

AGENDA
CHICHESTER BOARD OF SELECTMEN
April 16, 2024
Grange Hall
6:00pm

Appointments

Corie St. Germain – Coleman Concrete Zoning Complaint
Shaw Field – Discussion
Road Reconstruction – Bid Opening

General Business/Board Discussion

Approval Meeting Minutes –March 19, 2024; April 9, 2024
Abatements

Outstanding Items:

Carpenter Park Calendar
New Resident Welcome Packets
Employee Evaluation Forms
Zoning Violation – Map 3 Lot 39 - 290 Dover Road

Non-Public Session if Needed

91-A:3 II (a) – The dismissal, promotion, or compensation of any public employee

91-A:3 II (c) - Matters which, if discussed in public, would likely adversely affect the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting.

91-A:3 II (e) - Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph.

ADJOURNMENT

To :

Chichester Borad of Selectman

From:

Kurt and Corie St Germain
26 Rasanen Drive
Chichester NH 03258

Reference:

Coleman Concrete
69 Dover Rd,
Chichester NH 03258

We (Kurt and I) would like to follow up with the Board of Selectman regarding the zoning violation of Coleman Concrete. This issue was previously addressed over a year ago and we have not had any communication from the Board or Coleman since that time regarding any resolution on the part of Coleman Concrete to the following violations based on our town zoning ordinances. We would ask that the Board follow up with Coleman.

- Operations of business activity on the portion of property that is zoned residential. It is noted that the concrete trucks use this area as a wash out and there is concrete waste stored on this section of property.
 - Concern about contamination of ground water. There are wetlands that separate the two properties with the stream that follows east to a vernal pool located on Smit Sanborn. "Concrete washout water (or washwater) is a slurry containing toxic metals. It's also caustic and corrosive, having a pH near 12. In comparison, Drano liquid drain cleaner has a pH of 13.5." (EPA, 2023) The Natural Resources Conservation Services (NRCS) was at our home last fall and suggested we contact the Department of Environmental Services (DES) Wetlands Division. We have requested that the water is tested to ensure that no contamination has occurred. Though, this washout pit is in violation of our zoning ordinances based on its physical location. We are waiting for the DES follow up.
- The lot flood light casts outside of their property lines and is visible from my house and throughout my garage. At times in the fall/winter months when the sunsets prior to close of operation, it will appear that the lights are on in my garage when it is the light from Coleman Concrete. Did Coleman submit a Lighting Plan with their site plan?
- Additionally, I believe the original complaint that brought light to the fact that the property use was in violation was related to the noise. We understand that Coleman is a concrete plant and there will be construction noise associated with their daily operation. We have noted that the plant operates early in the AM (5:00-5:30) as we can hear the trucks, loader filling the plant with material, etc. Per the Abatement Section 3.20f "*No person shall engage in, cause, or permit to be engaged in very loud construction activities on a site abutting any residential use between the hours of 10 p.m. one day and 7 a.m. of the following day.*" Our home is roughly 1000 ft and the garage is roughly 600ft from the plant and I can hear the plant operation from my driveway prior

to 7am. They have changed the topography of the property and have removed trees that would have buffered the plant noise.

Again, our primary concern is the potential for ground water contamination, wetlands risk, obtrusive lighting and the lack of Coleman compiling with our towns zoning ordinances. We understand that noise is part of their operation.

