

MINUTES

**SELECTMEN'S MEETING
TOWN HALL**

**April 5, 2021
6:30 PM**

ATTENDEES:

Leon Rideout, Selectman	Shane Beattie, Selectman	Troy Merner, Selectman
Benjamin Gaetjens-Oleson	Charity Baker	Michael Nadeau
Ted Joubert, Asst. Fire Chief	Alan Savage	Rob Christie
Don Williams	Lucy Wyman	Other members of the public

The meeting was called to order at 6:30 p.m. by Selectman Leon Rideout.

PLEDGE OF ALLEGIANCE

Rob Christie was present to discuss the cut of the town forest. He mentioned there is work that will need to be done next year as they were not able to get to the far eastern end of the forest this year due to wet conditions.

He reviewed the stats of the loads of wood that were hauled out of the forest. Total estimated stumpage value from what was hauled is \$23,000-25,000 and the forester receives 6.5% commission so his cost will be around \$2,700. He reviewed other findings of the forester during the cut. Rob mentioned all scale sheets have been submitted to the town.

Rob read the warrant article that established the town forest back in 1960. He stated the law changed in 1975 when commissions were adopted. He believes the management and monies received from the cut of the town forest should be the responsibility of the conservation commission and it may be worth the town attorney looking to see if the article of 1960 stands or if with the adoption of new laws in 1975 adding commissions if it changes who is responsible of managing the town forest.

He also recommends going through the town forest asset files to make sure everything is in the file like the deeds that make up the town forest, etc.

He mentioned that the damage to Causeway street was minimal.

OLD BUSINESS:

- Review and approval of the March 15, 2021 meeting minutes. **Motion made by Shane and seconded by Troy to accept the March 15, 2021 meeting minutes. All in favor. Motion carried.**
- Ben presented the board with the North Country Fire Mutual Aid Agreement for their approval and signatures. **Motion made by Troy and seconded by seconded by Shane to approve the North Country Fire Mutual Aid agreement. All in favor. Motion carried.**
- Forest Fire Report/Bill to reimburse fire personnel that have issued burn permits was signed.
- Intent to Excavate was signed for Allen Bouthillier, Tax Map R01, Lot 006. Estimated 100,000 cubic yards of gravel to be excavated.

- Intent to Cut was signed for Shawn MacKillop, Tax Map R19, Lot 003. Lot size 5.01 acres. Acreage to be cut 3.
- Gravel Tax Warrant was signed for Allen Bouthillier, Tax Map R01, Lot 006 for \$1,833.75.
- Timber Tax Warrant was signed for William McCarten, Tax Map, R26, Lot 009 for \$1,129.67.

NEW BUSINESS:

- Ben mentioned an email he received from WMRS #36 Superintendent Marion Anastasia informing the communities in district that the town of Carroll voted to begin a feasibility study for the withdrawal from SAU #36. The committee to conduct the study must be comprised of selectmen from each town, school board representatives from each town and any other persons the committee selects. Ben stated the board needed to appoint a member to represent the town on this committee. Troy volunteered as he has been following the discussions regarding the withdrawal. **Motion made by Leon and seconded by Shane to appoint Troy to the committee. All in favor. Motion carried.**
- Abatement for 2018 Lien was approved and signed for Tom Williams. He removed his camper from Roger’s Campground and hadn’t informed the town in order to remove from the assessment & tax billing systems. **Motion made by Shane and seconded by Troy to approve abatement. All in favor. Motion carried.**
- Abatement for 2020 property taxes was approved and signed for Leo Rideout Jr and Leon Rideout for their property at 28 Causeway. Ben reviewed recommendation from Northtown Associates. Leon recused himself from the discussion and motion. **Motion was made by Shane and seconded by Troy to accept the recommendations from Northtown Associates to lower the assessment on the property by \$9,200 which created an abate in the amount of \$227.61. Shane and Troy voted in favor. Leon abstained.**
- Land Use Change Tax signed for:
 - Ashley Mattos, Tax Map R10, Lot 070 for \$2,400
 - Gary & Robyn Baker, Tax Map R10, Lot 068 for \$2,760
 - Marceau Family Trust, Tax Map R10, Lot 069 for \$3,000
 - Melanie Kimball, Tax Map R12, Lot 054 for \$3,000
 - William Greene, Tax Map R06, Lot 049 for \$1,400
 - William Greene, Tax Map R06, Lot 001 for \$1,150
 - Edward Merrow, Tax Map R06, Lot 003 for \$500
 - Chester & Janet Savage, Tax Map R24, Lot 061 for \$400

Ben shared that Alan Carr has resigned from the Conservation Commission. Ben asked if Rob was going to discuss new appointees. Rob mentioned the Commission is meeting on Monday, April 12th where they remaining 3 members and board of selectmen’s representative will discuss

the applications that have received from 4 candidates. He will have recommendations for the vacancies at the next selectmen’s meeting.

