

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**October 4, 2021  
6:30 PM**

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### **ATTENDEES:**

Leon Rideout, Selectman      Shane Beattie, Selectman      Troy Merner, Selectman  
Town Manager, Benjamin Gaetjens-Oleson      Charity Baker      Michael Nadeau  
Department Heads      Members of the public      Phlume Media

The meeting was called to order at 6:30 p.m. by Selectman Shane Beattie.

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Water/Wastewater Supervisor Timmy Bilodeau** reported they read the meters using the new the radio readers. It took about 4 hours where it usually takes 5 to 6 days. He mentioned they will be starting winter preparations with shutting off the fountains around town this week. They are going to clean out the intake and will be flushing hydrants sometime around the end of the month. The manhole company is back in town to finish up the last of the manholes that were scheduled to be repaired/replaced.

**Highway Foreman Tim Brown** reported Carroll Concrete has started delivering the winter sand. Pike should be here this week to finish up the last few streets that were scheduled to be paved.

**Planning/Zoning Coordinator Robin Irving** reported that she attended the September zoning board meeting and reviewed what she has issued for building permits over the last couple of weeks. She also mentioned Ben handed off the minor site plan review for the VFW which she is working on.

**Transfer Station Supervisor Brian Patnoe** mentioned he was chosen to participate in the NHMA solid waste working group. There are a lot of members in the group and they hope to have the first meeting before November 1<sup>st</sup>. He co-instructed the first in-person workshop at DES since COVID. The topic was full cost accounting. He believes there was enough interest to hold another class on the topic next year. He also reported he will be hosting a mock inspection for DES as another workshop in the North Country this Friday, October 8, 2021.

He should know this week if the auger is going to be repairable.

Mt. Carberry is going for an expansion. The public hearing is October 27<sup>th</sup> at 6 p.m. If approved, they will be able to open until 2041 and if not approved, they will probably close in 2025 or 2026.

### **OLD BUSINESS:**

- Review and approval of the September 20, 2021 regular and non-public meeting minutes.

**Motion made by Shane and seconded by Troy to approve the September 20, 2021 public meeting minutes. All in favor. Motion carried.**

**Motion made by Shane and seconded by Troy to approve the September 20, 2021 non-public meeting minutes. All in favor. Motion carried.**

- Previously approved abatement for Diamond Properties was signed.
- Abatement was signed for Taproot Farm due to approval as a tax-exempt property at the previous meeting.
- Timber Tax Warrant was signed for David Joki, Tax Map R09, Lot 047 and Tara Landry, Tax Map R09, Lot 050. Total warrant \$53.08.
- Ben reported the Art Mural project received a \$4,500 grant. That project will continue to move forward for the Spring. He mentioned, at some point the board will need to accept the funds.
- Colonel Town received \$180,000 grant from the Land & Water Conservation Fund along with CDFA tax credits to go toward playground equipment.

**NEW BUSINESS:**

- Members of the Conservation Commission have expressed interest in reorganizing the Heritage Trail committee. It was suggested the committee can act as a subcommittee of the Conservation Commission. Sam Mayne and his wife Abby are interested in spear heading the project. Troy mentioned he will share the proposal the Conservation Commission has developed to get the trail functioning again with the board. The Board stated they are on board with the Commission working to get the committee back up and running.
- The board reviewed a letter from Crosby Peck, owner of Roger’s Campground requesting previous taxes along with interest be abated from 3 mobile homes that have been taken over by the campground and then sold to new owners. The previous owners abandoned the properties. Charity mentioned one of the three properties was previously approved for an abatement at a previous meeting as it was the only property that had a recorded deed out of the previous owner’s name. Deeds transferring the other 2 properties from the previous owners have now been recorded and Mr. Peck is seeking the taxes from the previous owners be abated.