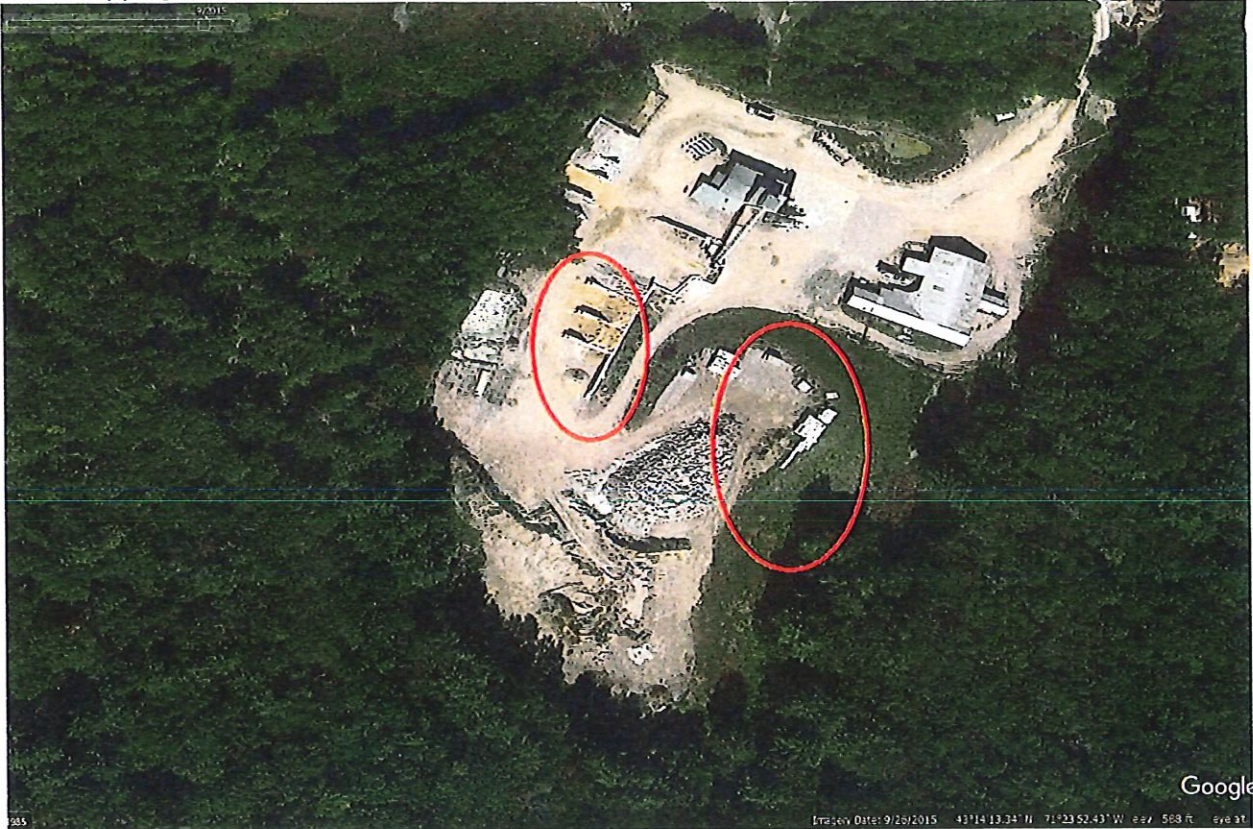
Thank you,
Kurt and Corie St Germain

Google Earth Historical Imagery

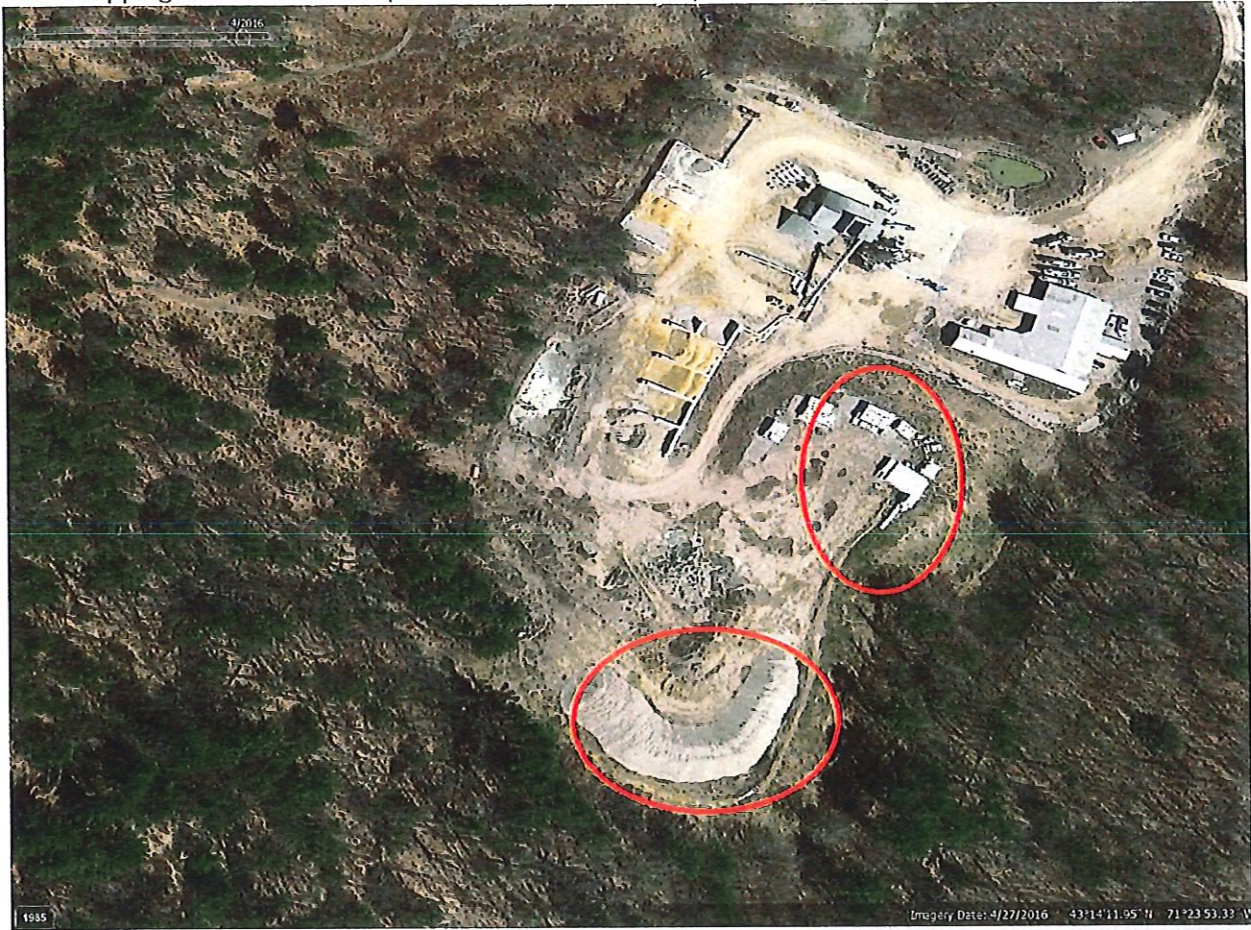
2014 first image available with Concrete plant, some storage of material and use of residential property



