the building sub-lease from the master lease. The ground and building belong to Crosspoint. While Crosspoint cannot dictate what the building looks like as it is under a long-term lease, they can encourage changes to the appearance of the building.

Mr. Wheeler asked if they would anticipate having to raise rents in the foreseeable future to capitalize on the acquisition and what do they see going forward with turnover and transition of the stores. Mr. Hueber hoped that they would not see much in turnover or transition and their intention is to not have significant increases in rent. There may be some rent growth in the businesses but some increases are out of their control, such as the Town's influences in regard to property taxes.

Ms. Helm asked that Crosspoint Associates remain open and communicative with the Town, noting that the governance of the town has always been fair and interactive and they would like to keep it that way. Mr. Jonathan Hueber said that current tenants could vouch for how they have been treated so far. Mr. John Hueber said that in general they try to be involved in a community and to understand what the goals of the community are so that they can align their goals as such. Meredith was a good experience and they have a great relationship with the business community, noting that they have even been asked by the town to be involved in another opportunity to help improve the appearance of a section of businesses there.

Chair Bianchi said that people are often concerned about big box stores coming into town. Mr. Hueber said they have owned a Wal-Mart in the past mainly because the building became available when Wal-Mart left the location. He said he did not endorse that kind of business model as it destroys the fabric of New England. The smaller businesses get driven out and it takes away a sense of community. If they have a nice community center some goods and services will be more expensive, but you can see neighbors and have more of a sense of community. Sometimes people have to go to those box stores to keep within their own personal budgets but he has seen the deterioration of local communities, retailers, and shop owners due to a Wal-Mart going in. Many communities resist the Wal-Mart's going in for these reasons. In St. Albans, VT, for example, it took 25 years but they are now going through with locating a Wal-Mart in that community.

Chair Bianchi thanked the gentlemen from Crosspoint Associates for coming in to speak with them. John Hueber thanked Ms. Helm for inviting them to come speak. He said that he and his wife love New London and enjoy coming here often. The Crosspoint officials left the meeting to meet with Lucy St. John, Planning & Zoning Administrator.

Letter of Resignation from Detective Chris Currier

Chief Seastrand informed the Board that Detective Currier's last day as a full-time officer would be that Wednesday. Det. Currier would like to stay on part-time which Chief Seastrand felt was a good idea as Det. Currier has a lot of knowledge they could take advantage of prior to him ultimately leaving. He will be leaving to work for a company as he awaits a possible assignment with a federal agency.

Chief Seastrand said his plans are to start looking at replacing that position and putting Tom Anderson, currently serving part-time as a detective and part-time patrolman, into Det. Currier's spot. Chief Seastrand would then like to move Officer Osgood out of all patrol to part of his time in patrol and part in investigations, as Detective Anderson is currently doing. He would then like to move forward with an entry-level officer to fill the full-time patrolman position.

Ms. Kidder asked if it would be better to look into hiring a retired state trooper to fill the detective position. Chief Seastrand said that was a good suggestion; one of the part-timers they have is a retired trooper, who is eligible to work up to 32 hours/week without losing his retirement pension. Goshen has also hired this detective but has worked with New London to allow him to work some hours in this town. This year was good because a number of state employees retired before July 1, 2011, when changes in retirement were made. Chief Seastrand said he had not looked into the possibility of doing this again but would check it out.

Ms. Kidder thought if they could find someone who already receives a pension to work as a detective, they could hire him/her for 32 hours/week and in this way they could avoid some expenses (retirement) this time around. Chief Seastrand said that was his intention with utilizing Det. Currier on a part-time basis, but if he receives a federal position he cannot work anywhere else. They do not want to get really behind with their services if Det. Currier has to leave in a few weeks because he is hired by the federal agency. Det. Currier is being considered within the federal level and it is likely he could be hired at any time. Ms. Kidder observed that she appreciates that Det. Currier is being so open about his plans to allow the town to make plans.

