

Selectmen's Meeting Minutes

Monday, June 14, 2021

At the Selectmen's meeting held on Monday, June 14, 2021 at 6:00 p.m. the following people were in attendance: Peter Corey, Shawn White, and John Tholl.

A motion was made by Shawn White to enter Non-Public Session at 5:55 p.m. pursuant to NH RSA 91-A:3,II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any other, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant. The motion was seconded by John Tholl. All in favor, 3-0. Motion passes. The Board entered non-public session at 5:55 p.m.

The Board adjourned from non-public session at 6:25 p.m.

Chairman Corey called the Meeting to order at 6:31 p.m.

Others in attendance: Courtney Vashaw, Tom Ladd, Ed Quigley, Ryan Presby

New Business:

Ryan Presby attended the meeting. He wanted to address the individual living on Hall Road in a storage container. Mr. Presby said he realizes the health officer said he is not living there, but Ryan said that he is there. Ryan said the person is a "registered sex offender", and pursuant to NH RSA 651-B:1, a residence means a place where a person is living or temporarily staying for more than a total of 5 days during a one-month period. Ryan said it is his duty to inform he is living there. The registry says he is homeless in Carroll, NH. Ryan said that he told him it was a private residency, garage. Ryan said he believes that this should be covered in the zoning. Ryan received a fine for putting on an addition without a permit. Peter said it should be a planning board issue. John Tholl said the planning board did discuss it with Dick Harris, who owns the property, and Dick said it is a small shed and a container and the container is full of auto parts and there is no residency there according to Dick. Ryan said he is there day and night, and he parks the vehicle out in back of the conex box. Peter said in May when he was on Hall Road, he noticed a propane tank outside that conex box, and it appeared it was feeding something inside the conex box. Peter said he sent an e-mail to the planning board informing them of this. Ryan said when he spoke with the person, he told Ryan it was a multi-million dollar business. Peter said it also appears there are water storage containers as well. Peter thinks he is living there, and would urge the planning board to go back and take another look. Ryan said if he is there for more than 5 days a month, he has a duty to report that. John said according to the PD he is not living there. Ryan said he is living there. He has a sign that says private property and a sign that says Private Driveway. Was there a driveway permit for that location? Ryan said he went through the planning board for permits and he was fined, and it appears that this person is free and clear. Ryan is wondering how this has not been addressed. Peter asked John to revisit this with the planning board.

Ryan said when he comes in from the other direction, there are multiple unregistered campers and vehicles located at 70, 72, 74 Hall Road, which are specifically in Whitefield. He feels these are in violation of the planning board rules and regulations as well.

Why has his property been addressed with a fine when he was improving his property, and these other places that are just dumps with people camping on them illegally are not fined? Peter said it was brought that to the Planning Board's attention, and we are going to have the planning board work on it. The planning board has the authority to deal with those matters. John will take this back to the planning board. Peter said we don't drive around looking for planning board issues. If people have complaints, they are looked into. We don't have a code enforcement officer. Peter said he noticed it, and pointed it out to the planning board. Ryan said he feels that Peter has an issue with Ryan. Peter said he does not have an issue with Ryan. Ryan said he has photos, and there is also a barn that has been falling in on Hall Road for years and has never been addressed. Mr. Tholl will take these concerns to the planning board.

Ryan said he also has a concern with his value on his recent tax bill. He got an appraisal from the bank when he purchased the property, which was substantially less. Ryan said he feels with all these issues stacking up around his property, it devalues his property. The board explained to Ryan that there is a process to go through if he feels his property is not assessed fairly.

Ryan said he feels he is being treated unfairly. The Board told Ryan there is process to follow if you disagree with your assessment, a process if there is a violation of the zoning code, a process if someone is violating a criminal code. Ryan said he did not feel it was fair that he was fined \$500, which was reduced to \$250, and why was someone else assessed a \$200 fine? Peter said we are done discussing this tonight. Ryan said he will send a check for \$200. Peter said the fine is \$250, and Ryan said then we will deal with it at court.