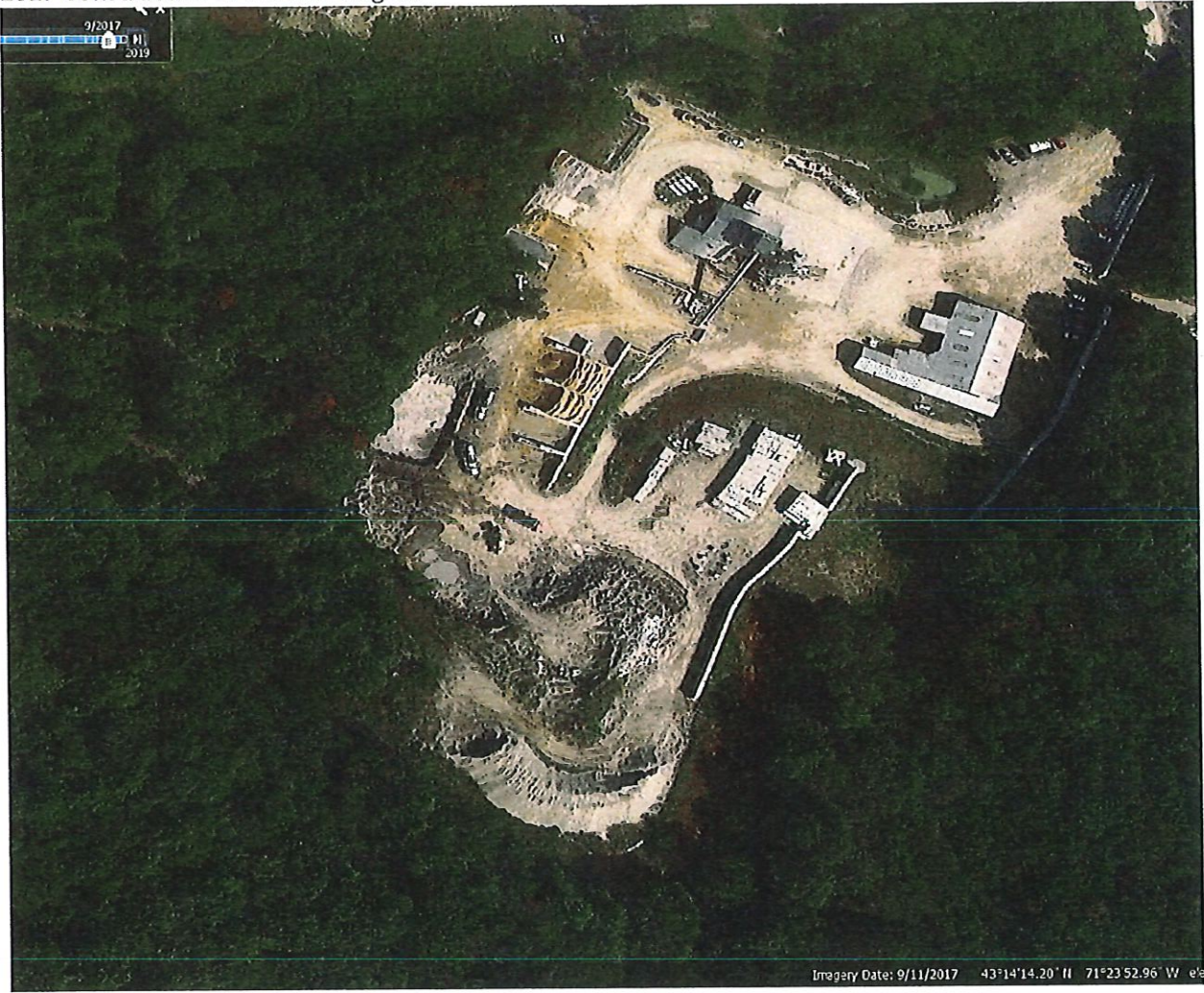
2015 mapping new area of material storage on residential property



2016 mapping additional blocks (that will become the wall) and storage of piles of materials



2017 Construction of the wall begins.



2019 wall built; red circle indicates wash out area.