Chief Seastrand said that if Det. Currier ultimately decides not to be a candidate at the federal level, they could keep him on as a detective for 32 hours/week. But right now they just don't know when he will be leaving, but he will be leaving at some point.

Discuss Request from Lake Sunapee Region Chamber on Possible Cost of Police Coverage – Hospital Days.

The Board discussed a request from the Lake Sunapee Region Chamber of Commerce (the Chamber) for an estimate on the cost of police coverage for Hospital Days, and whether the Town would charge for police coverage, should the Chamber decide to bring the midway back. Chief Seastrand said that he got back to Ms. Tockman, Chamber Director, with a total of \$859.63 which is straight time for the hours requested, and is averaged among the rates of the officers. Ms. Tockman said that she was looking for a ballpark figure and that was the best he could do. In the past the Town picked up that cost. If she wanted detail officer coverage, the cost would go up. The hours he quoted included the triathlon.

Ms. Helm said that the Chamber was hoping that the Town would be willing to pick up the police department coverage. She noted that the Chamber has not authorized it yet, but are thinking of bringing back the midway and covering the cost of it. They will hold a meeting in November where they will decide on the package of events. She asked if they thought that the Town would pick up the Police Department coverage to work with the Chamber so they can bring the midway back.

Mr. Wheeler asked what they charge Colby-Sawyer College when the Police Department works at the sporting events. Chief Seastrand said that they charge the detail rate but also charge them the “not-for-profit” rate, which is still more than their regular rate. Mr. Wheeler said it sounded as though they were discussing a policy for not having a blanket rate for what they charge for events in town and he thought they should consider that. Chair Bianchi asked if any other towns in the Chamber would be asked to donate to the police detail since it is a regional event. Would it be reasonable to expect the chamber to contribute money for this since they represent more than just New London? Ms. Helm said the New London retail businesses benefit more from this event than other towns’ retail businesses, since it is held in New London.

Chair Bianchi thought Mr. Wheeler had a good point when considering other events in town (college/profit/non-profit) that need police services. They should have a town policy to cover this. Ms. Hallquist observed that it was her understanding that the Town has provided police department coverage for Hospital Days for several decades. Chief Seastrand agreed that this was true. Mr. Wheeler asked why the Chamber asked this question in the first place. Ms. Helm said the model of hospital days is changing and the hospital wants out of the organizing of the event. The Chamber feels that from a retail commerce point of view, eliminating the midway meant that the retail businesses took a blow. Bringing it back will hopefully bring more people into town and support the businesses. The hospital would like to take a secondary role in the event.

Chair Bianchi thought they needed more information about what the Chamber was talking about before they decide how much time they will cover. Chief Seastrand said he said he offered the amount for Friday through Sunday. If Thursday is added (due to the midway opening that night) it would cost more.

Ms. Kidder asked what the Chamber expected to do with any profits from the event. Ms. Helm didn’t think they had gotten that far in the planning yet; their primary goal was to bring folks into town. Chair Bianchi thought they needed more information about the intentions, the amount of coverage needed, and what they are asking. Mr. Wheeler asked if the costs for Hospital Days were put into the town’s budget already. Chief Seastrand said that they have been reduced somewhat in the budget but it is done more so by the town office when they do the yearly costs. It was included as an hourly rate, not over-time. He explained that he schedules his people in such a way as to have the personnel available for the event without incurring overtime. Chief Seastrand said he also puts in double shifts, being salary, so he can cover time that would normally be overtime.

