

# SELECTMEN'S MEETING

June 18, 2014

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

Others Attending: Barbara Roland, Max Nunnemaker, Rick Church, Wally Francis, Lynn Francis, Karen Tolman, Edith Notman, Robert Roland, Dennis Dellagrega, Warren Hammack, Rob Germeroth, Mike Tarr, Ralph Castor

The meeting was opened by Chair David Upton at 3:00 PM.

Wally and Lynn Francis came before the Board to discuss the terms of ownership and the tax status of their property known as the "Old Library".

David explained that the tax laws do not allow an individual to claim a tax exemption under "Municipality". When the Town owned this property it was tax exempt but under private ownership taxes must be charged.

David suggested that the value with such strict conditions should be reviewed by the assessor for possible adjustment that could reduce the taxes.

Maury suggested that Wally investigate becoming a legal non-profit entity to see if this could carry a tax exemption for the property.

Wally also may exercise his option to return the property to the Town.

Further research will follow including a consultation with the assessing company.

Warren Hammack came before the Board with a complaint that he was not notified when his abutter, Judith Putzel, received approval for a building permit. He referenced article 5:1.1.

That article states: A building permit shall be required when changing the outside dimensions of a house, even when staying within the footprint. (eg. – the addition of a dormer, or increasing the height of the roof)

David acknowledged that was true and that J. Putzel did apply for a building permit as is required and that the presentation was made by her builder, Rob Germeroth.

David noted that because this was a non-conforming lot and non-conforming structure that Article 10 was also checked by the Board to be certain that ZBA approval would not be required. The checklist was reviewed and no issue could be found which would prohibit approval.

The Board unanimously approved the building permit to rebuild on the exact original footprint but with an increase in height. (The plans stay well below the height limit of 40' and no change in the use)

Warren continued to assert that there was a problem either with the Boards process or with the zoning ordinances themselves.

David said that he would discuss Warren's concerns about the ordinances with the Planning Board.

*NOTE: Abutter notice is not a requirement when applying for a building permit.*

Next, Rick Church came with questions and some concern regarding the heating/cooling and humidity control for the archival area of the Library Lower Level.

Susan detailed the function of the system that was installed and reported that she has monitored the space daily. She is keeping a spreadsheet and recording the temperature and humidity.

David presented further information regarding the dehumidifier which is serving both the Library storage room as well as the Archives and Municipal Records room.

Susan expressed confidence in the design engineer's recommendations and encouraged Rick and everyone to visit the new space and learn more about the heating and cooling equipment.

Next, Dan Prawdzik sent in a request for the renewal of a building permit for a barn that will not be completed before the permit expiration.

David made a motion to approve the building permit renewal.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

Karen and Barry Tolman submitted a request for a Parade Permit for their annual 4<sup>th</sup> of July parade.

Maury made a motion to approve the parade permit for the Tolman's.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

Mike Tarr reported on a meeting he had with Ms. Pilipovic of 138 Miller Drive regarding an area of mud on Miller Drive. (Private road)

Ms. Pilipovic believes that rock blasting by the highway department has caused the flow of water to increase on Miller Drive in March thus creating muddy conditions and difficult driving on their private roadway.

Mike indicated that in the past there was little or no traffic on that roadway in the winter and early spring. Now there is greatly increased use of the road during the typical Nelson muddy season. Mike contends that the increased use and lack of regular maintenance are causing the muddy conditions on that road.

Mike gave a status report on the Bailey Brook Bridge. Maury, Mike, and Anne Ames met with an engineer and it was suggested that perhaps an "invert" could be poured on the base to make a repair of the bridge. A preliminary water flow study will be done and permits, such as wetlands, will be required.

A rough guestimate of \$25,000 could gain as much as 27 years. Right now the project is awaiting the engineers plan for moving forward.

David questioned Mike about the installation of a new catch basin outside the Town Hall and the pipe installation for the project.

Excavation will be taking place for the footings under the handicap ramp and will cause damage to a portion of the existing pipe.

Coordination of the excavation as well as defining which part of the work falls under the Town Hall renovation and which is general grounds maintenance needs to be assigned for work scheduling and accounting purposes. This will be discussed further with Jeff Ingram.

David reported that Paul Hemmerich visited the site on June 11<sup>th</sup> and 16<sup>th</sup> and that both visits were already included in the overall cost. A detailed drawing was passed through the audience showing the proposed interior finish detail for the Town Hall.

David reported that the Town Hall was approximately 6.5 inches out of square at the start.

When the building went up and then back down it was then about 2 + inches out of square.

Further efforts will be made to get it closer to square.

Paperwork was then passed for review and signing.

Maury made a motion to approve and sign the "Dog Warrant" as requested for collection by the TC/TC.

David seconded the motion.

The motion then carried by a vote of 3-0.

David made a motion to inform the NH Dept. of Revenue that Nelson will not be using the PA-28 form in 2015. (Inventory of Taxable Property form)

Edie reported that the exemption audit is continuing and indicated that several parcels have been removed from exemption status due to lack of qualifying documentation.

Susan reported that the manifest for June 18, 2014 is complete and moved approval as presented.

Maury seconded the motion.

The motion then carried by a vote of 3-0.

David made a motion to approve the minutes for June 4, 2014.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

David made a motion to approve the manifest for June 11, 2014 as presented.

Susan seconded the motion.

The motion then carried by a vote of 3-0.

David made a motion to approve a Purchase Request from the Highway Department for the purchase of culverts.

Maury seconded the motion.

The motion then carried by a vote of 3-0. PR # 146181

David made a motion to approve two Purchase Requests from the Town Clerk/Tax Collector

1. A display monitor for the TC/TC work area.
2. Payment for 2014 TC/TC conferences, workshops and training.

Susan seconded the motion.

The motion then carried by a vote of 3-0. PR # 146182 and PR # 146183

Edie informed the Board that a request for Junk Yard enforcement will be addressed at the next meeting due to a concern reported by Peter Smith.

Susan reported that the Friends of the Library need to start preparing for the Book Sale and the Municipal Records Board and Librarian would like to move into the newly completed Library Lower Level.

All were in agreement to allow the move to go forward.

With nothing further, Maury made a motion to adjourn.

David seconded the motion.

The motion then carried by a vote of 3-0.

Meeting adjourned at 4:50 PM.

June 18, 2014

---

David Upton, Chair

---

Maury Collins

---

Susan Hansel