

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**June 6, 2022  
6:30 PM**

---

### **ATTENDEES:**

Shane Beattie, Selectman      Leon Rideout, 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 6:35 p.m. by Selectman Shane Beattie.

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Water/Sewer Supervisor Timmy Bilodeau** reported they will finish cleaning the water intake tomorrow and have started getting ready for the paving on Main Street. They also will be working with the highway department on the Foss Place project coming up which they will be running a new sewer line down Foss Place and going to stub for future changes.

**Highway Foreman Tim Brown** reported they have been grading, ditching, and adding chloride to the roads. They will be starting the Foss Place project in a couple weeks and working on some other smaller projects. They are going to cut down the bamboo that is in the roadway and is wondering if Ben is looking to hire anyone to spray. Ben mentioned he and Tim should talk with Kathy Jean Lavoie who is working with a committee that has someone that can come in and do some spraying.

He mentioned the new truck is down getting its body put on and will be back in a few weeks.

Alan Savage asked who made the decision to change the entrance to Foss Place. Ben explained it was part of the Eric Johnson subdivision where it was discovered that some of the entrance belonged to the land owner so the entrance had to be changed.

Alan also asked who authorized the no thru trucks sign on Summer Street. Tim Brown mentioned he recommended it to Ed after Summer Street was reconstructed and felt it was best to help preserve the new road. Leon thought it was discussed at a meeting but can't guarantee it.

**Land Coordinator Robin Irving** reported she has been busy with building permits. This Wednesday is the planning board meeting. The meeting will now be held in the auditorium due to the interest in the case.

She and Ben have been working on the capital improvement plan. She has found a good template to start plugging in the information that she has already received from the department heads.

Robin also reported that she and Randy have been and will continue performing safety inspections of the towns' buildings for the safety committee. She has created a spreadsheet with their findings so far. They are going to pinpoint the small things that can be corrected from the normal budget process and then she will ask the risk liability company to come in and generate a formal inspection which will list those projects that will need to go to budget committee. She feels there are a couple buildings that will need significant updates.

She also reported the final touches are being done on the water/sewer rate analysis and is planning on reviewing the spreadsheet with Ben and will have more information by the next meeting. The rate analysis will then go to Underwood Engineers where it will be used in the second phase of the water asset management plan.

**Transfer Station Supervisor Brian Patnoe** mentioned they are now mixing newspaper with mixed paper. He has been keeping track of the cost and we will be saving money by mixing it. Last load they sent out saved \$900. The rental of the crusher has paid for itself in 1½ months. The new one should be here sometime the middle to end of July. Payback on new machine will be about 3½ years. Last month was the NRRA two-day conference. One day was paid for by NRRA for Brian teaching a class. Brian reported obtaining a lot of great information.

**Librarian Barbara Robarts** reported they are putting the final touches on the summer programs which will include a few adult programs. She is still waiting on figures for changing out the lighting to LED.

**Recreation Director Eli Vincent** reported the 12U baseball/softball is finishing up. Playoffs will begin this weekend into next week. The summer Safe Haven enrollments are coming in. They are good with summer Safe Haven staff however the pool staff is a bit low and they are short on swimming instructors so they are working on lesson schedules. Eli also reported they are looking into a possible leak in the pool, it keeps losing water.

**Health Officer Ted Joubert** reported the big issue has been bears and trash. They are trying to police it at this time.

Ted mentioned that they may be able to get another \$50,000 grant for another ventilator and cardiac monitor.

Also, in conjunction with the hospital they are looking to get a \$1,000,000 grant over 3 years for a mobile integrated health program where they would go out to patients’ homes to avoid hospitalizations or to make visits after being discharged from the hospital. The State has already approved their program. They just need to approve the funding next.

**Fire Chief Randy Flynn** reported the air packs were certified a week ago and there is a bad valve on our air compressor which is going to be repaired in the next month. The ambulance responded to 76 911 calls and 107 transfers over the past month.

He also mentioned they will be sponsoring a first responder class and hoping to get six new members out of the class.

**Police Chief Tim Charbonneau** reported the highway department will be replacing the retaining wall at the police department. They have a couple portable radios that are unrepairable and at least one needs to be replaced immediately which is more than what they anticipated. He is hoping to hold off on having to replace too many at this time and replace more at the next budget process.

He reported, mental health calls are up and there is an increase in Facebook reporting of incidents instead of reporting it to the police department. He is going work with Ben to get a notice out to the public to please notify the police department directly.

Officer Sullivan is done the academy and is on the street. He will be completing the 2<sup>nd</sup> half of his field training.

**OLD BUSINESS:**

- Review and Approval of May 16, 2022 meeting minutes. Shane was not at the last meeting and Troy is not in attendance at this meeting so they agreed to table approving the minutes until the next meeting.

**Motion made by Leon and seconded by Shane to table the approval of the May 16, 2022, meeting minutes until the July meeting. All in favor. Motion carried.**

- Sign paperwork –
  - Firework permit for Paul Hood at 44 Pleasant Valley Road was signed.
  - Solar Exemption for Weeks Lancaster Trust was granted and signed.
  - 2022 1<sup>st</sup> Issue property tax warrant was signed.
- Art Mural project update – Ben mentioned that Manny Ramirez has started the mural and he has really brought the Fox Fountain to life. He mentioned the way it has been described to him is the mural will be a story that goes down the wall and the fox is pointing the opposite way then the fountain to point people in the direction to go out and visit Lancaster.
- Kent fountain update – Ben mentioned the monument specialist stated there are only 4 pieces that can be used to rebuild the fountain. It is also a possibility that the other pieces be used in creating another veteran’s memorial in Centennial Park. The highway crew will help with transporting the stone from Ryegate, Vermont to save on trucking costs.