Ms. Helm said she was hesitant to ask other towns to help contribute to the coverage as it is an event benefiting primarily New London. Ms. Kidder thought this question should be dropped. Ms. Helm wondered what the Chamber intended to do with the profits, if any. Chair Bianchi said he would like an explanation of the rationale for not charging other towns. The history of the event was to support a non-profit organization, New London Hospital. At one time it was a good fundraiser. It used to entail having a barbeque, an auction and a queen competition, all to help support the hospital. Now the hospital wants to get rid of it and there is a question of who the event is supporting at this point. Ms. Helm said the desire is to support the economic sustainability of the community. Hospital Days was a way to attract people to New London as the Fall Foliage Festival attracts people to the Town of Warner. The merchants really felt it the last two years that Hospital Days has changed. Ms. Kidder said they should ask if the profits would be donated to the hospital. If so, the Police Department’s participation could be paid for by the Town. If it is profitable this year they may have money to contribute. Mr. Wheeler said the college could argue that they do a lot for the town and should have the police department’s services paid for as well. If they give profits to the hospital, that does change things, however, and the police department’s services being paid for could be justified.

Chair Bianchi said that this is sort of like contributing to a non-profit, as they contribute to COA, and other non-profits.

Ms. Helm saw this as the Chamber trying to do something for the regional area and that New London was benefiting more than any other town. Folks from other towns would be attracted to the area as well. The last two years people have been disappointed with the changes made to Hospital Days.

Chief Seastrand added that there is a difference between the hospital event and college events; the college's requirements for law enforcement coverage are greater in certain situations, for example, dances with alcohol. Hospital Days does not have alcohol served. He has the authority to require police coverage at those events. Sometimes at the last minute the college will say a club wants to raise funds by having a 5K and they have to close roads, etc. The Police Department works with them so that campus safety can do some of the things they would normally be required to do.

Ms. Helm suggested asking Jen Tockman to come into a meeting to talk about this. She thought there were many ways they could contribute to the sustainability of the businesses. A family-friendly event would make people want to come into the town. She was excited that the Chamber wanted to get involved in it. Ms. Helm cautioned that they should not make things so difficult to not allow people to do things like this.

Town Shooting Range

Chair Bianchi said they received an e-mail from Chief Seastrand regarding his discussions with Mr. John Schlosser (Pine Hill Ski Club) regarding their progress with posting the shooting range area.

Chief Seastrand noted that they put in a fence using some old fencing from Bucklin Beach, which Mr. Lee brought to the area. Rob Thorpe from the Water Precinct came in with a backhoe and he and Tom Anderson provided the manual labor to install the fence. They then went to SW Fence Company in Andover who donated ties for the fencing installation. Now they just have to do the signage. He suggested that there should be "no trespassing" signs inside the range area. Chief Seastrand said that there has been more activity at the range lately by people who shoot deer rifles and bird shot shells. They do not want this happening anymore because of the close proximity of the range to the Spear residence. This week he and Mr. Lee will work on the signs which will be ordered through the State prison system. The wording being considered is: "No trespassing. Subject to immediate arrest." Also, there would be "no trespassing" signs inside the range area. It is believed that the shooting will diminish once the cross-country skiing crew gets in the area to begin their season. Hunting season is underway and everyone who normally needs to site their rifles, has already done so.

Chief Seastrand noted that the Police Department is required to shoot in all types of weather and demonstrate proficiency in all weather scenarios. The skiers will be deemed authorized users of the trail system so they will not be considered trespassers. They don't want to use a tag system for parking as there are day members who may come but if people are there not actively using the trails, they will be questioned as to their reasons for being in the area.

Ms. Kidder asked if Elkins Fish & Game Club could put an ad in the paper suggesting people join them so if they want to test rifles for hunting season, that would be the proper venue to do it. It could mention that the town will now arrest people for doing this on town property. Chief Seastrand said that it is his understanding that the Fish & Game Club was full and has reached the maximum membership. He noted that Ruger is developing their own course in Newport which is another option.