Ed Quigley is wondering what are the plans for restoring the common to somehow it looked before? He knows some trees have to be cut down because limbs were falling off. The perimeter is in terrible shape. There was a great definition when the small boulders were around it. Ed said it was very significant, and it was the only common like that when you drove through small towns. It was a great definition and it is sad not to see it anymore. Now it looks like a vacant lot rather than a well-defined property. Peter said they are going to bring soil in and pave around it. We talked about the rocks previously, and Shawn said knowing the history of the common and what has happened is that those rocks have disappeared over the years. Shawn said a lot of those rocks are buried. Shawn said he doesn't see the rocks coming back. Ed wondered why? Shawn said if people wanted to volunteer to do that, but the public works department is extremely busy. The select board and public works director put a lot of work on them. They are supposed to be taking care of Kimball Hill Road and they were taken off that to finish some work at the ballfields. In the priority of things, Shawn said he personally can't see them placing rocks around the common and painting them. Shawn said what we are trying to push for is a common with a curbing. It is something we want to see. We want to define the common with

defined paths and crosswalks. It is something the board wants to do. Shawn is not in favor of the rocks, but he is in favor of the curbing. Shawn said they get dug up in the spring when plowing goes on. Ed said it is the only common around with a perimeter like that. It made it look classy and not like a used parking lot. Ed realizes there is on-going work. There is 20 years of deterioration, and dirt erodes and needs to be replenished. Ed said the common is certainly losing its appeal. Peter said it will look much better once the water project is completed this summer. Peter said we just put \$10 million into the downtown infrastructure. Ed said Lancaster Road has not been done. Peter said that is on the state's ten-year plan. We are working on getting the two dead trees replaced. Ed's point is well taken. It is just taking us some time. Ed thinks it was a great characteristic with the rocks. To use that is losing another portion of downtown Whitefield. Shawn said volunteerism is not what it used to be. We used to have a strong bunch of people who wanted to volunteer to help with these sorts of things. Courtney Vashaw said the common committee does not have as many members as it used to. They are desperate for new blood, and that committee needs help. Shawn said maybe we would put out an ad that they need some help. Judy said she can reach out to someone on the committee. Peter said volunteerism is dying. Courtney said they are getting a lot of new folks in town and she doesn't know if they know how to get involved. They would not even know there was a common committee. They don't know how to get involved. What are some of those ad hoc committees or groups that could use an injection? Some people are not crazy about getting involved in long term commitments. Ed said there is not a lot of businesses around the common. Peter said we all share the same interests. We are just not there yet. Shawn said the Lancaster Road project is on for 2027 on the 10-year plan. Shawn said he put in for that to be done in 2016.

Courtney Vashaw CDBG Planning Grant

Courtney said that she is not very familiar with CDBG and how these processes work. She said they have so many grant irons in the fire right now. It is amazing going after what they can for programming and the physical plant. This one would be to do the feasibility study for an architectural study for the basement. We had the beautiful addition in 2012. We are now handicapped accessible. We have this downstairs basement space which was a disaster. We did some mold mitigation, which cost \$5,000-\$6,000 last year. The basement is in terrible shape. There is moisture seeping up through the floor, and we will have mold again. In the grander scale of things, we had the state fire marshal walk through the building and we would like to do something with the space. He told us that we needed another egress and the whole space would need to be brought up to code. We got a recommendation for a couple of architectural firms and got a price range of \$20,000 for the architectural study. Courtney said they got a bequest, but if the architect study is going to cost \$20,000, the money they have is not going to get them far. They are looking at the CDBG grant for funding the architectural study, and they have some money to leverage for matching grants. She said they will have to be strategic how they use the funds. They need the town's approval and participation because they have to go through the

CDBG process as a municipality. Have to get the town on board, which makes sense as it is a town-owned facility. It is long-term plan. Peter said the library needs the town's approval for the go-ahead to put in for the CDBG planning grant. The grant application process requires a public hearing as well. The Board is good with this. Katelyn Robinson will work with Courtney and let the town know what they have to do. Courtney said they have the energy audit going on as well.

Shawn made a motion to approve the Selectmen's meeting minutes of May 24, 2021 and June 7, 2021. The motion was seconded by John Tholl. All in favor, 3-0. Motion passes.

A motion was made by Shawn White at 7:04 pm. to enter non-public session pursuant to NH RSA 91-A:3,II (c) - Matters which, if discussed in public, would likely affect adversely the reputation of any other, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant and Non-Public Session pursuant to NH RSA 91-A:3, II(e) – Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against this board or any subdivision thereof, or by or against any member thereof because of his or her membership therein, until the claim or litigation has been fully adjudicated or otherwise settled.

The Board adjourned from non-public session at 7:20 p.m.

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