

## MINUTES

**SELECTMEN'S MEETING  
TOWN HALL**

**Tuesday, July 5, 2022  
6:30 PM**

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### **ATTENDEES:**

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

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

### **PLEDGE OF ALLEGIANCE**

### **DEPARTMENT HEAD UPDATES:**

**Water/Sewer Supervisor Timmy Bilodeau** reported they have been working in conjunction with the Highway department to lay new sewer line on Foss Place and they will be starting on a section of Railroad Street this week. They have also been working on the air raters and are hoping the SCADA system technician will finish up this month. They are getting the manholes ready for the paving on Main Street and the sewer liner installation on Main Street is coming up.

Timmy also mentioned the Town received the water quality award through the CDC for keeping optimal fluoridation levels. He has been asked to teach a fluoridation class.

**Highway Foreman Tim Brown** reported the new, 10-wheeler truck is here. They have been working on Foss Place and Railroad Streets and they planted a new little leaf tree in front of Smokin' T's. Ben mentioned he spoke with Lucy and she recommended diversifying the trees on Main Street to protect the spread of infestation, if any should occur.

Tim is working on getting new bids for the paving where costs have changed so much.

**Land Use Coordinator Robin Irving** reported she has been busy with building permits, and planning and zoning cases. She is also working on doing more with the safety committee. She and Randy will work on getting the building inspections done for the next meeting.

She would like the board to consider increasing the amount charged for publications for the planning & zoning board cases as the fee being charged currently does not cover the cost of the ad. She is going to discuss with both the boards at their next meetings.

She also reported that on June 29th the Water Asset Management Grant went to Governor and Council. She doesn't feel plans will be able to be completed in the original time frame.

Also, she reported the \$100,000,000 grant funds from BEA will be available for affordable housing projects and the website went live for communities to apply for the money. She will be meeting with Sharon Kopp and CEDC to discuss projects here in town. Lucy asked what properties are being looked at to develop as housing projects. Robin mentioned the house at 7 Kilkenny Street and there is a developer interested in building on Bunker Hill Street on the old MOM's lot (FB Spaulding lot).

**Fire Chief Randy Flynn** reported they responded to 97 transfers and 67 911 calls over the past month. They received the grant for the Community Paramedicine project. They will be pairing with the hospital to do house calls. It is an 18 month start up program to see how it goes.

Ben wanted to acknowledge all the departments on how well they worked together at the fire at the Savage Farm last month. It was a complete team effort. He would like to write up a letter to thank the businesses that allow their employees to leave when there are large incidents.

**Police Chief Tim Charbonneau** mentioned calls have increased tremendously from previous years. He has arranged the schedule so there will be two officers on at a time. He reported they will man the 5K event that happens at the end of the month and he has started working on scheduling officers for the fair.

**Librarian Barbara Robarts** reported the summer programs are in place and will run through the middle of August. She also mentioned over 125 kids showed for the big rig day.

**Recreation Director Eli Vincent** reported they are still getting calls to add kids to the Safe Haven program. Safe Haven went to the carnival in Gorham on Friday and the Friday coming up they will be going to Santa’s Village.

The highway crew went over to help figure out the source of a sinkhole on the property. It may have something to do with the water being lost from the pool.

**Transfer Station Supervisor Brian Patnoe** was unable to attend however sent Ben reported on his behalf that the new pre-crusher is up and running and Brian will report back next month with early weight totals. He believes the payback for the new machine will be 3-4 years.

Brian feels the old auger should be scrapped. They may be able to save the motor and sell it if they can get it off. The glass crusher needs rebuilding but it still runs.

The NH Solid Waste Working Group will have the 10-year solid waste plan ready for public comment next month. He is going to have a few copies at the transfer station to show people. He feels it is being rushed and will not be the best.

Recyclables shipped in the last month:

- ✓ 43,500 lbs. cardboard
- ✓ 44,000 lbs. paper
- ✓ Approx. 30,000 lbs. tires
- ✓ 5,400 lbs. electronics
- ✓ 64 freon units pumped
- ✓ Approx. 30,000 lbs. scrap metal

Lucy wanted to recognize Tim and the police department for how they have been handling a situation she has been involved in.

**OLD BUSINESS –**

- Review and approval of the May 16, 2022 and June 6, 2022 meeting minutes.

**Motion made by Leon and seconded by Troy to approve the May 16, 2022 meeting minutes. Leon and Troy voted yes and Shane abstained. Motion carried.**

**Motion made by Leon and seconded by Shane to approve the June 6, 2022 meeting minutes. Leon and Shane voted yes and Troy abstained. Motion carried.**

- Board signed various paperwork –
  - Timber tax warrant for Stephen Kenison, Tax Map R11, Lot 033. Acres cut 6 acres selective. Warrant amount \$308.93.
  - PA28 – Inventory of Taxable Property form for 2023. The board signed that Lancaster will not be using PA28 form in 2023.
  - Application for reimbursement to Town & Cities in which Federal and State Forest land is situated.
- Portland Pipeline 2022 valuation update – At the last meeting the board requested Portland Pipeline move forward with providing the production materials to the utility assessor which they have complied with. The board is now going wait and see what Skip Sansoucy comes up with for a value and then they can discuss what value they would like to negotiate with them.
- Eversource 2021 abatement application update – Leon and Ben spoke with Skip Sansoucy via phone and he explained Eversource is asking for an abatement on mostly what has been set by DRA. After discussing with Skip, Leon recommends the board deny the application. Troy mentioned the changes in legislation was to avoid these types of abatements.