Ms. Kidder suggested putting an ad in the Shopper to indicate the use of the range is for the Police Department only and note what will happen if people go in there to shoot. Ms. Helm agreed that this was a good idea and it gave the town a leg to stand on. Chief Seastrand said that the sign will say “no-trespassing” but not “no shooting” as the Police Department has to shoot there. Others who will be authorized to go into the area are those who are dropping off glass, skiers and the Police Department. They do not want to put a lot of wording on the signs because it is felt people will not read it. Chair Bianchi asked if dog-walkers would be allowed in the area. Chief Seastrand said that if they are using the trail system they are OK to be in that area. He added that express authorization for people to go in the area is needed through the Public Works Department, the Board of Selectmen, or the ski program. Ms. Helm thought this would be a perfect topic for a “Municipal Matters” article.

Chair Bianchi thought the indication of who is/is not authorized to enter the area was vague. Chief Seastrand said they struggled with the verbiage for the sign as all the exceptions were lengthy. Chair Bianchi said it was important for the public to know what is expected. Chief Seastrand said that warnings would be given out for those who are using the trails or the area who should not be, and they would be asked to spread the word to family and friends. Those taking substantial steps to not heed the warnings provided (fence, signage) would be warned the first time. He agreed that an ad in the Shopper or a Municipal Matters article would be helpful in alerting people of this issue.

Ms. Hallquist suggested that she and Chief Seastrand talk more about exactly who will be authorized to use the area and who would not be authorized to ensure that the Police Department will be able to enforce the ordinance. Chief Seastrand said he would work with the town on the authorized/unauthorized uses and suggested that Ms. Hallquist view the area with him to have a better idea of what they are trying to accomplish.

It was asked how many times/year the Police Department shoots in the pit. Chief Seastrand said between 8-12 times per year. This includes when other towns’ police officers come to shoot, along with a certified firearms officer from New London.

Ms. Helm thought Ms. Hallquist should work with the Chief so the ad for the paper says everything they want it to. She urged Ms. Hallquist to follow through with the issue for the “Municipal Matters” article. Ms. Hallquist agreed and noted that she needs to get more information and find out details. She would like to include a picture of the sign as it would be helpful.

Bucklin Beach renovation project

Ms. Hallquist noted Chris Gaherty submitted a proposal for the Bucklin Beach renovation project. Mr. Gaherty did not submit a proposal when it was first advertised as he thought that he would be too tied up. As it turns out, he believes he can do the job. The original closing date for proposals was September 21st. The Town received one proposal which was non-responsive. Chair Bianchi noted that Gavin Campbell was another person who was interested in the work but had not submitted a bid as he had some health concerns. Ms. Hallquist said they could go out for another request for proposals or get some references about this builder and consider offering the job to him. Kristy Heath, Recording Secretary, noted that Mr. Gaherty built her garage and mudroom a couple years ago and she was very happy with his work. Ms. Kidder suggested getting more references and making sure he and his subcontractors have insurance. Once the Board has this additional information they can make their decision. The bid came in at \$34,000.00.

Consider Resolution for Hazardous Mitigation Update

Ms. Hallquist said the town’s emergency management committee met four times this summer with an RPC staff person to prepare the plan update. The plan has to be updated regularly to continue the Town’s

eligibility for FEMA reimbursement should the Town have emergency related expenses . The group that met consisted of Chad Denning (Emergency Management Director), Don Bent (Health Officer), Jason Lyon (Fire Chief), Richard Lee (Public Works Director), Kim Hallquist (Town Administrator), and representatives from the school, hospital, college and the emergency shelter. The committee was happy with the outcome of the update.

**IT WAS MOVED (Tina Helm) AND SECONDED (Janet Kidder) approve the Hazardous Mitigation update as presented to them by the committee that worked on it.
IT WAS APPROVED UNANIMOUSLY.**

Old/Pending Business

Ms. St. John had submitted a memo to the Board of Selectmen regarding the details of the Town's membership to the Upper Valley Lake Sunapee Regional Planning Commission (RPC). She explained that the RPC has a broad perspective on things that the town would otherwise not realize. The RPC interacts with state agencies, and mapping resources. She said she has not worked directly with the Upper Valley RPC but she has worked with others and was a regional planner at one time. With regard to budgetary considerations, she felt the RPC has value to the Town and they do a good job. The RPC provides circuit riders for small communities, although this is not a service that New London will need given that she can provide those services as a staff person. Christine Walker, Executive Director, said she would like the opportunity to talk with the Board of Selectmen to explain all the services they provide. Ms. St. John said that the RPC helps towns stay connected and learn what the regional issues are, which are often transportation/watershed related.

