

**SELECTMEN'S MEETING MINUTES
TUESDAY, APRIL 12, 2005**

Present: Selectmen Kardaseski, Bowles and Maxfield.

Also Present: Road Agent David Rice, Planning Board representatives Bob Ordway and Tom Dow, and Police Chief, Code Enforcement/ Compliance Officer Bob Fiske.

Chairman Kardaseski called the meeting to order at 6:30 P.M.

- I. Selectman Bowles moved to approve the Selectmen's Meeting Minutes of Tuesday, April 5, 2005 as presented. Second by Selectman Maxfield. All in favor. Motion carried.
- II. Chairman Kardaseski convened the Board of Permit.
 - a. Bob Fiske discussed the bonded dealer application of Mr. Oleveira. He said that he had told Mr. Oleveira that he would not sign the application if it contained the address of 113 Lesmerises Road. Mr. Fiske said that he recommended Mr. Oleveira obtain a post office box. Discussion ensued regarding the number of vehicles that could end up parked at the residence before resale. Chairman Kardaseski said that no matter what Mr. Oleveira used for a mailing address, the physical address is still Lesmerises Road. Mr. Fiske said that if Mr. Oleveira were only using his residence for office space, he would have no problem with signing the application. Selectman Bowles asked about adding the stipulation that no vehicles would be parked at the residence. Chairman Kardaseski asked if this was going to be taken under advisement until a revised application is received. Mr. Fiske said that would be his intent.
 - b. Mr. Fiske discussed the Sanborn property on Kenney Road. He said that it appears there is a 50-foot right-of-way as access to the property. Mr. Fiske said that following a survey by an abutter, the right-of-way did not exist. Mr. Fiske said that Mr. Epp had recently deeded a driveway to Mrs. Sanborn for access to her property. Chairman Kardaseski asked if the driveway was 50 feet wide. Mr. Fiske said it was not. Discussion continued on the subdivision of this land by Bob Hibbard. Steve Jackson said the question is whether a second home can be built on the 66-acre parcel that has the deeded driveway. Bob Ordway quoted the Zoning Ordinance, which would require 50 feet of frontage. Chairman Kardaseski said if the driveway across Mr. Epp's property was 50 feet wide, then the access could be worked out with a shared driveway, as has been done on other occasions. Chairman Kardaseski said before Mrs. Sanborn could build on the 66-acre parcel she would need to have a recorded deed to a 50-foot wide access, which could be in the form of an easement.

- c. Mr. Fiske submitted a Hawkers & Peddlers application for NH International Speedway. All the paperwork is in order and Mr. Fiske recommends approval.
- d. Bob Fiske raised the question of defining the exact boundaries of the Village District in reference to the 2000 zoning amendment. Chairman Kardaseski said she would like to have more research on this issue but whatever was voted on at Town Meeting is what is in place. Selectman Bowles suggested that, when the boards begin working on zoning amendments in the Fall, this issue should be clarified and go back to the voters to be ratified.

Chairman Kardaseski closed the Board of Permit and reconvened the Selectmen's meeting.

III. The Board met with Road Agent David Rice.

- a. Mr. Rice presented the Board with the proposed contracts for School Street from Pike Industries and Continental Paving. Selectman Bowles said he could not stress enough that this road must be done correctly, mentioning the road needed to be raised 18 inches or more in many places. Selectman Maxfield asked Mr. Rice if he felt he could fix the road the way it needs to be. Mr. Rice said if the Selectmen want the road raised up 18 inches, it could not be done this year. The monies to do that are not there. Selectman Bowles said his concern is if the Town can't build a road correctly, eventually an engineer will have to prepare the plans and the roads will have to be built to spec, the same as is required of everyone else who builds a road. Mr. Rice said he is not disagreeing with Selectman Bowles' concerns, but the Town cannot do it at the same level as Clough Hill Road and the other end of Ridge Road as those roads were constructed with TRA funds, which are no longer available. The Town did not have to come up with all of the funding on its own. Mr. Rice said that School Street will be dug up and drainage will be placed in the bad areas. Chairman Kardaseski asked when this project could begin. Mr. Rice said it will take two weeks to do the job and this will need to be coordinated with the school transportation department or it will need to be delayed until after the end of school in June. Selectman Maxfield moved to award the contract for reconstructing and paving School Street to Pike Industries in the amount of \$316,375.00. Selectman Bowles said he would second the motion but wants the record to show that he has concerns about the road being done right. Chairman Kardaseski said that through the last six or seven years she has seen many people second-guessing our Road Agent. She said that if there are people who feel they can do the job better, then the next time the position becomes available they should apply for it. She said she is very comfortable with the job Mr. Rice is doing. It is easy to sit back, after the fact, and say that things were done wrong. She also said that some of the "finger pointers" were present at the time decisions were made

