

Selectmen's Meeting Minutes

Tuesday, January 13, 2004

Present: Selectmen Buttrick, Maxfield, and Kardaseski.

Also present: Police Chief, Code Enforcement/Compliance Officer Bob Fiske, Bob Ordway and Tom Dow, Planning Board members.

Chairman Buttrick called the meeting to order at 6:30 PM.

Chairman Buttrick stated that he wanted to take a moment to recognize the soldiers for their efforts to keep Americans free.

- I. Chairman Buttrick opened the Board of Permit.
 - a. Bob Fiske discussed a building permit application for Michael Harris for a garage to be built on a vacant parcel. Mr. Fiske sent a denial letter to Mr. Harris explaining that he could not build a garage unless a residential structure was in place on that parcel. Mr. Fiske also stated that Mr. Harris stated he had no problem with this and that he would obtain the septic permit, PUC, floor plan, etc., and will submit this information as soon as possible. Mr. Fiske stated that there are no building permits available until 2006 for new construction. He also stated that Mr. Harris wanted to know if he had all of his paperwork complete for a building permit in 2006, could he begin the construction of the garage now, before January 2006, when the residential structure could begin. Discussion ensued regarding what action could take place if Mr. Harris built the garage now, and in 2006 when he has a building permit for a new structure decided not to build a new residence. Mr. Fiske said that he feels Mr. Harris genuinely intends to build the new home; however, if he did not follow through in 2006 and only has the garage, the Town would more than likely seek relief from the courts. He stated that there would be a letter of intent from Mr. Harris. Discussion ensued regarding the zoning ordinance relative to accessory structures being built on vacant land. Mr. Ordway stated he felt that it was OK as long as a building permit was filed. Selectman Maxfield stated he felt that a letter of intent should be included.
 - b. Selectman Kardaseski discussed a letter from Mr. Anthony Greska and stated that she felt Mr. Greska's issues are the same as Mr. Harris, as he is asking to build an accessory structure prior to building a residential structure. Discussion ensued on the size of the lot and Mr. Fiske stated that this is a lot of record. Mr. Fiske and Mr. Ordway both stated they felt as long as Mr. Greska had a completed building permit application in place for a residential structure, that an accessory structure could begin prior to the issuance of the building permit.

Chairman Buttrick closed the Board of Permit.

- II. The Board met with Police Chief, Code Enforcement/Compliance Officer Bob Fiske.
 - a. Chairman Buttrick stated for the record that 3 pistol permits were submitted for signature and approval.

- III. The Board began their review of weekly correspondence.
 - a. The Board received copies of RSA 41:14a and 35:15 regarding Capital Reserve Funds and Sale and Acquisition of Land, Buildings or both.
 - b. The board reviewed 2 memos from the Fire Department regarding corrections to street numbering issues. Discussion ensued.
 - c. Chairman Buttrick discussed a letter received from DRA regarding the Town's assessing practices. Discussion ensued. The letter indicates that Loudon's equalization ratio and COD are well within the range of what is required.
 - d. The Board received a copy of a letter from former Fire Chief Dick Wright. Selectman Maxfield read the letter into the record. The Board thanked Chief Wright for his years of service.
 - e. The Board received copies of the Planning Board Agenda.
 - f. The Board received a copy of the check received from [redacted] Rooms and Meals Tax in the amount of \$140,642.95.

- IV. The Board met with Michael Harris.
 - a. Mr. Harris thanked the Board members for all their hard work and dedication.
 - b. Mr. Harris shared information he obtained from [redacted] "Landscape Design Build" magazine with the Board. He stated this is relative to the pressures of growth in Town and stated that he noticed in the building permit application it states that the "landscape need not be completed." Mr. Harris suggested that this line be removed from the building permit application and changed to state "a substantial amount of landscaping be completed prior to a Certificate of Occupancy being issued."
 - c. Mr. Harris discussed issues regarding his building permit application, which was discussed during Board of Permit. Mr. Harris stressed his intent to build a residential structure as soon as he is able to obtain a building permit. Mr. Harris discussed [redacted] parcels that have accessory structures within Town.
 - d. Mr. Harris discussed enforcement issues in Town. He stated that he had met with the Selectmen last year and has not seen any enforcement to date. Mr. Fiske stated that currently there are enforcement issues being handled through the courts and therefore should not be discussed. The Selectmen agreed.