Shane asked Rob for his help to do what is necessary to keep the remaining and new members of the committee. If people keep resigning, the board of selectmen will need to take a close look at what is causing the members to resign.

Rob went over what happened over the last couple years which has caused the turnover. He mentioned there has been a lot of work to monitor the tasks that had been neglected for quite some time. He mentioned his goal is to get the commission running smooth. He feels they are back on track and things should be good moving forward.

INFORMATION:

- Ben mentioned a letter that was received from David Falkenham from New England Forestry Consultants, Inc. The letter introduced David and stated what he offers for services to municipalities.
- Building Permits –
 - Page Hill MHP Cooperative, Inc./David Dunn, 15 First Street – Place a new concrete pad and install a 14’ X 68’ new mobile home in mobile home park.
 - Shall comply with all federal, state and local regulations concerning mobile home installations
 - Maureen Ingerson, 26 Summer Street – Renovation of existing home to include reroofing, residing, replace plaster and interior mechanical upgrades. No change to original footprint.
 - McDonalds Corporation, 258 Main Street – Interior and exterior renovations of existing property with no change to original footprint of building or exterior features.
 - Murray & Rona Glines, 15 McGary Hill Road – Place a 26’8” X 56’, single-family, single-story modular home on full foundation with attached deck and sunroom.
 - PL Cote Land Partnership, LLC, 100 Bridge Street – Install new interior and exterior door for new retail space in existing building. No change change to building footprint.
 - Shall comply with all fire and life safety codes and allow inspection of premises for compliance prior to opening.
 - Shall receive and comply with any and all applicable Federal, State and Local permits and regulations.
- Sign Permits –
 - McDonalds Corporation, 258 Main Street, Tax Map P03, Lot 041
 - Bailey Signs, Inc., 199 Main Street, Tax Map P04, Lot 054 – Shaw’s-Drive Up and Go.

Lucy Wyman asked when these companies apply for a permit for significant changes are they required to go through a site plan review. Ben stated McDonald’s was not required to go through

a site plan review when the originally came to town. Alan mentioned when McDonalds came to town there was no sign ordinance. They said they were not going to have a large sign and then a large sign was erected. That is when a sign ordinance was put in place.

Lucy asked what would trigger a site plan review. Leon mentioned they are not changing the foot print of the building.

Lucy asked if there is anything in our ordinance that says they cannot replace shrubs with crushed rock like they did in Gorham. Ben explained if they are making a change that would make them less compliant.

Lucy asked if it is allowed here if they can take out the shrubs and put in crushed rock. Ben believes that may trigger a site plan review because they would be going backward from where they are now.

Ben mentioned they are not proposing changes to landscaping.

John Garrison, resident at 194 Elm Street read a statement he prepared asking that Phlume Media or the group of citizens that hired them to broadcast the Town Meeting as an experiment to see if it would be viewed by the public and where the board of selectmen didn’t object to their experiment present a report of the results of that experiment. He would like to know who watched, how many were logged into Granite North Television, Facebook, and YouTube at 10:00 a.m., 10:30 a.m., 11:00 a.m. and 11:30 a.m. along with how many were residents of Lancaster. Copy of statement attached.

Ben mentioned he will reach out to Chad Fillion of Phlume Media to obtain a report for next meeting if possible.

Don Williams asked who is going to take Ben’s position as the planning & zoning coordinator now that he is the town manager. Ben explained he and the board are going to review all the duties he has been performing in that position and see what duties he will continue to perform along with his town manager role and what duties will be left to a new hire.

Rob asked if this may be the time to discuss what town policies should be updated and/or created. Leon mentioned that is something that is on the boards to do list. Ben mentioned that is one of his priorities.

Motion made by Troy and seconded by Shane to adjourn. All in favor. Motion carried.

Respectfully submitted,

Board of Selectmen

Date: _____

Leon Rideout

Charity M. Baker

Shane Beattie

Troy Merner