**Motion made by Shane and seconded by Troy to abate the principal in the amount of \$1,970.79 and waive the interest in the amount of \$1,937.58 for total of \$3,908.37 for 2 Roger’s Campground Road, Tax Map R17-043-M002 formerly owned by Daniel Blaikie and to abate the principal amount of \$1,655.86 and waive the interest in the amount of \$1,989.14 for a total of \$3,645.00 for 4 Roger’s Campground Road, Tax Map R17-043-M004 formerly owned by Michael Fennell. All in favor. Motion carried.**

Leon mentioned the board does not make a habit of abating back taxes however these were park model campers that were abandoned and the Town won’t see the back taxes on those.

Ben reported that part of the Parker J Noyes building project was to relocate a catch basin and while digging they discovered an underground fuel tank in the municipal parking lot behind the

building. Ben reported it to DES and they did advise him that it will need to be removed. He reached out to Shane from Beattie Enterprises as they have the proper certifications to remove underground tanks. The removal is set for Wednesday.

**INFORMATION:**

- Letter from NHDES regarding Portland Pipeline amended wetlands and non-site specific permit 2021-00299. Town Tax Map R09, Lot 066
- Building permits –
  - Catherine Bishop, 79 Lost Nation Road – Replace in-kind 19x28 stick-built one-story garage over crawl space on frost wall with two storage areas (18x7 & 18x5) on each side.
  - Alexander Kopp, 553 North Road – Construct a 12’x16’ tool shed on gravel pad.
  - Weeks Medical Center, 173 Middle Street – Construct a 22’x58’ addition to existing building to house an MRI machine and related offices.
    - A full copy of the project construction plans, both in paper and digital format, shall be provided to the Lancaster Fire Department for approval prior to the commencement of any work.
    - A list of all planned third-party inspections shall be provided to the Lancaster Fire Department as well as copies of all inspection reports generated as part of the project. The Lancaster Fire Department may require additional inspections upon review of the full construction plans.
    - No further expansions of the facility shall be permitted until a plan to address the building’s fire suppression deficiencies is developed.
    - Copies of as-builts, in both paper and digital format, shall be created for this project and provided to the Town of Lancaster.
  - Riverside Camping and RV Resort LLC, 98 Bridge Street – Place a 30’x60’ clearspan storage structure anchored with 6’, concrete blocks to be used for equipment storage.
    - Shall comply with all relevant areas of Lancaster’s Floodplain Management Ordinance and provide evidence prior to construction.
  - 7 Stone Street LLC, 7 Stone Street – Renovation to existing 3-family building to include electrical upgrades, new flooring, plumbing and other cosmetic improvements.
  - Andrew & Sue Manah Buteau, 33 Elm Street – Reconstruct previously removed front porch within pre-existing footprint.
  - Murray & Rona Glines, 5 McGary Hill Road – Construct a 24’x32’ pole barn.
  - Daan Vondell, Wesson Road – Construct a 16’x24’, post and beam, pine-sided building with loft along with a 8’x24’ enclosed deck, all on piers.
    - Approved under the condition an area variance for non-compliant setbacks in the Agricultural Zoning District is received. AREA VARIANCE RECEIVED 8/26/2020 w/NO CONDITIONS.

- Not approved as a dwelling due to lack of wastewater collection system.
- Derek Stover, Garland Road – Construct/Install Apex Homes Modular Columbia Model single story 26’x47’3” 3-bedroom, 2-bath ranch on full foundation with electricity, septic and well.
  - Shall receive a 911 number prior to beginning construction
  - Shall receive a driveway permit approval from Town of Lancaster prior to construction.

Leon asked there were any comments/questions from the public.

Joe Bachofer asked what the conclusion was of the last meeting’s non-public session. The board stated there was discussion regarding the Allin’s and the Town’s land owner dispute at the end of Water Street by the lagoons. The board let the public know that the minutes from the non-public session and legal opinion can be obtained at the town office now that the minutes have been approved.

Rob Christie asked if there is a link on the Town’s website to view the recordings of the meetings. It was explained where the link can be found on the website.

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

Respectfully submitted,

Charity M. Baker

Board of Selectmen

Date: \_\_\_\_\_

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Leon Rideout

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Shane Beattie

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Troy Merner