Reference

[Stormwater Best Management Practices: Concrete Washout \(epa.gov\)](https://www.epa.gov/stormwater/best-management-practices-concrete-washout)

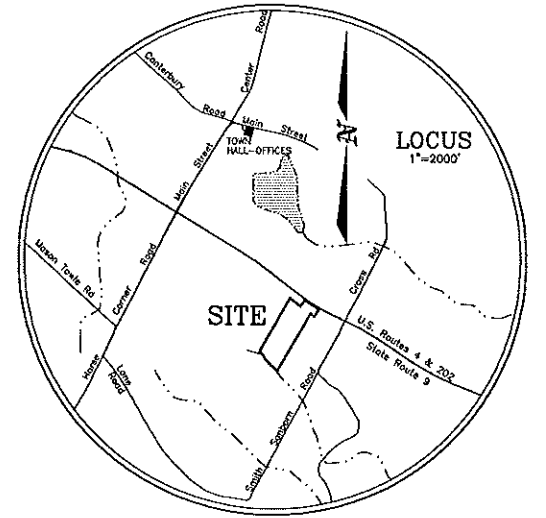




FOR REGISTRY OF DEEDS USE ONLY

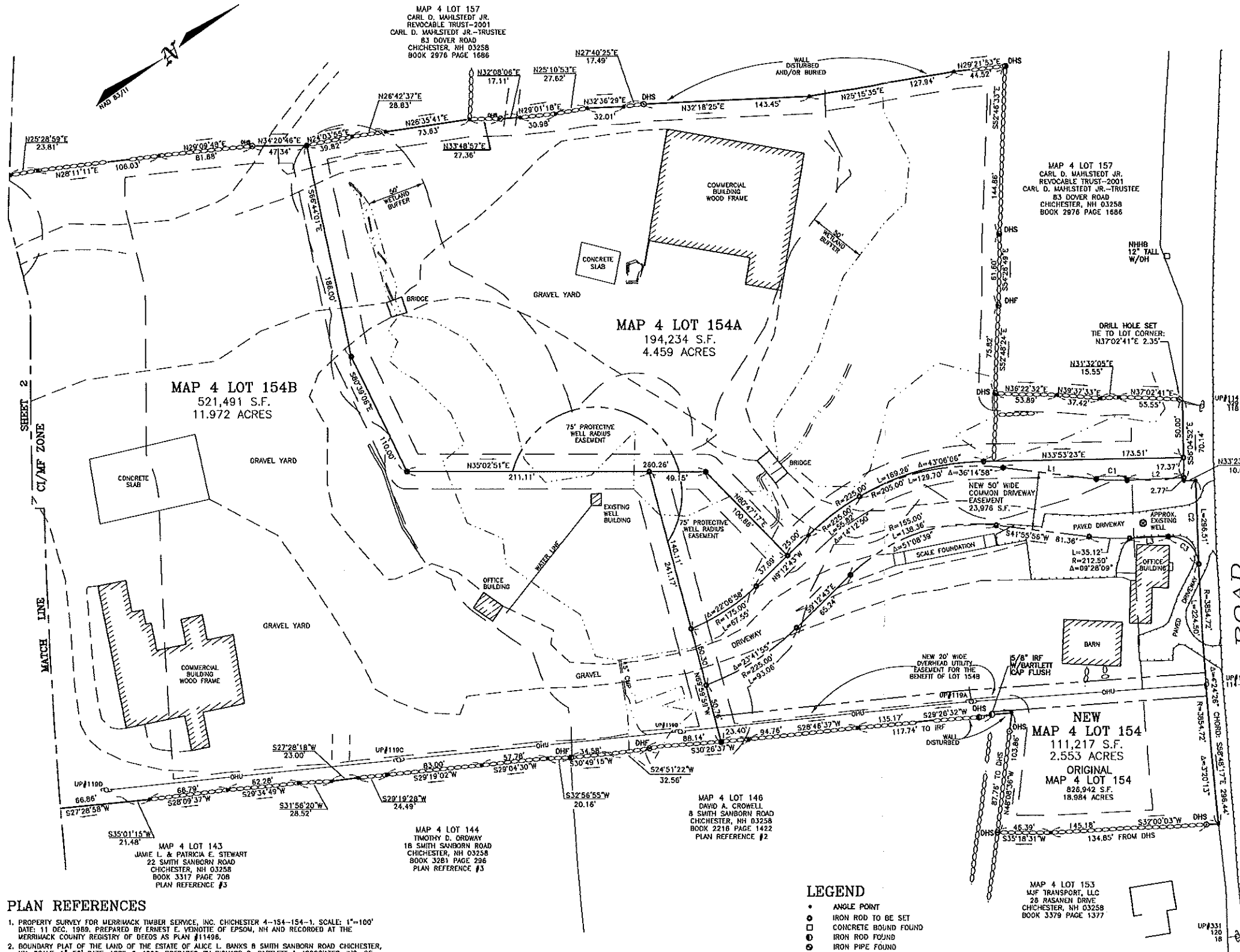
LINE	BEARING	DISTANCE
L1	N41°55'58"E	81.36'
L2	N32°27'47"E	49.30'
L3	S32°27'47"W	33.73'

