

**Selectmen's Meeting Minutes
Tuesday, September 4, 2012**

Present: Chairman Bowles, Selectman Krieger, and Selectman Ives.

Chairman Bowles called the Meeting to order at 6:30 PM.

Selectman Krieger moved to accept the Selectmen's Meeting Minutes of Tuesday, August 28, 2012 as written; seconded by Selectman Ives. All were in favor. Motion carries.

- I. Chairman Bowles stated for the record that he signed two pistol permits.
- II. The Board began their review of correspondence.
 - a. The Board received a letter from a resident of Batchelder Road with questions about paving the road. The Board stated that they have no intentions of paving the road at this time. Chairman Bowles stated that when they talked about ditching the road and doing gravel improvements they received a petition from residents of the road stating that they did not want it paved.
 - b. The Board received past due ambulance bills for review. Selectman Ives made a motion to send the following ambulance bills to collection: account #21406 in the amount of \$150.59, account #47953 in the amount of \$75.09, account #725 in the amount of \$563.10, account #31225 in the amount of \$583.50, account #51789 in the amount of \$115.71, account #51182 in the amount of \$422.99, account #42075 in the amount of \$579.90 and account #52250 in the amount of \$627.20 seconded by Selectmen Krieger. All in favor. Motion carried.
 - c. The Board received a copy of the Meeting Minutes from the 106 Corridor Public meeting held on August 15, 2012.
 - d. The Board received a copy of the NH Municipal Officials Directory.
 - e. The Board received a letter from a scholarship recipient.
 - f. The Board received miscellaneous correspondence.
- III. The Board met with Chuck Rolecek, Candidate for Executive Council for District 4. Mr. Rolecek stated that he is a 25 year entrepreneur, small businessman presently living in Bedford. He explained that he started an airline catering company at the Manchester Airport in 1987 which led to other business such as C.R. Sparks Restaurant and Event Center, and the Hanover Chop House. Mr. Rolecek said this is his first run for a political office and he's running on a business platform. He stated that Concord needs someone like him that focuses on the bottom line and ensures there is accountability. Mr. Rolecek believes that he knows what it takes to do business in NH and he would focus on that while getting the state's economy back on track. Mr. Rolecek stated that he is heavily involved with the community; he is a Trustee at the Elliot Hospital, he is a Trustee at St. Anselm College, former President of the NH Restaurant and Lodging Association, and Manchester Chamber of Commerce. Mr. Rolecek stated that he has been married for 30 years, has two

adult sons, and has been a lifelong republican. Selectmen Krieger asked who Mr. Rolecek is running against. Mr. Rolecek said Tom DeBlois and Bob Burns.

IV. The Board met with Colin Cabot.

- a) Mr. Cabot said that he was asked if Sanborn Mills Inc. would be interested helping the town with the American Legion building at the site where they are considering new town offices. Mr. Cabot stated that he and Steve Fifield looked at the building a couple of times. He stated that it is an extraordinary building inside, it is hand hewn, it's 50 x 42, 20' high ceiling, once was probably a church as it had stairs to a belfry, under the siding is tall windows and there might be traces of balconies, it's a really interesting building historically. Mr. Cabot said that the town is going to need the site without the building so the question was would Sanborn Mills Inc. be interested in taking the building and re-erecting it at the Farm.
- b) Mr. Cabot said they have a place to put a building and have been thinking about getting one however, they don't need a building that is going to cost them this much money. He stated that he knows the town doesn't have any resources to move the building so if they were to move it they would ask the Town to dispose of any waste that they don't take with them; they would take the frame and any original materials that are on the building, boards on the walls and floors and the granite, the current siding and roofing materials would go in the dumpster.
- c) They would have to get permission to put the building on the Farm by the Conservation Commission and LCIP that holds the easement on the property.
- d) The main purpose of this building would be to serve as a farm stand, sugarhouse, greenery, commercial kitchen and as a bunk house for workshop participants.
- e) Mr. Cabot explained that they came up with a list of requests for the town to do for and with them. Mr. Cabot explained that he has appeared before the Planning, the Zoning and the Selectmen in the past to discuss what they would like to do at the Farm. He stated that this would be the time to ask for special exceptions for permitted uses. Mr. Cabot explained that the farm is split in half by the AFP and RR boundaries, most of the stuff they want to do would be in the AFP which requires bigger lots and has less permitted uses. He stated that since everything they want to do has to do with farming they would like a special exception that would allow all three of the residences on the farm to be used as farm stays and bed & breakfasts which are not a permitted use under the AFP. Another request would be for the town to install a dry hydrant at the toe of the grist mill. Mr. Cabot said that he spoke to Bob Cole recently about some of the things that they would like to do, Mr. Cole suggested that he put together a list. Mr. Cabot put together a list of things they would like to be permitted to do such as traditional craft workshops, work with animals (horses & oxen), blacksmithing, tinsmithing, timber framing and preservation carpentry, spinning, dying, weaving, quilting, animal husbandry for sheep, goats and milk cows, cooking, preserving and other culinary arts. Mr. Cabot gave the Board a copy of a book that is about the State's Art Boards Apprentice Program for traditional crafts. He explained that this book has the kind of things that they are interested in doing.

- f) Mr. Cabot explained that another thing is the events that arise from the practice of traditional crafts such as concerts, dances, exhibitions, retreats and seminars. He explained that they have the infrastructure built; they would like to use it. Mr. Cabot said that they have the issue of housing the participants of the workshops, seminars etc.
- g) Mr. Cabot discussed classes, he said right now they don't have safe buildings to have elementary aged students in but if they had the Legion building they would have good classroom space.
- h) Mr. Cabot said that they also have things that are not farm related, writers, painters, musicians; he stated that they could become an artist colony of sorts.
- i) Mr. Cabot said that they would sell things made on the farm.
- j) Mr. Cabot said that one thing that he thought of was the possibility of freezing the taxes on this building for a certain amount of time.

Selectman Ives said they would think about all of this, some of it is real simple; some of it needs more thought. Chairman Bowles said as far as a Bed and Breakfast in the AFP it may simply have been an oversight when the ordinance was written and the Fire Dept. budget would have to be reviewed when considering the dry hydrant. Mr. Cabot can't attend the public hearing for the purchase of the property however, he said he'd be glad to meet with Zoning or Planning Board members if they'd like to. Chairman Bowles said that it's a great opportunity to not only save the building but to keep it in the Town and be usable.

- V. The Board recognized Robert Levan from the audience.
 - a. Mr. Levan asked where Sanborn Farm is located. Mr. Cabot explained that it is up 129, right onto Pittsfield Road, over top of hill, Sanborn Road is on the left about 1/3 of a mile down, Sanborn Farm is 1/4 to 1/2 mile down.

Selectman Krieger moved to adjourn the meeting at 7:14 PM. Seconded by Selectman Ives. All in favor. Meeting adjourned.

LOUDON BOARD OF SELECTMEN

Dustin J. Bowles, Chairman

Robert P. Krieger, Selectman

Steven R. Ives, Selectman