

Landaff Select Board Meeting
Landaff, NH
August 21, 2024
6 PM

Minutes

Present: Harry McGovern, Mary Beaudin, Rachael Booth, Jeff Nute, Road Agent and,
Frances Day, Administrative Assistant
Guests: Bret Bronson
Matt Copithorne

Meeting was called to order at 6:05 p.m.

Harry welcomed Bret Bronson to the meeting. Bret explained that he was at this meeting in response to a certified letter he recently received. Harry explained the reason for the “cease and desist” letter. He stated that the Planning Board is currently drafting new zoning ordinances regarding trailers, etc. for approved at the Town Meeting. Harry assured Bret that should the ordinance fail, and there is no guarantee it would pass, all violators will be sent a “cease and desist” letter. Bret stated that he understood and, at this time, submitted Building Permit Application #24-08-21 for review.

After reviewing same, Mary stated that the application was in compliance but reminded Bret that he only has six months as the order takes effect on Sept. 1, 2024. Bret stated that he intends to build addition before the September deadline. He understands that it needs to be completed in the six months timeframe.

Mary stated that the letter addressed the storage and tool sheds. Bret acknowledged that there were three trailers on the property. He stated that one had been stripped and he was using that for carpentry work, such as cabinets, etc. Another is used for storage of his tools. He does not have any storage containers (boxes). The three trailer is filled with household and other things belonging to his daughter which, he hopes to deliver to her in the very near future. Harry advised Bret that he needs to start building the addition to the existing property in order to rectify the violation. The Building Permit Application (#24-08-21) was reviewed and now will go to the Zoning Officer for approval. Discussion centered around modifications to the existing dwelling. Bret reiterated that septic is approved two bedrooms for no more than twenty-five (25) yrs. Bret will give Select Bord a copy. The Select Board thanked Bret for his willingness to attend the meeting and to discuss a solution to this violation. Bret then left the meeting.

Matt Copithorne then discussed his Building Permit Application (#24-08-21(2)) at 324 Allbee Rd. Matt stated that this will be an addition to the garage currently on his property. He thanked Jeff for temporarily widening the road as this will allow for better access for the delivery trucks. Matt stated that he just wanted to advise the Select Board of the addition to the existing garage. Matt then left the meeting.

The minutes of the August 7, 2024 meeting were reviewed. Mary made a motion to accept the minutes. Rachael seconded. Motion was approved. Minutes were signed and filed.

Jeff Nute joined the meeting. He stated that he would be on vacation the week of August 26th to August 30th, but that Darren Hubbard would be working and available in the interim. Jeff has also contacted Allan Boulet to cover if needed.

Jeff advised that he has been working with Marilyn Booth, Director of Emergency Management, to complete information needed to apply for a grant to reimburse the Town for damages done to the road by the recent storms. Hopefully, he will be able to compile most of the information needed prior to going on vacation.

Jeff stated that he is currently identifying projects that he feels should be done prior to the fast approaching cold winter weather. These would include grading for Brill Rd., Foster Hill Rd., Moses Clark, Merrill Mountain, and Cemetery Road.

Jeff has some questions about Pearl Lake Rd. as we have encumbered funds for this project. He thought it might be helpful to grind the road this fall and leave it gravel until the spring and then pave, as there is not much base underneath. Mary asked if there was reason not to pave this year. Jeff responded that to keep pounding over the road would destroy the trucks. He thinks it would cost approximately \$7,000 to grind it. We would just do the base this year and then next year pave.

Jeff also asked that the Select Board send a "thank you" to the Town of Lisbon for their help in the clean up after the storm.

He stated that on Sept. 26/27, Jeff will represent the Town at the upcoming meeting of "Women in Construction".

The Select Board thanked Jeff for all he has done and continues to do to keep the roads in Town safe and easier to drive on. Jeff then left the meeting.

The Board then reviewed and signed Building Permit Application (#24-08-06) for Douglas Beckwith.

The also reviewed the Temporary Driveway Permit Application (# 24-08-12) for Adriana Mollo. This permit will now go to the Planning Board for approval.

Fran informed the Board that the Application for a Variance filed by Tom Smith on behalf of Benjamin Bailey and Marylee Schnittgen was forwarded to Ben Peters along with a list of the abutters. Harry will contact Mr. Smith to inform him of the filing fee and cost of certified letters. Fran will let Ben know when these fees are paid.

Fran then discussed with the Board the letter to Woodsville Guaranty Savings Bank for the need to increase the line of credit and separate the expenses for both the Administrative Assistant and the Road Agent. After a brief discussion, the Select Board agreed and the letter was signed by the Chair, and will be forwarded to Stephanie Gulic at WGSB for consideration.

Harry will follow up with legal counsel regarding the status of the Fire Dept. Handbook. A copy of the Employee Handbook was supplied to legal counsel to confirm that all policies were needed and included in both.

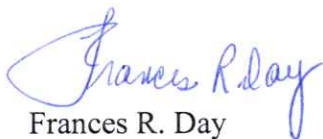
With regard to Irene and Walter Tomaszewsky's recent telephone call concerning any information with regard to a prior owner having a culvert(s) placed at 420 Gale Chandler Rd. Mary will send a letter explaining the Town's position.

Mary stated that she was recently approached by a resident with concerns about safety regarding the chain across the cemetery entrance which was found lying on the ground.

There being no further business to come before the Board, Mary made a motion to adjourn, seconded by Harry.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,



Frances R. Day

Harry McGovern



Mary Beaudin



Rachael Booth