

Minutes of the Selectmen's Meeting November 2, 2021

Members present: Scott Young, Chairman, Brian Monahan and Lynn Sweet

In attendance: Thomas Jennings, Patti Blanchette, Ralph Scannelli, Tax Collector Judith Dupré, Building Inspector David Copeland, Assistant Building Inspector Dan Howard

Appointments: 6:00 – Thomas Jennings
6:20 – Ralph Scannelli

The business portion of the Selectmen's Meeting was called to order at 5:30. The Selectmen reviewed and approved payroll and payment of bills. Minutes from the October 19th were read and approved.

A Timber Warrant and Intent to Cut were reviewed and signed. The 2022 Hazardous Waste Day commitment letter was also reviewed and signed along with the HealthTrust renewal. The Selectmen will submit the assessing contract from KRT to NHDRA for approval before signing it. It is a 5 year contract with option to renew.

At this time a motion was made by Lynn Sweet and seconded by Brian Monahan to enter into a non-public session pursuant to RSA 91-A:3 II (a). Roll call was taken as follows:

Scott Young - Aye, Brian Monahan – Aye, Lynn Sweet – Aye

The Board entered non-public session at 5:36PM.

A motion was made by Lynn Sweet to leave non-public session and seconded by Brian Monahan to return to public session. Roll call was taken as follows:

Scott Young - Aye, Brian Monahan – Aye, Lynn Sweet – Aye

Public session reconvened at 5:41PM.

The Selectmen advised Ms. Dupré about how to proceed with a matter during the non-public session.

A motion was made by Brian Monahan and seconded by Scott Young to seal the minutes of the non-public session. Roll call was taken as follows:

Scott Young - Aye, Brian Monahan – Aye, Lynn Sweet – Aye

6:00 Thomas Jennings and Patti Blanchette - Mr. Jennings and Ms. Blanchette who own a summer home at 12 Lakeview Drive in Strafford were in attendance to discuss some concerns they have about construction on the property at 14 Lakeview Drive. Mr. Jennings began his discussion with the events that had transpired this summer, beginning with excavation on the property in July and initial discussions with the Building Inspector about what was to be a camp replacement. In his discussion he referenced Strafford Planning and Zoning Ordinances, in particular those pertaining to non-conforming lots. His concerns may be briefly summarized as:

- The building permit is incomplete
- Previous owners, the Nicolettis, had applied to the ZBA for an expansion of use and had been denied. Mr. Jennings wondered why the current owner was not required to do the same.
- The footprint has moved according to Mr. Jennings which again renders it “new construction” rather than “replacement”.
- Mr. Jennings believes his boundary lines have been compromised. He detailed what he believes to be the changes
- Mr. Jennings believes the construction with excavating and tree removal is detrimental to his property. He cited statements in his possession that substantiate that assertion.

The Board members requested the file for the Nicoletti's ZBA application and decision. The Selectmen spent considerable time reviewing and discussing it. Mr. Jennings added to the background information surrounding

the Nicoletti activity and subsequent rulings. Ms. Sweet added clarification to what seemed to be the intent of the term “applicant” in the original ruling.

The boundary dispute from years ago was never resolved, and the Nicoletti’s did not pursue it further. The ultimate resolution to the boundary dispute will be through survey; the burden of proof will be on Mr. Jennings to provide that information.

The Selectmen agreed that the construction of the basement was an expansion of use. Mr. Copeland also stated that the actual footprint has not expanded, though the addition of a basement does constitute expansion of use. The current owner of the property will be notified to stop building progress. Mr. Copeland noted that the basement was not in the original plan given to him and will direct the owner of 14 Lakeview to apply to the ZBA for an Equitable Waiver for the work already completed and Expansion of Use.

Mr. Jennings wanted the record to state that he believes the construction on 14 Lakeview is wrong and that the current owner began it knowing full well it was wrong. He maintains that it is detrimental to his property; he will see what next spring brings.

6:43 Ralph Scannelli who lives on Whig Hill Road was in attendance to discuss some challenges he is having with a neighbor. Mr. Scannelli moved to Strafford 2 years ago. He gave a history of the situation, including some complaints about his woodworking business. The Selectmen explained that this is a civil issue and out of the authority of the Town; he could consider pursuing it through Strafford Superior Court. Home businesses are permissible per Town zoning, but if he feels there is a violation, he should contact the Planning Board.

OLD BUSINESS

The Selectman reviewed the counsel of the Town attorney. The building permit applicant will be required to sign a document ensuring the allowed use of the buildings.

NEW BUSINESS

Brian Monahan made a motion to appoint Lynn Sweet to the Planning Board as the Selectmen’s representative on the Planning Board. Scott Young seconded the motion. A vote was taken, and all members voted in the affirmative. Ms. Sweet will begin her appointment with the next regular Planning Board meeting.

The Selectmen will meet with Strafford Regional Planning Commission on November 30th to discuss several matters.

Being no further business to address it was motioned, seconded and voted in the affirmative to adjourn. The meeting adjourned at 7:16PM.