Ms. Helm felt that the Planning Board is in favor of finding out more information about how the RPC serves the town. Should there be a major subdivision they would appreciate the RPC expertise. She felt that the Planning Board would not like to see the RPC dues removed from the budget and felt it was nice to have the resource available. She reported that the Planning Board felt that while there was not a need for many of the RPC services at the moment, they see membership as being similar to an insurance plan. Ms. St. John said that they can hire the RPC on a per project basis. The fee is \$55/hour as a member as opposed to \$80/hour for non-members. Up to 15% of the dues that are paid each year can go towards projects.

Ms. St. John said the RPC also provides educational opportunities, such as municipal law workshops. Chair Bianchi asked if the Planning Board gave any indication of how much they had used the RPC in the past several years. Ms. Helm said there have been a lot of transitions in the past couple of years with Ken McWilliams (former Town Planner) and Peter Stanley (former Planning & Zoning Administrator) leaving, and the Master Plan being completed. The Planning Board said that at the present time they weren't using the RPC. However, pointing to the hazardous mitigation update that was recently completed with the RPC's assistance, Ms. Helm noted that the RPC is available to assist other departments within the town. Ms. St. John noted that most RPC's within the state deal with transportation issues, which is typical of similar organizations around the country as well.

Chair Bianchi said they would need to determine if they want to keep participating and beyond that, how much they would use their services. He would suggest that Tom Cottrill address these issues. Ms. Kidder wondered how much they have used the RPC over the last few years in addition to the dues. Ms. Johnson said they had not used them at all so far this year. Last year there was the Master Plan, which was carried over from a couple years prior. They have also provided services for the CIP preparation and they charged about \$1,000 for that.

Ms. St. John explained that she has experience reviewing major subdivision plans and is comfortable working on them to assist the Planning Board, should one come before them. The RPC does not usually have engineering services provided, so the Planning Board would not go to the RPC to find this type of assistance. If engineering services were required, the Planning Board can retain someone to review the plans and offer an opinion to the Board. This expense is charged to the applicant. Ms. St. John said she does not have the expertise in GIS mapping that Mr. Stanley had. Re-writing subdivision and site plan regulations and zoning amendments is something they can do in-house as she is capable.

Ms. Hallquist said that the RPC provided someone to facilitate the hazardous mitigation update but she believed it was part of a grant and not part of the Town's membership services provided by the RPC.

Ms. Kidder asked what transportation issues the Town could have that they would use the RPC for help with. Ms. St. John said they act as a liaison when they need to talk to the State. If a Town has State roads needing improvement, they go to the State's 10-year list for road repairs. Ms. Helm said that New London has been on and off the 10-year list for Main Street. Ms. St. John said that this is where the benefit is of having someone from New London being on the board to keep noting the importance of the projects in the community. From a regional perspective, New London's projects may not be as critical as the others, but it is good to have that voice there to represent the Town.

Ms. Helm asked if they had a discussion about parking on Main Street would they want the RPC to come in to substantiate their parking study. Ms. St. John said possibly they would.

It was felt that they would like to hear what Tom Cottrill had to say. Ms. Helm said the dues are part of the Planning Board's budget so they should justify the cost at budget time. Ms. St. John said she would bring this issue up at the November 13th Planning Board meeting.

