

SELECTMEN'S MEETING

September 19, 2012

Executive Board Attending: David Upton, Susan Hansel, Maury Collins, Edie Drinkwater, Admin. Assist.

Others Attending: Sally Ripley, Bea Warner, Don Carlisle, Peter Harrison, Maureen Lord, Sara Sandberg, Barry Tolman, Kathy Blaudschun

Chair David Upton opened the meeting promptly at 6:00 PM.

Sally Ripley, from the Granite Lake Association, brought forward concerns about the boat ramp at Granite Lake. Issues of swimmers at the active Boat launch ramp are a concern to be addressed.

The Board is currently working on finding solutions and is also assessing the risk factors with regard to the Town's insurance coverage. Research will continue before coming up with final plans for any repairs or changes at the Boat Ramp.

The Board thanked the Office Staff for their work during the renovations and for staying on top of the problems that surfaced along the way.

Edie noted that everyone is very happy with the outcome.

David asked the Board to consider a rule of no eating or drinking (except bottled water) during the meetings.

Maury suggested also that cell phones be required to be turned off.

Brief discussion favored both rules.

David made a motion that these two rules be adopted

1. No eating or drinking (except bottled water) during meetings
2. All cell phones must be turned off during meetings.

Maury seconded the motion.

A unanimous vote then carried the motion.

Next Peter Harrison presented with preliminary plans to remove some land from current use and to build a small building.

There was discussion regarding the need for a building permit based the size of the building to be constructed. Peter thought that the footprint size alone dictated the need for a permit.

However, the Board explained that the need for a building permit pertains to the total square footage of the structure. (a two story structure is actually double the square feet of the footprint.)

Peter also thought that small structures are not subject to taxes.

The Board indicated that all structures are subject to taxes.

Peter decided to come up with a more detailed plan to present to the Board before requesting a building permit.

Peter also indicated he may be putting up a tent-like structure such as an equipment cover.

This is considered a temporary structure and can be taken down when not in use. No permit was required.

David briefly reviewed various language changes that the Planning Board is researching. More work will be done to determine how certain changes, such as permissive language, could impact what is allowed and what is not.

Next Bea Warner came before the Board with a request for a Building Permit to place a mobile home on her property.

She is in the process of preparing to put in a new State Approved Septic system to accommodate the home.

All setbacks were met and road frontage exceeded that which is required for the second home on the property.

As there were no objections to the project, David made a motion to approve the Building Permit contingent on the septic approval.

Maury seconded the motion.

The motion then carried by unanimous vote 3-0

The Board then reviewed the Request for Proposal for assessing services.

Eddie used a 5 year format similar to the Town of Marlborough since 2011 was a full assessment year in Nelson.

The Board will study the Proposal and suggest any changes before presenting to assessing companies for a bid.

Eddie reported that the State has just changed its reporting for the MS-1. Our report was already complete when the State went on line with the new form.

Eddie will be attending the Training that is being offered on October 5th in Keene.

Eddie reviewed the office renovation punch list of items awaiting completion.

One area of concern is the height of the service counter at the TC/TC window. The work surface is at a very uncomfortable height for signing paperwork.

This has already drawn complaints from customers.

It was installed exactly as the architect's plans indicated, however this seems to be a design flaw.

The Board discussed many options including redoing the window area and lowering the counter by about two inches +or-.

David noted that this should be the responsibility of the architect to make the correction.

Maury made a motion that the architect be responsible to change the counter to a more comfortable height.

David seconded the motion.

Susan voiced concerns over this redo but the motion carried by a unanimous vote of 3-0.

Next items on the agenda were two reports from DES. Both reports cited violations and DES orders for compliance. One property was owned by Thomas and Mary Congoran and the other is owned by Daniel Prawdzik. These reports will be kept on file and the properties will be watched for compliance.

The Conservation Commission also received copies of the notices. No further action is needed at this time.

Edie reported that Rich Popovic is reviewing the Stankevich case with the attorneys at LGC. He will try to return an opinion by next week.

David reported that an inspection of the State Highways in the Town of Nelson may begin next year (in 2013). The information gathered at the time of inspection will then be used to make recommendations for any changes or improvements.

David will inquire about the status of the painted lines on the newly paved Nelson Road.

David reported that he has received the part to repair his ladder and once complete will be ready to paint over the incorrect date now shown on the Old Brick Schoolhouse.

Review of current Budget sheets began. Edie reported that, while tight, the budgets seem to be okay at this time. Next week the 3rd quarter will close and each department will need a close look at that time to plan the remainder of the year.

Next, Don Carlisle came before the Board with a Building Permit application. His project includes demo of an existing screened porch to add a Master Bedroom suite to his home at 55 Old Town Road.

The plans, property size, location, septic, and setbacks were reviewed. Maury suggested a bit more information should be added to the plan showing the basement/foundation area. All agreed.

Maury then made a motion to approve the Building Permit.

David seconded the motion

The motion then carried by unanimous vote 3-0.

Discussion of the Budget sheets continued.

Edie reported on a suggestion made by Alan Treadwell for the Police Department computer equipment that could run the Crime Star software and realize a substantial cost savings over the next few years.

In addition to budgets, all departments and committees will be encouraged to begin their reports early so that the Town Report can be completed and ready for print.

Susan then reminded everyone about the Town Buildings Committee meeting for tomorrow evening at The Chapel by the Lake in Munsonville.

Paperwork was then presented for review and signing.

David added a motion to approve the Demolition Permit on the Carlisle project.

Maury seconded the motion.

The motion then carried by unanimous vote 3-0

There was a brief discussion of the municipal records storage and the transfer process from each department as well as the space requirements.

A tentative budget meeting was set for Monday October 15, 2012 at 5:00 PM.

Rich Pratt will be asked to present his budget at that meeting.

The Board reviewed the response from Cross Country on the Terry Mednick case with the BTLA. No further action is needed at this time. The Board will await a reply from the BTLA.

Susan will continue researching salaries for paid employees.

Susan made a motion to approve the manifest as presented.

David seconded the motion.

The motion then carried by unanimous vote 3-0

Maury made a motion to approve the minutes of the September 12, 2012 meeting.

David seconded the motion.

The motion then carried by unanimous vote 3-0

An Intent to Cut on the Putzel property was briefly reviewed with no action to be taken at this time.

Maury reported that no estimates have come in yet on the Sidewalk project at the Town Hall/Library.

David noted that (By law) two selectmen must be in attendance at all times during an election. This is something to be aware of for the November Election.

With nothing further, Maury made a motion to adjourn the meeting.

David seconded the motion.

The motion then carried by unanimous vote.

Meeting adjourned at 8:12 PM

September 19, 2012

David Upton, Chair

Maury Collins

Susan Hansel