- V. The Board met with Ken Doak and Sandra Blanchard, Library Trustees.

- a. Mr. Doak stated the reason they wanted to meet with the Selectmen was to discuss the Library Capital Reserve Building fund relative to its possible discontinuance. Mr. Doak stated that the building project is behind due to lack of appropriations; however, there is still a need for the project to move forward and hopes the Library Capital Reserve Building Fund is kept intact. Ms. Blanchard stated that due to lack of space with the current set-up of the Library, there is no place to put new books or to have the collection of books up to where we should be for the size of the Town. She stated that the plan was to move the children's area downstairs which would free up space upstairs. The Selectmen discussed the budget and stated that they have discussed eliminating the LCRBF, or reducing the amount to \$25,000.00. Selectman Kardaseski stated that as of June 30, 2004 there would be approximately \$230,000 in the LCRBF. She stated many residents have voiced their concerns and stated that they feel the project to install an elevator and finish the interior of the basement should be able to be completed with the \$230,000.00. Mr. Doak stated that all aspects and possibilities have been looked at with the engineer and this is the plan that they feel is best for the Library. The Selectmen discussed the need to work on infrastructure and stated that there are roads in town that need to be dealt with and that the Board feels it is very important to focus on this issue. Mr. McCue inquired how much the Library Trustees felt the total cost of this project would be. Ms. Blanchard stated depending on bids and such, somewhere around \$350,000.00.

- VI. The Board met with Mr. Arthur Astarida of RECAP Solutions regarding Freedom Hill Cooperative Community Development Block Grant application.
 - a. Mr. Astarida discussed the grant application being worked on for Freedom Hill Cooperative for the purpose of relocating and constructing a well. Mr. Astarida stated that there would need to be a public hearing scheduled relative to this grant. Mr. Astarida will make all arrangements for this hearing. Selectman Maxfield clarified that all costs associated with this grant, and the majority of the administrative work would be the responsibility of Freedom Hill Cooperative. Further, that the Town would only serve as an agent to assist the Freedom Hill Cooperative community in securing a grant. Selectman Maxfield stated that this was a worthy community project that the Select Board was pleased to support.
 - b. Selectman Kardaseski asked about the amount of the grant. Mr. Astarida said the planning grant for design is a maximum of \$12,000.00. Mr. Astarida explained what has taken place. He stated that the maximum amount for the implementation grant per year is \$350,000.00. He said if the work is not completed in 1 year, they could apply for a 2nd year. Selectman Kardaseski asked about the cost of an audit if the project is \$500,000.00 or more. Mr. Astarida said hopefully the project would be under \$500,000.00. Selectman Maxfield suggested February 24, 2004 at 7:00 PM as a date for their public hearing. Mr. Astarida stated that he would have a completed version of the grant application for the Board's

review by the first week of February. Mr. Astarida will forward a copy of the public hearing notice to the Selectmen's Office for the Board's review.

- VII. The Board continued their review of weekly correspondence.
- a. Selectman Maxfield moved to approve the Selectmen's Meeting Minutes of Tuesday, January 06, 2004 as printed. Second by Selectman Kardaseski. All in favor. Motion carried.

Selectman Kardaseski moved to adjourn at 8:00 PM. Second by Selectman Maxfield. The motion was held to recognize Tim Landry from the audience. Mr. Landry inquired about driveway permits on State roads relative to developers building homes without State driveway approvals. The Board will look into this situation and talk with Code Enforcement Officer Bob Fiske. Chairman Buttrick stated that the motion was to adjourn at 8:00 PM. All in favor. Meeting adjourned.

THE LOUDON BOARD OF SELECTMEN

C. R. Buttrick, Chairman

Roger A. Maxfield, Selectman

Deborah A. Kardaseski, Selectman