Town Administrator's Report

Ms. Hallquist said all town departments are gearing up for Hurricane Sandy, scheduled to hit later that afternoon/evening. The School Budget Meeting scheduled for that evening was postponed to Thursday, November 8 at 6:30 pm. Also, she reported that she has received responses from most of the people who were contacted about their interest in serving on the RPC Board. She will bring the names to the Board for possible appointment at the next meeting, allowing the remaining people to respond if they wish. Ms. Helm said there was some confusion from a few of the people as they thought they were being asked to be on the board, not just if they were interested.

Chair Bianchi said he hand-delivered the proposal from the 1941 Committee to the School Board. The School Board is scheduled to address this issue on November 15th at their School Board meeting.

The Veterans Day event will be held at the First Baptist Church in New London (on Sunday, November 11th at 1:00 PM) and Bob MacMichael (VFW) can be contacted with questions.

Ms. Johnson said she received a message from Mr. MacMichael about the \$300 donation for patriotic purposes, which was not received by his organization. She noted that the money was budgeted but she was unaware that the money should be sent to him. The money will be sent to him.

Committee Meeting/Reports

Ms. Helm reported on the last Planning Board meeting. She noted that there were some tree-cutting requests. A request by the Kent family was turned down due to lack of information. It was noted that the CIP discussions went well and the Planning Board is on target for getting the final submission to the Board of Selectmen before the deadline.

The Planning Board discussed the Messer boundary line adjustment and minor subdivision which was of some concern. There were lot lines adjusted at the request of Peter Messer and approved by the Planning Board a year ago (February 22, 2011) that were not accepted by one of the property owners. Ms. St. John said that the Planning Board approved the boundary line adjustment but that both parties had not signed the application. She can find nothing in the Planning Board files that Joe Messer signed anything authorizing the change. Joe Messer claims that the Planning Board granted waivers prior to the subdivision so that no survey was needed, and he does not feel that the boundary lines as shown on the approved plan are correct. Peter Messer and his surveyor will be urged to attend the November 13th meeting. One option available to the Planning Board is to revoke the subdivision approval and begin the process of the subdivision from the beginning, leaving the boundary line adjustment out if Joe Messer does not agree to the adjustment of his boundary line.

Ms. St. John explained that Joe Messer received an abutters' notice but he was not part of the application as an owner. She noted that the plan was sent to the Registry of Deeds for recording but no deed was recorded, which is contrary to the Planning Board's regulations. This situation could have been avoided in the beginning by having Joe Messer sign the application and also by having a deed recorded prior to recording the plan as approved by the Planning Board. Ms. St. John noted that in her discussion with Peter Messer and his surveyor, the question was asked about the lack of notation on the plan showing which boundary lines were being adjusted. The surveyor responded that he was not sure why he failed to include it and said it was an oversight on his part. The Planning Board will have to hold a public hearing if they decide to revoke the plan.

Chair Bianchi said he was on the Planning Board at the time of the subdivision and it is his recollection that the members were told that everything was in order. Everyone knew the situation between the brothers and Chair Bianchi believed that everyone on the Planning Board felt comfortable because they were told it was all set. Ms. Hallquist noted that it does not now appear that everything was in order given that the record does not contain Joe Messer's agreement to the change in his boundary line and there is no deed on record at the Registry of Deeds transferring the land in question from Peter to Joe. Chair Bianchi said that the Planning Board signed off on it as they were comfortable with the recommendations they were given.

Ms. St. John said it is better to acknowledge that steps were missed and fix it, rather than to go forward with it as is. More complications will arise in the future and it will become an even larger problem. Ms. Hallquist agreed and suggested that it is much better for the Town to fix its own mistakes rather than forcing townspeople to take action against the Town.

Ms. Kidder said that this issue needed to be undone as soon as possible. She observed that she did not understand how the Planning Board could act on the application and not have Joe Messer at the meeting before it was approved. Both parties should have been involved and present before signing. Chair Bianchi said that he was led to believe at the Planning Board meeting that everything was set and they were assured that it was OK.

