



# TOWN OF NEW LONDON, NEW HAMPSHIRE

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## BOARD OF SELECTMEN MEETING MINUTES October 7, 2019 6:00 PM

### **PRESENT:**

Nancy Rollins, Chairman  
Janet Kidder, Selectman  
John Cannon, Selectman  
Kim Hallquist, Town Administrator  
Wendy Johnson, Finance Officer

### **ALSO PRESENT:**

Michael Gelcius, Elkins Fish & Game Club  
Minette McQueeney, *The Messenger*  
Lee Bosse, *Intertown Record*  
Jay Lyon, Fire Chief  
Steve Ensign, Chair, Board of Firewards

Selectman Rollins called the meeting to order at 6:00 PM.

### **Appointments**

#### **Sign at Elkins Boat Ramp**

Michael Gelcius attended the meeting to discuss replacing the sign at the Elkins Boat Ramp. Mr. Gelcius explained that 2019 is a special year for a few organizations in town as it is the 125<sup>th</sup> anniversary of the Elkins Fish and Game Club and the 50<sup>th</sup> anniversary of the Pleasant Lake Protective Association (PLPA). These two organizations have discussed doing a joint project to replace the signage at the boat ramp. Mr. Gelcius provided handouts that illustrated the existing signage which is weathered and old; they would like to replace it with something more attractive and sturdier. Mr. Gelcius provided a conceptual drawing of what they propose to install there. This signage would be metal, with three panels. The center panel would have the lake and guest information. The side panels would have information about the organizations (Fish and Game and PLPA) and then any upcoming information or events related to them. All information on the existing sign would be replaced and put on a much better format. The posts will be done in black and the center pieces would be a wood tone; the top roof area would be a dark green.

The existing signage takes up about 7.5 feet of space and the new sign will take up about 9 feet. Mr. Gelcius has contacted the Department of Environmental Services (DES) and discussed the material and process involved in installing the new signage and they have no issues with it. They do not need to get any permits or approvals from DES. If the Board of Selectmen approve, then they can move forward with the project. There would be no cost to the town for this project; PLPA is covering the cost for the majority of the project and Fish and Game Club is paying the rest. They are hoping to install it in the spring.

**IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to approve installation of a new sign at Elkins Boat ramp. THE MOTION WAS APPROVED UNANIMOUSLY.**

**Public Comment - None**

**Consider request for waiver of after-the-fact building permit fee from M. Goen, Quail Run**

The Board reviewed a letter from the property owners requesting a waiver of the after-the-fact fee, a fee that is assessed when property owners neglect to secure a building permit prior to building. Ms. Hallquist reported that the property owners stated that they didn't realize a building permit was required for the shed they were building. Once they realized they might need a permit, they called to check and were told that yes, they did need a permit. Zoning Administrator Nicole Gage did a site visit to see how far into the project they were, and she found that the structure was almost finished.

The property owners would like to request a waiver of the after-the-fact fee as they didn't do it intentionally. The fee is higher for after- the- fact building permits to encourage residents to get the permit first. Selectman Kidder clarified that the fee would be \$229 as opposed to the regular building permit fee of \$71.

Selectman Kidder feels they should just be charged the regular \$71 fee. Selectman Cannon responded that he worries about setting precedence if they waive the after- the- fact fee. Selectman Kidder stated that every case is different. Chair Rollins stated she is not aware of any towns in which you can do repairs to your house or add something to your property without a permit being required. She is in favor of charging the penalty fee.

**IT WAS MOVED (Nancy Rollins) AND SECONDED (John Cannon) to charge the penalty for the after-the-fact building permit. VOTE ON THE MOTION: Rollins: YES, Cannon: YES, Kidder: NO. THE MOTION WAS APPROVED.**

**Consider sale of previously unknown town land abutting New London Hospital parcel on Parkside Road.**

Ms. Hallquist reported that this parcel was discovered when the mapping project was completed, noting that it is not unusual to have properties like this identified through this process. It is a piece of property on the West side of a 5-acre parcel that is owned by New London Hospital. It is a strip of property that is about 1.4 acres with 95 feet of frontage on Parkside Road.

Continuum Developers is trying to determine if the town would be interested in selling this property. They will go before the Planning Board on Tuesday, October 8, 2019 and would like to be able to say that the Board of Selectmen is interested in selling the property. If Continuum could buy it, that would give them a larger piece of property which would increase the amount of acreage they could use for density for their project.

If the Selectmen agree to sell it, it would require a vote at Town Meeting so this would go on the warrant. Selectman Cannon is in favor as there isn't much that the town could do with the property. Ms. Hallquist stated that the Outing Club might also be interested in the parcel as it abuts their property as well. Chair Rollins is in favor of selling it but would like to see it in a sealed bid and be competitive.