**Motion made by Leon and seconded by Troy to deny Eversource’s abatement application for 2021 tax year. All in favor. Motion carried.**

- Rob Christie BTLA appeal – Ben received the appeal decision from BTLA informing the Town that Mr. Christie’s appeal was denied.
- Fireworks Ordinance – Ben included in the Selectmen’s packet a draft of the proposed ordinance for the board to look over. There were several residents present that wished to discuss the ordinance. There was a lot of discussion regarding who will be allowed to handle them, time and location restrictions and what are considered permissible fireworks in New Hampshire.

It was explained the intent is to encourage people to come in and obtain a permit and for them to remain within the time and location restrictions. The ordinance does address permits not being issued in densely populated neighborhoods and time restrictions.

Ben mentioned at least with an ordinance the Town has a leg to stand on. However, he can’t guarantee it will completely help with the issue. The board will hold off on approving the ordinance so Ben and Ted can work on edits and have an updated draft for the next meeting.

**NEW BUSINESS –**

- Acceptance of donation for the Art Mural project from Greg & Rita Cloutier.

**Motion made by Leon and seconded by Troy to accept a \$100 donation made by Greg & Rita Cloutier for the Art Mural project. All in favor. Motion carried.**

- Deed list – Ben distributed the list of properties that are up for deeding this year if their 2019 & prior outstanding taxes are not paid by the deed date. Notices will be going out in the next couple of weeks and will be due in August. The board will review the list and make decisions on which properties will be waived or deeded.
- Dog warrant – Ben explained the process of handling delinquent dog owners. He mentioned the clerks in the office have called all those that are delinquent a couple of times and it is now time to have civil forfeitures served by the police department. The board signed the warrant.
- Covered bridge – Ben reported the covered bridge on Mechanic Street was hit by a tractor trailer. Thankfully they stopped when the exhaust stacks hit it. The bridge construction crew and inspectors have stated it does not appear to have any permanent damage and he is waiting for the final inspection.
- Signs on the street – Ben would like the board’s permission to have signs put up on the streets approaching the covered bridges in an attempt to help limit tractor trailer travel due to their GPS directions. Possibly “no thru trucks” signs. Also, he would like to add speed limit signs on the side streets that people are speeding through.

**Motion made by Troy and seconded by Leon to put up signs to help limit tractor trailer travel through the covered bridges and speed limit signs on streets being used as a through streets. All in favor. Motion carried.**

- Primex Contribution Assurance program – Ben mentioned the current CAP agreement is expiring and Primex has sent a renewal for the program. The proposed agreement states each year’s renewal of our insurance policy will not exceed 8 percent. It does not mean the increase will be 8% but it won’t exceed it.

**Motion made by Leon and second by Troy to enter into the new Contribution Assurance Program agreement from Primex. All in favor. Motion carried.**

- Abatement request for Paul & Rose Boucher – Ben explained that Paul and Rose have a camper at Mountain Lake Campground that they received a tax bill for however they registered the camper as soon as they were back up here for the season which was after April 1<sup>st</sup>. They did not realize it needed to be before April 1<sup>st</sup>. They asking the tax bill be abated where they have registered the camper.

**Motion made by Leon and seconded by Troy to approve the abatement for Paul & Rose Boucher. All in favor. Motion carried.**

**INFORMATION –**

- Quarterly Budget meeting notice for July 19, 2022 at 5:15 p.m.
- Planning Board meeting notice for July 13, 2022 at 6:30 p.m.
- WMRSD FY2023 Preliminary Apportionment. Troy mentioned there have been a lot of discussions regarding apportionment at the Carroll withdrawal meetings. They are looking for all towns in the district to have a revaluation and looking into Gorham/Shelburne’s apportionment and cost per pupil. Troy feels the committee is just going in circles. John Garrison asked why the town is not concerned with the cost of the school district’s budget. It has been going up but the numbers have been going down. He really feels somehow people should be encouraged to get to the school board and budget meetings. Troy mentioned the last several years only about 5 people from town show up to the meetings. Leon stated people have just become discouraged. Arlene Allin expressed the need to get people out to the deliberative session.

Lorraine Merrow was present and asked if she could speak on a matter regarding reimbursement for sewer charges she has incurred. She feels the digging from the edge of the road way to the main sewer line at the center of the road should be the town’s responsibility. She states she has checked with neighboring communities with regarding to their policies and that is how it is handled there. She mentioned the Water Street project was the source of her 3 sewer backups.

Shane asked if the backup were from in her house or from the town sewer line and he also asked what was found when they dug up the line. She stated many people told her she must have roots in her line however when they dug up the line, they only found 3 very small roots and stated they were not the problem.