LINE	RADIUS	LENGTH	DELTA	CHORD TIE
C1	182.50'	28.86'	9°28'09"	
C2	3854.72'	72.01'	1°04'13"	S57°08'11"E 72.01'
C3	25.00'	39.21'	89°51'56"	S77°23'45"W 35.31'



NOTES

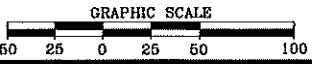
- THE PURPOSE OF THIS PLAN IS SUBDIVIDE LOT 154 AS SHOWN ON CHICHESTER ASSESSING MAP 4 INTO 3 COMMERCIAL/INDUSTRIAL LOTS.
- THE "CI/MI" (COMMERCIAL-INDUSTRIAL/MULTIFAMILY) ZONE BOUNDARY IS 1000' BACK FROM THE RIGHT-OF-WAY OF ROUTE 4/9/202.
ARTICLE III, SECTION 3.05: (APPLY TO ENTIRE TOWN)
MIN. LOT SIZE FOR BUILDING LOT: 2 Ac.
MIN. FRONTAGE: 200'
SETBACKS:
FRONT: 30'
SIDE/REAR: 15'
- THE INFORMATION SHOWN HEREON IS FROM A SURVEY PERFORMED BY THIS OFFICE IN DECEMBER 2013.
- THE HORIZONTAL DATUM IS NAD 83/11 FROM GPS OBSERVATIONS MADE BY THIS OFFICE IN DECEMBER 2013, CORRECTED TO THE NHDOT BASE STATION IN CONCORD.
- THE WETLANDS SHOWN HEREON WERE DELINEATED BY TIMOTHY F. BERNIER, CWS #052 IN DECEMBER, 2013 IN ACCORDANCE WITH Env-Wq 1014.03.
- THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARDOUS ZONE (SFHA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF CHICHESTER, MERRIMACK COUNTY MAP #330130557E, EFFECTIVE DATE APRIL 19, 2010.



- PLAN REFERENCES**
- PROPERTY SURVEY FOR MERRIMACK TIMBER SERVICE, INC. CHICHESTER 4-154-154-1. SCALE: 1"=100' DATE: 11 DEC. 1989. PREPARED BY ERNEST E. VEHOTTE OF EPSOM, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #11498.
 - BOUNDARY PLAT OF THE LAND OF THE ESTATE OF ALICE L. BANKS 8 SMITH SANBORN ROAD CHICHESTER, NH. SCALE: 1"=50' DATE: APRIL 6, 1989. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, INC. OF CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #15174.
 - L.P.E.L. SUBDIVISION 81.2 ACRES BOUNDARY LOCATION SURVEY. SCALE: 1"=100' DATE: OCT. 16, 1974 PREPARED BY RAYCO ENGINEERING OF CONCORD, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #3843.
 - PROPOSED SUBDIVISION SURVEYED FOR JOHN & SANDRA BROWN RT. 202-4-9 CHICHESTER, NH. SCALE: 1"=50' DATE: DECEMBER 1990, REVISED FEB. 1991. PREPARED BY SURVEY FIELD SERVICES OF EPSOM, NH AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #6597.
 - CHICHESTER EPSOM P 7909 ALIGNMENT PLOTTED FROM BK 5116 PGS 42-45 DETAIL PLOTTED FROM BK 5652 PGS 60-73, SCALE 1"=50' PLOTTED BY [UNRECORDED] 7-7-67. PLAN ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONCORD, NH.

- LEGEND**
- ANGLE POINT
 - IRON ROD TO BE SET
 - CONCRETE FOUND FOUND
 - IRON ROD FOUND
 - IRON PIPE FOUND
 - DRILL HOLE FOUND/SET
 - UTILITY POLE W/ANCHOR
 - DRILLED WELL
 - STONEWALL
 - BUILDING SETBACK LINE
 - EDGE OF WETLAND
 - EDGE OF GRAVEL
 - EDGE OF PAVEMENT
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - DHF DRILL HOLE FOUND
 - DHS DRILL HOLE SET
 - CBF CONCRETE BOUND FOUND
 - NHHB NEW HAMPSHIRE HIGHWAY BOUND
 - DH DRILL HOLE

APPROVED
UNDER THE PROVISIONS OF RSA 674:35 & RSA 674:36,
CHICHESTER PLANNING BOARD
THE TOWN OF CHICHESTER PLANNING BOARD, IN ACCORDANCE
WITH THE BOARD VOTE DATED _____
HEREBY APPROVES THIS PLAT _____
CHARPERSON _____ DATE _____