Leon asked if there was an estimate on cost. Ben mentioned, they are looking into granite costs now however he knows it is going to be costly. Once he knows the cost, it can be publicized so those that want to help by making a donation to the project can.

**NEW BUSINESS:**

- Acceptance of donation from Lancaster Rotary – Ben reported the Lancaster Rotary donated \$4,000 for 2 town initiatives. \$2,000 for the Town Beautification fund which goes to assist with the group that purchased the benches, flower boxes and flowers on Main Street and \$2,000 toward the art mural project on the Lancaster Motel.

**Motion made by Leon and seconded by Shane to accept the \$4,000 donation from the Lancaster Rotary Club. All in favor. Motion carried.**

- Sansoucy recommendation for Eversource 2021 abatement request – Ben reported that Sansoucy is recommending the abatement be denied. Ben read the recommendation letter to the board. Leon stated he would like to set a meeting with Sansoucy to get more information so they can make an educated decision.
- Portland Pipeline 2022 assessment request – Ben read an email from Kathy Dillenback of Portland Pipeline asking if the agreement regarding the assessed value for Portland Pipeline from previous years be renewed. Ben told her that he would bring her request to the board. Leon feels they should at least provide the information that was requested by the assessor.

Ben is going to reply to her that the board is going to look into it further and they should comply with the request for materials by the assessor.

- Fireworks ordinance – Ben went over the reasons to develop an ordinance. Leon mentioned he would like time to review the ordinance and discuss again at the July meeting and until then issue permits as we have in the past.

**INFORMATION:**

- Letter from resident to acknowledge Chief Flynn, Ted Joubert, Lancaster Fire/EMS personnel for the wonderful care they provided her husband. Ben read the letter to the board.
- Email from Consolidated Communication regarding State licenses issued for 8 replacement poles.
- Land Use Permits –
  - Daniel Morris, 63 McGary Hill Road – construct wood-framed 1BR/1BA 8’6”x26’X13’5” Tumbleweed Roanoke model tiny house with open roofed porch onto 26’x30’ concrete slab foundation with septic, well, generator backup and pole-mounted NHSolar 12-panel array & generator, 12’x12’ stick-built shed on blocks
    - Building shall be brought up to current life/safety codes
    - No occupation of building until an approved septic design
  - Retrotel, Inc., 112 Main Street – construction of temporary seasonal 10’x20’x8’ metal-frame with plastic/tarp covering greenhouse with no electrical power anchored with tie-downs, intended as retail plant shed/kiosk
    - Operation and set-up of the greenhouse shall be subject to the property owner’s approval; written agreement shall be provided to the Town
    - Structure shall not be serviced by electrical power
    - Structure shall be fixed/secured to the ground
    - Barriers shall be set up around the structure to protect it from vehicular impact
    - Town utility usage shall be subject to Commercial Unit Charge
  - David Solon, 66 Arthur White Road – install onto 24’x24’ attached garage 14 roof-mounted 41”x87” solar arrays with disconnects, jbox, hybrid inverter that tie into existing electrical system, and 600VDC/48Vdc Dual EMP shields
  - Elizabeth Cooper, 19 Grove Street – Demolish existing 20’x20’ garage and replace on concrete pad moved 6’ back from existing footprint a 24’x24’ stick-built 2-car garage with metal roof, 20HDs, and electricity
  - Paul K Martin, 131 Pleasant Valley Road – Construct stick-built 24’x26’x24’ 2BR/1.5BA 2-story post & beam carriage-barn-style single-family hom on full concrete foundation with two 12’x36’x7’10” enclosed lean-tos on slab (garage) and piers (barn); gas heat, solar, well & septic
  - Riverside Camping & RV Resort, LLC, 94 Bridge Street fka 98 Bridge Street – Construct seasonal removable floating Great Northern Docks Dura-Lite aluminum sectioned dock (5 - 6’x12’ sections) with 4’x16’ shore-mounted DLA ramp, all

secured by galvanized-chain attached to concrete anchor blocks along Connecticut River shoreland

- Shall receive and comply with any and all other applicable local, State and Federal permits and regulations. The Applicant shall submit to the Town said Federal and State approvals.
- Shall submit a 911 address request and receive a 911 address for lot prior to construction
- Victoria Gibbs, 191 Portland Street – Construct 20’x20’x9’ metal carport on existing gravel packed garage pad
  - Structure shall be fixed/secured to the ground
- Sandra Sprecher, 44 Whitney Road – Demolish existing ranch house, reconstruct on existing full concrete foundation a stick-built 27’x63’x34’7” 3-story single family home having ground-floor 27’x27’ concrete pad for open porch/carport and attached 24’x27’ entry terrace on concrete; geothermal, solar, existing well & septic
  - Shall dispose of demo debris in accordance with NH RSA 141-E and NH Code of Admin Rules Ch. Env-A 1800
  - Building shall be brought up to current life/safety codes
- Sign Permit –
  - Alan Savage / Wolf Storage Company, 493 Main Street – Free standing/pole mounted
    - Free standing sign shall not exceed a height of 20’ above grade
- Public input – Alan Savage mentioned the flowers outside the steps look nice.

John Garrison mentioned he feels the fireworks ordinance it is an important piece of business and the board is moving in the right direction creating an ordinance. Leon wanted to express the ordinance will not eliminate fireworks all together.

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

Respectfully submitted,

Charity M. Baker

Board of Selectmen

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

\_\_\_\_\_  
Shane Beattie

\_\_\_\_\_  
Troy Merner

\_\_\_\_\_  
Leon Rideout