and nothing was said at that time. She said she is not playing those games. She also said she does not feel the Town will vote the money to put "I89" where School Street is. She said the Town will do the best it can with the money available. She said Selectman Bowles could vote "no" on this motion if he wishes. Selectman Bowles said he agrees that the Town needs to do this project; however, his concern is the project must be done right. He also said he does not totally agree with Chairman Kardaseski's comments. He said he feels the Town *will* vote to spend the money needed to do a proper job if it is presented to them. He said his concern is that if this project ends up like the Bee Hole Road, you will not get the money the next time because the voters will say that you can't build a road correctly. Chairman Kardaseski said the problem with Bee Hole Road and a portion of Old Shaker Road is the harsh winter and not the fault of the Road Agent. Selectman Maxfield said the Selectmen have made a commitment to the residents that they would do something to get the roads in better shape. It is important for the Selectmen to rely on their experts, including the Road Agent and town engineers, to get it done. He said he understands Selectman Bowles' concern but feels the Board has to rely on their people to get the job done. Selectman Bowles asked for clarification on where the balance of the voted appropriation ends up since the Pike contract is for only \$316,000 not the \$325,000 voted. Chairman Kardaseski said any funds not spent would remain in the general fund. Mr. Rice said the additional funds would be used to purchase additional gravel and materials. All in favor. Motion carried.

- b. Chairman Kardaseski discussed the billing to Town of Gilmanton for plowing Upper City Road. She said that due to the harsh winter it might be necessary to increase the billing amount. Mr. Rice said that the \$2,200 is fair as there is some trade-off between the two towns.

c.

IV. The Board met with Police Chief/Code Enforcement Officer Bob Fiske.

- a. Mr. Fiske provided the Board with a memo, for their signature, regarding building permit numbers for 2006 and 2007.
- b. Mr. Fiske addressed the town engineer's concerns for the reclamation plan for the Heffron Materials property. He said he had discussed this with Planning/Zoning secretary Tammy Davis and feels everything is in order at this time.
- c. Mr. Fiske discussed the ESMI audit that is underway at this time. The Currier Road pit will also be addressed with this audit.
- d. Mr. Fiske provided the Board with a past due billing for a special detail and explained the series of events involved with this billing. Chairman Kardaseski will follow up on this.

V. Chairman Kardaseski recognized Roy Merrill from the audience. Mr. Merrill returned to the discussion of clarifying the Village District. Mr. Merrill re-read the wording for the zoning amendment to clarify that the property owned

by Lottie Moody is not part of the Village District. Attorney Tom McCue said he feels that more research needs to be done.

- VI. The Board began their review of weekly correspondence.
 - a. The Board discussed appointments to the Conservation Commission.
 - b. The Board discussed approval for abatements that had been reviewed.
 - c. The Board noted that the State surplus auction is scheduled for May 14.
 - d. The Board reviewed a memo from Fire Chief Jeff Burr regarding a meeting of the Capital Area Public Health Network scheduled for Wednesday, April 20.

Selectman Bowles moved to adjourn at 8:32 P.M. Second by Selectman Maxfield. All in favor. Motion carried.

LOUDON BOARD OF SELECTMEN

Deborah A. Kardaseski, Chairman

Dustin J. Bowles, Selectman

Roger A. Maxfield, Selectman