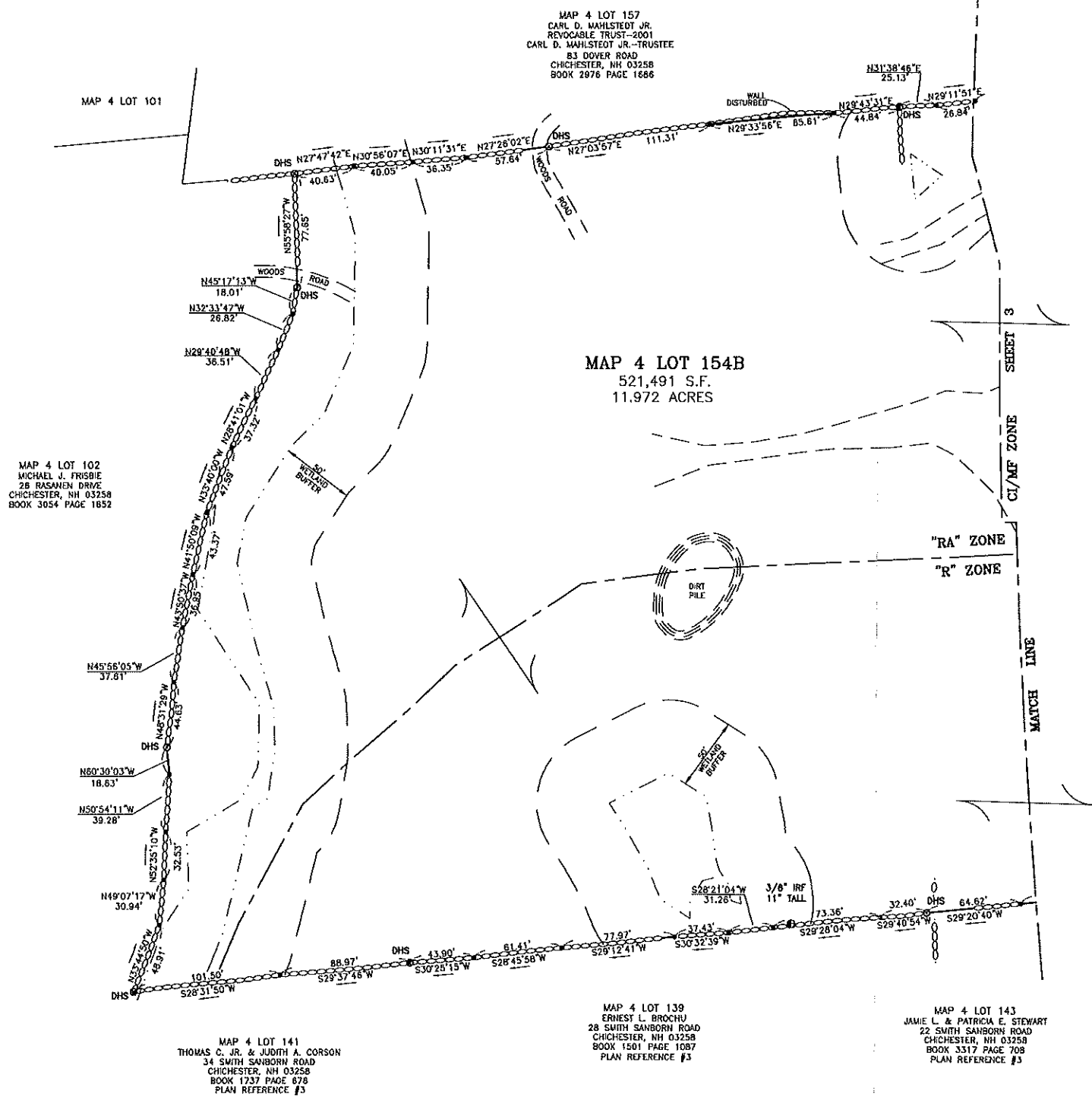
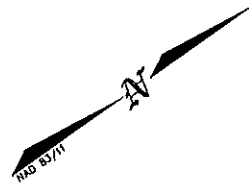


OWNER OF RECORD
MAP 4 LOT 154
MERRIMACK TIMBER SERVICE, INC
PO BOX 359
EPSOM, NH 03234
BOOK 1765 PAGE 467

SUBDIVISION PLAN
PREPARED FOR
MERRIMACK TIMBER SERVICE, INC
ASSESSOR'S MAP 4 LOT 154
69 DOVER ROAD (ROUTE 4, 9 & 202)
CHICHESTER, NEW HAMPSHIRE
SCALE: 1"=50' * DATE: DECEMBER 2013
SHEET 1 OF 4

