

Town of Danbury
BOARD OF SELECTMEN MEETING MINUTES
September 15, 2021, 6:00 PM

Present: **Jessica Hatch, James Phelps, Tracy Shepard – Selectmen**
 Karen Padgett, Administrative Assistant

Also present, Deborah Aylward

Checks/Applications/Signatures

- **Payroll and accounts payable** were signed.
- Jim motioned to accept the minutes of 9/8 as presented. Jessica seconded the motion, and the minutes were approved 3-0.
- August bank reconciliations were signed.
- Jim motioned to approve a driveway permit application for Brandon Lewis/408-022 on Hoyt Brook Rd, pending the transfer of the property into his name. Motion was seconded by Jessica and passed unanimously.
- The Board signed a payment agreement which documents the verbal agreement between Douglas Colby and the Town of Danbury to pay the lien due on property at 88 High Street by December 15, 2021. The document will be sent to Mr. Colby for his signature.

Building Permit Applications

31-2021B Moloney 152 Ford Mill Rd/408-037/Tent platform for canvas tent. Jim motioned to approve the building permit, conditional on the proper setback dimensions being received from the applicants. Motion seconded by Jessica and passed 3-0.

32-2021B Potter 28 Railroad Drive/412-054/ New home and camper while house is built. Jim motioned to approve, seconded by Jessica. Motion passed 3-0.

33-2021B Bill 282 North Rd/409-108/Freestanding Solar Array. Jim motioned to approve, seconded by Jessica. Motion passed 3-0.

34-2021B Quigley 106 Wiggin Rd/415-015/8x10 prebuilt shed. Jim motioned to approve, seconded by Tracy. Motion passed 3-0.

35-2021B Cleary 259 US Route 4/409-068/40x16 cabin on concrete footings. A new current use map will be requested, and a land use change tax will have to be assessed as they are building on current use land. Jessica motioned to approve provided a new current use map is submitted. Motion was seconded by Tracy. Motion carried 2-0, with Jim recusing himself from the vote.

36-2021B Perkins and Garneau 35 Spruce Lane/406-132/26.7 x 48 modular home on slab. Jessica motioned to approve, seconded by Tracy. Motion carried 2-0, with Jim recusing himself from the vote.

37-2021B Dooley 26 Ford Mill Rd/406-175/Complete exterior and interior of log home. Jessica motioned to approve, seconded by Tracy. Motion carried 3-0.

Public Comment

Deborah Aylward provided a copy of a letter from NH DES regarding the testing of the well water at her residence for Per- and polyfluoroalkyl substances. She had contacted the state regarding the ownership of the former landfill and inquired as to who was doing the testing for it. Her inquiries prompted the state testing of private wells in the area. However, it states in the letter from NHDES that the well is located “near an area where Per- and Polyfluoroalkyl Substance have recently been detected.” Ms. Aylward is not sure that that is correct and will seek a correction from Sharon Lewandowski, the sampling program supervisor.

Next, Ms. Aylward has reviewed the building permit form and the building permit ordinance and has found inconsistencies between the application and the ordinance. She questions under what authority some items are included on the permit application. In addition, the building permit application is confusing, according to Ms. Aylward. There is no appeal process, there is no distinction between a residential and commercial building permit application, it's vague and she feels the application needs to be worked on to be clearer for the benefit of the public.

Ms. Aylward stated that at the September 8 meeting she had submitted items to be considered for amendments to the Land Use and Zoning Ordinance. According to the New Hampshire Municipal Association, to get a warrant on the ballot, a citizen can suggest of the governing body that a subject be a warrant article on the ballot. She had expected the Board to decide to agree or not and take an official action on her proposals so she could know whether to petition the voters to have her LUZO amendments placed on the ballot.

She stated that the Land Use and Zoning Ordinance is a "mish mash" and the people who did the work on it did not do a good job. "The work needs to be done on this building ordinance or it needs to be abolished. If it can't be professional and thorough and comprehensive, then there's no reason for it."

Old Business

- Dan Hudnut is looking for a time and date of when work will be done at the New Canada Road turnaround so he can coordinate the dumpster delivery. Jessica said she spoke with Road Agent Cornell about this, and he said that once the North Road paving project is complete they will get to it – probably sometime in October.
- The dry hydrants permits were issued 10/17/2016. If they have a 5-year expiration, then the permits will be expiring soon. Karen will check into it and gather more information.
- Selectman Shepard attended a meeting on 9/7 with the New Hampshire Attorney General Formella, along with Police Chief Suckling and Alexandria Selectman George Tuttle to further understand the process of forming a joint police department.
- Karen has initiated the loan process for the new highway truck with Marie Pelletier of Bar Harbor Bank. The loan will be for \$99,500 with a two-year term.
- Karen contacted NH DES regarding the Turnkey landfill property 415-057, that was scheduled to be deeded to the town. There are liability issues with the property that the town does not want. Michael McCluskey did not offer anything advice other than to contact town attorney to ask questions regarding the property and the liability.
- The Board reviewed the building permit application with revision as recommended by Cindy Perkins of CNP. Signing the document grants permission to access the property for assessing purposes.

New Business

- An abatement application was received from Robin and Wade Heberling (201-054) for the land use change tax that was assessed for their property on School Pond Road. The application will be forwarded to Cindy Perkins of CNP for review.
- The 2020 audit is complete by the elected auditors. Jim would like a chance to review the audit before voting on its acceptance.
- Karen asked for and received a GIS(Geographic Information Systems) internet services proposal from CAI Technologies. This would provide online access to town tax maps and property assessment cards. The cost is \$3,475 for the 1st year, \$3,000 per year after. She would like to see this implemented as it would cut down on the many emails and in-person requests for tax cards. The proposal will be discussed during budget season.
- The town pick up has a cracked windshield and a claim will be filed with Primex.

- Don Sorrie come into the office to ask about a broken headstone in Jewett Cemetery. He offered to pay for the repair. Per Andy Phelps, the stone has been repaired.
- Karen received an inquiry from owners of 403-017 on Wild Meadow Road asking for survey plans that were done for all the Hardwick properties. Property that the Labastie's thought was theirs has been posted by the Hardwicks. Per Jessica, this is happening to other property owners in the area as well.

Jim inquired about a possible use of the ARPA funds to build infrastructure that would create jobs. He is thinking of Wallace Building Products and their need for more electricity in order to expand.

Also, he asked Karen to reach out to the owners of the property adjacent to the Highway Garage to see if they would be interested in selling their lot to the Town.

FYI/No action needed

- NHMA Right to know virtual workshop on 10/14 – 9am-1pm. Karen will be registering, and forwarded the email to Anna, Becky, Tricia and Cathy Jo.
- Septic approval – Blanchet– Wiggin Road 16-090-002
- NH DOT notice of substantially completed road work
- 2022 zoning amendment calendar SB2 March Town Meeting
- State surplus auction 10/23/2021

At 7:00 Jessica made a motion to go into nonpublic session per
RSA 91-A:3, II (a)

The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, inwhich case the request shall be granted.

Motion was seconded by Jim and passed unanimously.

At 7:19 Jim motioned to return to public session, seconded by Jessica. All were in favor. No decisions were made, and no votes were taken.

At 7:20 Jessica motioned to adjourn, seconded by Tracy. Motion passed 3-0. Meeting adjourned.

The Board will hold a work session on 9/22 at 6pm Danbury Town Hall for police department research.

Respectfully submitted, Karen Padgett, Administrative Assistant