

## Minutes of the Selectmen's Minutes January 23, 2018

Members Present: Lynn Sweet, Chairman, Bryant Scott, Scott Young

In attendance: Jon Goldman – LRMFA, Michael Sitar – LRMFA, Fire Chief Scott Whitehouse, Deputy Fire Chief David Hartranft, Isabelle Feenstra, Suzannah Buzzell, Charlie Moreno, Building Inspector David Copeland, Road Agent Greg Messenger, Matt Messenger, Attorney Elizabeth Nolin, Alan Williams, Phil Auger, Carolyn Auger

The Selectmen's Meeting was called to order at 5:26PM.

The Board had invited Jon Goldman and Michael Sitar from Lakes Region Mutual Fire Aid to discuss LRMFA's service which provides dispatch and training for our Fire and Rescue Department. Mr. Goldman explained the governing structure of LRMFA which has 35 member communities. He presented some information about the training and certifications of the dispatchers, their quality assurance/quality insurance programs, equipment and preparedness. LRMFA only handles fire/EMS calls; they can handle 100% of the calls they receive in 78 seconds (ahead of the national standard) and are working toward a goal of 60 seconds. Also of interest to Board members are services LRMFA provides beyond dispatch. Among the services are training to member fire departments, on the scene support, and coordination of mutual aid. Through LRMFA, Strafford has full access to the services of Central NH Hazmat Team and Seacoast Incident Command; both provide assistance in critical emergencies that are beyond the scope and personnel of our local department. LRMFA also recently upgraded the Blue Job Tower to industry standards which has greatly improved local fire departments' radio reception. Mr. Goldman invited Board members to visit their facility anytime.

The meeting adjourned to the Conference Room to accommodate the number of people in attendance.

The Selectmen wanted to provide an open forum to discuss Mr. Williams' plans to build homes on 3 lots on Dillion Drive East, also referred to as Birch Drive in the discussion. Ms. Sweet stated that since the purchase of the lots on Map 33 Lots 65, 66, and 68 Mr. Williams has demonstrated that each lot is able to support a well, a septic system, and meet Town setbacks for building. He has and will talk with Road Agent Greg Messenger about the road, though the physical road is not the Town's responsibility.

Mr. Williams, Barbara Lane, was asked to speak first. He stated that he had spoken to Greg Messenger about drainage and Chief Whitehouse about the turnaround for fire trucks. He has septic plans and well releases in place. He understands his right as a property owner to use the road.

Phil Auger, Browns Pasture Road, representing residents in the area, expressed his concerns. He questioned the accuracy of the original survey, stating that the Town's tax maps are actually more accurate. He reminded those present that litigation was previously brought against the Town

having to do with the development of land just beyond the pieces in question. The case went as far as the State Supreme Court where the Town was found to be at fault and the road inadequate for police and fire services for the proposed development. He expressed concerns about wetlands violations and compliance with the Town's Storm Water Management Program. He questioned that ability to bring power to the site without trespassing on abutters' land.

Elizabeth Nolin, attorney representing Mr. Williams, spoke to some of the issues expressed by Mr. Auger. She believes that the previous litigation is not applicable to the current situation. She further stated that the project is for only 3 homes which will be "harmonious to the district", and power to the homes will function within the landowners' rights. Her client, Mr. Williams, she believes is complying with all the State and local regulations.

Charlie Moreno, representing the Planning Board, expressed concern about the density of the proposal, i.e. 3 septic systems on the three ¼ acre lots and the proximity, about 400 feet, to the lake.

Road Agent Greg Messenger said he had met with Mr. Williams and walked the area. He suggested that a bond or some form of security might be in order until the road is built to Town standards. Later in the meeting the subject of a bond came up, and Mr. Williams stated that he would be agreeable to the Town withholding the CO on the last home until the road was completed to Town standards.

Mr. Williams has signed the Town's Private Road Release for the 3 lots (copy attached) in which he and/or future owners agree to ongoing maintenance of the road. Beyond Town regulations, the Selectmen asked about Mr. Williams' plan for his plan for the road maintenance. Will there be a maintenance agreement between the 3 owners of the lots and any future lots which may be improved? Mr. Auger expressed his lack of faith in road maintenance agreements, citing an existing agreement on Bunnell Drive which is not being followed. As Mr. Auger is an abutter at the corner of Browns Pasture and Birch Drive.

The discussion about the road continued with Mr. Auger questioning the width of the road at the turn off Browns Pasture Road, which according to him is 38 feet. He believes 45 feet is the necessary for an emergency vehicle to make the turn. He expressed concern that a wetlands violation will occur (or may have already occurred) in the attempt to bring the road up to that standard.

Attorney Nolin pointed out that the 2 lots on Birch Drive are recognized lots on a 1964 subdivision. Their restrictive covenants carry forward with their titles. Mr. Auger responded that it is no longer 1964 and things are different.

Attorney Nolin, Mr. Williams and Mr. Auger reviewed maps/survey belonging to Mr. Auger which delineate the wetlands on Mr. Auger's abutting land. Mr. Auger again questioned the wetlands setbacks and suggested the Town require Mr. Williams to hire a wetlands scientist to verify the setbacks, positioning of the septic systems, and to evaluate the drainage and runoff.

Ms. Sweet thanked everyone for coming. It was helpful for the Board to hear thoughts from both sides. Board members will need to deliberate privately.

The meeting continued in the Selectmen's Office with the Selectmen and Chief Whitehouse and Deputy Chief Hartranft in attendance.

The Selectmen finalized the Fire and Rescue budget and warrant article requests with Chief Whitehouse and Deputy Chief Hartranft.

The Selectmen will hold a budget work session on Thursday, January 25<sup>th</sup> at 5:30PM.

The Selectmen briefly discussed what they had learned from the earlier discussion about Mr. Williams' plan and Mr. Auger's objections. Several ways to proceed were put forward. They will seek counsel from the Town attorney.

There being no further business to transact, a motion was made and seconded to adjourn. The meeting adjourned at 7:25PM.