Prepared By:
T. F. BERNIER, INC.
Land Surveyors - Designers - Consultants
39 WARREN STREET - P.O. BOX 3464
CONCORD, NEW HAMPSHIRE 03302-3464
Tel:(603)224-4148 - Fax:(603)224-0507

NO.	REVISION	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
			TFB	TFB/JRC	TFB	168	03	175-01



NOTES

- THE PURPOSE OF THIS PLAN IS SUBDIVIDE LOT 154 AS SHOWN ON CHICHESTER ASSESSING MAP 4 INTO 3 COMMERCIAL/INDUSTRIAL LOTS.
 - THE "CI/MF" (COMMERCIAL-INDUSTRIAL/MULTIFAMILY) ZONE BOUNDARY IS 1000' BACK FROM THE RIGHT-OF-WAY OF ROUTE 4/9/202.
- ARTICLE III, SECTION 3.05: (APPLY TO ENTIRE TOWN)
- MIN. LOT SIZE FOR BUILDING LOT: 2 Ac.
 MIN. FRONTAGE: 200'
 SETBACKS:
 FRONT: 30'
 SIDE/REAR: 15'
- "CI/MF" ZONE
- SETBACKS:
 FRONT: 90' FROM C/L OF R.O.W. (MIN. 40' FROM R.O.W. LINE)
 SIDE/REAR: 15'
 COMMERCIAL OR MULTIFAMILY BUILDING: 40' FROM ADJACENT ZONE
 INDUSTRIAL BUILDING: 100' FROM ADJACENT ZONE
- WETLAND SETBACKS: >0.25 Ac.: 50'
 <0.25 Ac.: 25'
- MAX. LOT COVERAGE: 90%
- "R" ZONE
- MIN. LOT SIZE: 2 Ac. (SINGLE FAMILY)
 MIN. FRONTAGE: 200' (SINGLE FAMILY)
 MIN. LOT SIZE: 3 Ac. (2-FAMILY)
 MIN. FRONTAGE: 300' (2-FAMILY)
- "RA" ZONE
- MIN. LOT SIZE: 5 Ac. (SINGLE & 2-FAMILY)
 MIN. FRONTAGE: 300' (SINGLE & 2-FAMILY)

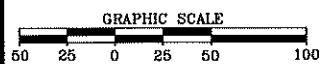
LEGEND

- ANGLE POINT
- IRON ROD FOUND
- ⊙ DRILL HOLE FOUND/SET
- STONEWALL
- BUILDING SETBACK LINE
- EDGE OF WETLAND
- EDGE OF GRAVEL
- IRF IRON ROD FOUND
- DHF DRILL HOLE FOUND
- DHS DRILL HOLE SET
- DH DRILL HOLE

SUBDIVISION PLAN
 PREPARED FOR
MERRIMACK TIMBER SERVICE, INC
 ASSESSOR'S MAP 4 LOT 154
 69 DOVER ROAD (ROUTE 4, 9 & 202)
 CHICHESTER, NEW HAMPSHIRE
 SCALE: 1"=50' * DATE: DECEMBER 2013
 SHEET 2 OF 4

APPROVED
 UNDER THE PROVISIONS OF RSA 674:35 & RSA 674:36,
CHICHESTER PLANNING BOARD
 THE TOWN OF CHICHESTER PLANNING BOARD, IN ACCORDANCE
 WITH THE BOARD VOTE DATED _____
 HEREBY APPROVES THIS PLAN

CHAIRPERSON _____ DATE _____

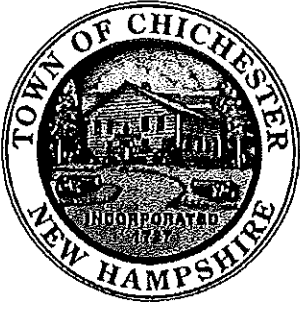


NO.	REVISION	DATE

DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
TFB	TFB/JRC	TFB	168	03	175-01



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 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel:(603)224-4148 - Fax:(603)224-0507



Town of Chichester

Zoning Board of Adjustments

54 Main Street
Chichester, New Hampshire 03258
(603) 798-5350 Fax (603) 798-3170

ZBA, Chairman

Stephen MacCleery

Administration

Kristy Willey, Secretary
KWilley@chtchesternh.org

Notice of Public Meeting
Wednesday November 4, 2020 6:30 PM
Chichester Grange Hall

AGENDA

1. Call to Order
2. Public Hearing- Coleman Concrete for two variances
3. Other Business
 - i. Next Meeting: As needed
 - ii. Zoning Office Items
 - iii. Board Member Items
 - iv. Audience Items

DO NOT WRITE IN THIS SPACE
Case # 2020-1
Date Filed _____
Signed YW

CHICHESTER BOARD OF ADJUSTMENT

A \$225.00 filing fee plus \$12.00 for each abutter, which is to include the applicant and/or owner, must accompany this application before a hearing will be scheduled. Please mail the completed application and fees, payable to the Town of Chichester, to:

Kristy Willey
54 Main Street
Chichester, NH 03258
(603) 798-5350

APPLICATION FOR A VARIANCE

Name of

Applicant Coleman Concrete Inc.
Address 9 Route 113 Albany, NH 03818
Owner same

(If same as applicant, write "same")

Location of property 69-2 Dover Road (Map 4 Lot 154-2)
(Street, number, sub-division, map & lot number)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

APPLICATION FOR A VARIANCE 2.04(C) (XXI)

A variance is requested from Article II Section _____ of the zoning ordinance to permit _____ Materials that are generated by a commercial/industrial use in the CI/MF district to be stockpiled on the portion of their lot that falls within the "R" residential district.