In other planning Board business, Ms. Helm noted that at the same Planning Board meeting, Ms. St. John talked about an individual who was interested in having a food truck/vendor operating within in town. Ms. St. John said that she called the vendor back to let them know the issue was discussed and it was determined that the proposed use is not in their ordinance currently. There are liability concerns as well as concerns with traffic and parking. The Planning Board concluded that it is not something the Town would like to address right now.

Update from the Shopping Center

Ms. St. John discussed what she learned from speaking with the gentlemen from Crosspoint Associates. She indicated that the new owners are feeling pressure from the liquor store with regard to the need for increased visibility. Crosspoint submitted a rendering for proposed improvements to that storefront to address the visibility concerns. Crosspoint would like to be on the Nov. 13th Planning Board agenda or at the latest, December. Crosspoint is very interested in addressing these concerns as they do not want the liquor store to relocate to another location. The rendering depicts a portico at the entrance to protect shoppers from the weather, and to install a NH Liquor Store sign out front, as well as on the main shopping center sign. Crosspoint would like to have these changes made before Christmas.

Upcoming meetings

The next Board of Selectmen's Meeting is Tuesday November 13th at 8:30am.

The next Citizens Advisory Committee meeting would be held that Saturday, November 3rd at 7:30am. After some discussion, it was decided to invite Jen Tockman (Chamber of Commerce Executive Director) to the CAC meeting to discuss Hospital Days and her visions of it, as well as the involvement that might be requested by the Town. Chair Bianchi suggested they also try to find out from the CAC members how much the Town of New London should contribute to the 1941 building to maintain it, should the Town get the building. At what point do they decide it is too much. Ms. Kidder did not think this would be a meaningful discussion because they will not know the cost at this point. Chair Bianchi thought it was meaningful as it helps determine when they will stop being interested in the concept.

Ms. Kidder said that people in prior meetings were in favor of it costing between \$50,000 and \$100,000. It will be at least \$50,000 to maintain the building once it is rehabilitated. The school board may not even accept their proposal so she questioned the utility of discussing it now. Ms. Helm said they discussed doing this project in stages and the RFP was the first stage. Now they need to wait before crunching numbers.

Chair Bianchi asked what their response would be if the 1941 building topic came up. Ms. Kidder said that they should say that the proposal has been submitted and they do not know whether or not it has been accepted. There is nothing more to say.

Tasco

Ms. Hallquist said that Tasco will be installing the furnace sensor which will send an alarm should the furnace malfunction. The panic buttons in the Town Office are not working so they will also look at those. It was noted that the panic buttons were of an outdated type of technology.

West Side Drive

Ms. Hallquist said she spoke with Mr. Snow about West Side Drive. The reason he has not turned in the deed for the road for acceptance by the Town is because he disagrees with the Current Use penalty that will become due when he no longer owns the road. He wants to get this issue resolved before he turns over the road. Ms. Hallquist told him the Town will not accept the road after mid-November so that the Highway Department will have the time necessary to access and plan its winter plowing routes. The Board asked that a letter to this effect be sent to Mr. Snow so the Town's position is clear.

Paving Plan

Chair Bianchi said that at the last CAC meeting, Terri Bingham mentioned that it would be nice to have an updated paving plan for the town. Ms. Hallquist noted that in her conversations with Mr. Lee, she understands that he is looking at using his operating budget funds to maintain the paved roads the town already has and to step up maintenance of gravel roads by having a more aggressive shimming schedule so the roads are in the best shape possible. Chair Bianchi noted that most paving and shimming is done

in October and November but nothing has been done yet. Ms. Hallquist noted that the current fiscal year budget can be spent until June 30th 2013 and she believes that Mr. Lee is looking at doing the work in the Spring. Mr. Lee will be asked to come in with an update on the topic of road maintenance.