Ben explained that for sewer the property owner is responsible from the town sewer line all the way into their home and for water their responsibility is from the curb stop to the home.

Shane’s concern is if there was nothing wrong with the line then what is causing the backups. He mentioned they will talk with Timmy Bilodeau and try to get some answers for her.

Lorraine also asked the town to find and repair the water shut off. She mentioned the last time they came and pounded it down it broke off and was left with a very jagged pipe which can cause damage to her vehicle tires. She is concerned the Town will not be able to shut her water off in an emergency. She would like it found, fixed and relocated. Leon mentioned that if they relocate the water shut off she may need to relocate her service line into the house. They will discuss with Timmy Bilodeau and get back to her.

- NHDES issued a wetlands and non-site, specific permit to Brandon Giuda at 100 Bridge Street. Tax Map R04, Lot 021
- NHDOT issued an excavation permit to Beattie Enterprises, 369 Main Street
- NHDOT sent letter acknowledging the OHRV On-Highway Connector Trail travel has been revoked by the board.

- NH Liquor Commission sent a letter stating they received an application for off-site catering from Smokin’ T’s Bar & Grill. They are looking to expand into the other part of the building and because it has a different address than the restaurant, they had to apply for a different liquor license.
- Land Use permits –
  - ReVision Energy, Inc./Autumn Hamilton & Heather Stewart, 263 Garland Road – Install via Ironridge black anodized aluminum rail & bracket attachment on barn roof an 11.4kW, 103’10”x16” Solaredge solar array w/34- 74”x41.1”x1.26” Qcells 400W modules connected underground to house with breaker/junction box, battery, single phase inverter, interior and exterior disconnects, and meter.
  - Guilbert Desrochers, 225 Elm Street – construct 8’x40’ attached canopy on front (and possible rear) of new garage w/electric; construct stick-built 6’x10’ utility room with metal roof, water & sewer off existing garage; temporarily place a storage container for personal use.
    - Shall dispose of demo debris in accordance with NHRSA 141-E and NH Code of Admin. Rules Ch. Env-A 1800
    - Not approved as a dwelling unit
  - Brenda Stewart, 143 Stebbins Hill Road – Amended – construct a 26’ x 40’ Ranch style, stick-built home on full foundation. Originally was going to be a prefab, unable to get a company to build so it is now going to be stick built.
  - Eric Livingstone, 6 Grandview Drive – construct stick-built 12’x22’ lean-to (no walls) with metal roof on pylons/SonaTube footings over existing driveway.
    - Shall be compliant with terms of variance approval in Lancaster Zoning Board Case #537
    - Construction style shall be consistent with existing home/garage building and roofing materials.
    - Not permitted as a dwelling unit/area
  - Garland Mill/Peter & Linda Bornstein, 185 Mt. Prospect Road – demolish inactive chimney; reconstruct & reconfigure interior (1<sup>st</sup> FL & basement), update electrical & plumbing, install windows in kitchen, repair/replace siding & roofing, footprint remains the same.
    - Shall dispose of demo debris in accordance with NHRSA 141-E and NH Code of Admin. Rules Ch. Env-A 1800
    - Building shall be brought up to current life/safety codes.
  - Shane Beattie dba 369 Main Street, LLC, 369 Main Street – construct 98’x125’ 2-story SS building w/4 workbays via 16’x14’ OHD, 2FL storage, 36’x18’ salon, offices, and retail space. Optional 5<sup>th</sup> 25’x98’ bay. Shared access DW, parking lot & concrete display pad.
    - Copies of as-builts, in both paper and digital format, shall be created for this project and provided to the Town of Lancaster

- Shall comply with all fire and life safety codes and allow inspections of premises for compliance prior to opening.
- Third-party inspection reports shall be provided to the Town upon completion in both paper and digital form (if available)
- Sign permits –
  - Cole FD Portfolio VIII, Inc./Dollar Tree, 183 Main Street, Tax Map P06, Lot 012. Family Dollar is adding Dollar Tree to their sign.
  - Debby Dyckman dba Northwoods on Main Gifts, 95 Main Street, Tax Map P07, Lot 043
- Zoning Board Notices of Decision –
  - Eric Livingstone, 6 Grandview Drive, Tax Map P04, Lot 042 – Area variance approved allowing construction of 12’x22’ lean-to carport on pylons over the existing driveway situated off the existing garage approximately 8’ from the left boundary line when 10’ is required. All other setbacks will be met.
  - Thaddeus D & Trevor B Presby, 243 Main Street, Tax Map P04, Lot 060 – Area variance approved allowing the construction of an additional 16’8”x42’ self-service car-wash bay on concrete slab approximately 4’6” from the right boundary line (side abutting existing Big Apple) when 10’ is required. All other setbacks will be met.

Public input – Alan Savage stated, he hopes that more selectmen make the zoning meetings. The only selectman that was at the last meeting had to recuse himself and the board chairman ran the meeting from the audience while presenting a case. He mentioned, there was a time when a board member could not face their own board when presenting a case as they have undue influence on the board.

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

Respectfully submitted,

Charity M. Baker

Board of Selectmen

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

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Shane Beattie

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

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