**IT WAS MOVED (Nancy Rollins) AND SECONDED (John Cannon) to consider the sale of town land abutting New London Hospital property on Parkside and add it to the warrant at Town Meeting. THE MOTION WAS APPROVED UNANIMOUSLY.**

### **Town Administrators Report**

Ms. Hallquist provided the following report:

- Ms. Hallquist spoke with the company that handles the lease of the Elkins Post office on behalf of the United States Postal Service. She reported that the change to have the town plow the parking lot has been removed, so the new five-year lease will have the same terms as the previous one, with a slight increase in the monthly rental. Approve to enter into the lease was granted by Town Meeting. The new lease will be forwarded for the Board's signature.
- The Merrimack County bill was received today in the amount of \$3,331,134 and is due December 17, 2019. This is an increase of about 4.5%. New London is the third highest payer behind Concord and Hooksett and this is based on the value of the town.

### **Committee Meetings & Reports**

Selectman Kidder reported that the Planning Board met on September 25, 2019.

- The bond was released for the road on Lighthouse View Road and \$20,000 was retained.
- Continuum provided a conceptual plan for the senior living facility. They are increasing the size of the assisted living area and are decreasing the number of cottages. They've found that the model has changed, and the trend is more towards assisted living rather than independent living. There will now be 47 assisted living units and the number of cottages was decreased from 33 to 24. They will also be increasing the water line from 6 inches to 8 inches.

### **Recreation Commission**

- The Food Truck festival was successful. This was co-sponsored by the Rotary Club and netted over \$9,000 for that group which will go towards scholarships and the purchases of books.
- Many programs are being planned for this winter
- Mark Vernon and Lyndsay Lund discussed the possibility of a town wide clean- up of conservation trails.
- There was discussion about setting up a disc golf course on one of the Conservation trails. The Conservation Commission and the Recreation Department both feel a disc golf course would attract teenagers.
- Scott Blewitt is creating a list of items that need to be replaced and is working on a survey to circulate to the public.

### **Meeting Minutes**

**IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to approve the minutes from the September 23<sup>rd</sup> meeting. THE MINUTES WERE APPROVED.**

### **Upcoming Meetings & Special Events**

- Next Regular Selectmen's Meeting – Monday, October 21<sup>st</sup> – 6:00 PM
- Budget Committee joint meeting with BOS – Monday, October 21<sup>st</sup> – 6:30 PM
- Planning Board – Tuesday, October 8<sup>th</sup> – 6:30 PM

- Buildings & Facilities Committee – Thursday, October 10<sup>th</sup> – 6:30 PM
- Conservation Commission – Wednesday, October 16<sup>th</sup> – 8:30 AM
- Master Plan Committee – Thursday, October 17<sup>th</sup> – 8:30 AM

### **Items to be signed**

- Accounts Payable Voucher
- Yield Tax Warrants:
  - ✓ S&P Trust, TM 117-008-0-0-0: \$513.11
  - ✓ Kristopher & Wendy Galluzzo, TM 101-001-0-0-0: \$958.69
  - ✓ Daniel Grace, TM 117-008-0-0-0: \$496.60
- Raffle Permit by Elkins Fish & Game Club to generate funds for the club's charitable projects at 304 Main Street on Monday, October 7, 2020.
- Applications To Use Town Property
  - ✓ Whipple Hall – On Thursday, October 17<sup>th</sup> from 6:30 pm to 9:00 pm for a rehearsal for S.K.I.T.

### **Applications Approved &/or Denied**

#### Building Permits

- Russell & Wanda Doughty, 66 Job Seamans Acres, TM 074-004-0-0-0. Build 308 sq. ft. garage addition. BP 19-129 APPROVED
- NL Hospital Associates, 273 County Road, TM 072-018-0-0-0. Replacing 2 roof sections. BP 19-131 APPROVED
- John & Caroline Bouton, 113 Seamans Road, TM 085-024-0-0-0. Roof mount solar array 7.92 kW. BP 19-133 APPROVED
- Thomas Zacaroli, 1 Highland Ridge Road, TM 071-026-000-001-K01. Remodel 2 bathrooms. BP 19-134 APPROVED
- Daniel Schimburg, 196 Pike Brook Road, TM 135-006-0-0-0. Build 230 sq. ft. screen porch. BP- 19-136 APPROVED
- Henry & Kathleen Monroe, 153 Squires Lane, TM 096-028-0-0-0. Build 10x10 shed. BP 19-137 APPROVED
- Michael & Barbara Holz, 540 Sugarhouse Road, TM 022-003-0-0-0. Build attached 2 story 26x28 garage. BP 19-138 APPROVED
- Harry Snow III, Northwood Lane, TM 104-017-0-0-0. Build new single-family residence 3838 sq. ft. BP 19-140 APPROVED

**IT WAS MOVED (John Cannon) AND SECONDED (Janet Kidder) to adjourn. THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at 6:26PM.

Respectfully submitted,

Trina Dawson  
Town of New London  
Recording Secretary