Pleasant Street

It was asked if lines could be painted on Pleasant Street now that the sidewalks are installed. Mr. Lee had said before that he is waiting on doing this until the sidewalk project is completed and it might not be done before winter. Ms. Hallquist added that paving the sidewalk is the only thing left to do. Ms. Helm wanted to thank Mr. Lee and the Public Works Department for the work they have done to get the sidewalk finalized.

Sunapee Sewer Meeting

Chair Bianchi said that at the October 25, 2012 meeting, a discussion was held concerning the respective towns' legal and other loan related expenses. There was general agreement that New London's expenses and Sunapee expenses would be treated the same, and would be partially paid by both. Ms. Johnson said they received a bill for \$7,000 for a review of Sunapee's bond paperwork. She did not think she would have to pay it but now she will process it for payment as part of the project expense. She will be gathering New London's expenses and submitting them to Sunapee for payment of their share. Chair Bianchi said that they did not go over the proposed 2013-operating budget at the meeting.

Market on the Green

Chair Bianchi asked how this event ended up this year. Ms. Hallquist said that it broke even. The accounting will be forwarded to the Selectmen for their review.

Updates from the Planning & Zoning Administrator

Camp Wallula Demolition Permit

Ms. St. John said that Harry Snow was requesting a demolition permit. Mr. Snow brought the permit request in on Wednesday afternoon saying that Mr. Bottinger wanted the demolition done in just a couple of days. Ms. St. John told Mr. Bottinger that she hadn't reviewed the information yet. He wants to tear down the first red building and put up a new building that is smaller.

William & Gladys Dowd on 160 Camp Sunapee Road (Map & Lot 063-007-000)

Ms. St. John said that an engineer submitted a request to install a retaining wall within the waterfront buffer zone. The engineer indicated that he had been working with Peter Stanley for a year and a half on it. The property owners want to install a retaining wall as people were coming too close to their property. The applicant is under the impression that the request will be denied and they will be sent to the Zoning Board of Adjustment (ZBA).

Ms. St. John noted that the ordinance allows a retaining wall as a permitted use within the waterfront buffer zone. After some discussion, it was determined that the permit can be issued by the Board only if the applicant can demonstrate that the retaining wall is needed "due to steep topography." [see Zoning Ordinance Article XVI Section G. 2.c (5)]. If not, the applicant would need a variance from the ZBA in order to put the wall up within the waterfront buffer zone. Additionally, the applicants may possibly need State permits as well.

Application for Building Permit:

- Laura Beeson, 11 The Seasons Condominiums (Map & Lot 146-002-011) interior renovations – kitchen – Permit #12-109 – Approved.

- Chris Bottinger/Camp Wallula Inc. 684 Little Sunapee Road (Map & Lot 033-016-001) demolish existing house – Permit #12-110 – Approved.
- Julius & Barbara Federici, 55 Queenswood Road (Map & Lot 118-003-003) 2 car detached garage – Permit #12-111 – Approved.

Application for sign permits:

- Kearsarge Chorale – 2 signs – 1 @ information booth – 1 @ Our Lady of Fatima – approved.

Application for use of Whipple Memorial Town Hall:

- New London Recreation – Winter Market on the Green – Saturday November 24th, 2012 9AM-3PM – Approved.
- New London Recreation – Colby Sawyer College Fashion show – 11/28/12 – 4PM-9:30PM – Approved.
- New London Recreation – Colby Sawyer College – holiday musical – 11/15/12 4PM-8PM – Approved.

Other Items to be signed:

- Disbursement voucher
- Tax abatement – Veteran credit – approved.
- Edmunds Road Sewer betterment – property tax 1st levy - \$5500. – approved.
- Molloy Sound & Video Contractors – contract for May 2013 town meeting – approved.

**IT WAS MOVED (Janet Kidder) AND SECONDED (Tina Helm) to adjourn the meeting.
THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 11:40am.

Respectfully submitted,

Kristy Heath, Recording Secretary
Town of New London