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest: The area of Lot 154-2 in the "R" district will only be used to stockpile material, there is no material processing in that area. There is a 9' tall concrete wall around the storage area and a 100' buffer from residential use property lines.
2. If the variance were granted, the spirit of the ordinance would be observed because: There is still at least an existing 100' buffer to residential use property lines, as there has been for many years, and now there is a 9' tall concrete wall. The area was used for many years by the previous landowner as a storage area, and it was that way when Coleman purchased the property. The area will continue to be used only for material storage, not industrial production or buildings.

3. Granting the variance would do substantial justice because:

The owners would be allowed to use the large portion of their property which happens to fall within the "R" zone, while still maintaining an extensive buffer to residential properties. This large adjacent portion of their property otherwise becomes unuseable to them due to the zone line bisecting the property. There is not sufficient area for material storage within the CI/MF zone due to wetlands.

4. If the variance were granted, the value of the surrounding properties would not be diminished:

This area has been used as an industrial use storage area for many years, previous to Coleman.

A new 9' concrete wall has been erected as an additional buffer, and there will continue to be at least a 100' buffer of unused land adjacent to residential use property lines. The area is being used only to stockpile material, not processing.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: The property is effectively subdivided by the zone line, rendering the rear 6.9 acres of the lot unuseable for the use taking place directly adjacent in the CI/MF zone. The areas are otherwise contiguous and physically connected. Using the rear portion only as material storage is a reasonable use in the "R" zone, and there will still be a substantial vegetated and fenced buffer.

And


ii. The proposed use is a reasonable one because:

The portion of the lot within the "R" zone is only being used to stockpile & store materials. There will remain a substantial buffer- a 9' tall concrete wall with at least 100' of unused, largely wooded land between the storage area and residential use properties.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of

it.. The parcel is divided nearly in half by the zoning boundary. The property is and has historically been used for commercial/industrial uses. The front portion of the lot in the "CI/MF" zone has a wetland with a 50' buffer, eliminating much of that portion of the lot from use. The business requires a certain area for material storage and when purchasing this property, the area of the lot within the "R" zone was already cleared, leveled and being used as such.

Applicant


(Signature)

Date

10/5/20

DO NOT WRITE IN THIS SPACE
Case # 2020-2
Date Filed _____
Signed KW

CHICHESTER BOARD OF ADJUSTMENT

A \$225.00 filing fee plus \$12.00 for each abutter, which is to include the applicant and/or owner, must accompany this application before a hearing will be scheduled.

Please mail the completed application and fees, payable to the Town of Chichester, to:

Kristy Willey
54 Main Street
Chichester, NH 03258
(603) 798-5350

APPLICATION FOR A VARIANCE

Name of

Applicant Coleman Concrete Inc.
Address 9 Route 113 Albany, NH 03818
Owner same

(If same as applicant, write "same")

Location of property 69-2 Dover Road (Map 4 Lot 154-2)
(Street, number, sub-division, map & lot number)

NOTE: This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if the space provided is inadequate.

APPLICATION FOR A VARIANCE 2.04(C) (III)

A variance is requested from Article II Section _____ of the zoning ordinance to permit A portion of the conveyor hopper to extend into the "R" Zoning District a maximum of 2.9', with an area of 40 square feet. (Industrial structure/use in R zone).

Facts in support of granting the variance:

1. Granting the variance would not be contrary to the public interest:
The area of the hopper within the "R" zone is quite small and is a minor use in relation to the concrete plant itself just over the zone line. The fact that it is over the zone line by 2.9' is imperceptible, in relation to the overall operation.
2. If the variance were granted, the spirit of the ordinance would be observed because: There is a buffer to adjacent residential uses, including a 9' concrete wall and vegetation. The hopper itself is over 200' from the closest adjacent property in the "R" zone, and over 800' from the nearest house, well over the required 100' by 2.04 (D) (III) (8).

3. Granting the variance would do substantial justice because:

The owners could continue the use of the concrete plant that is within the adjacent CI/MF Zone. The hopper is an integral part of the operation, but the area of it within the "R" zone is quite small. It was discovered well after construction of the concrete plant that a portion of the hopper extends from the CI/MF zone into the "R" zone.

4. If the variance were granted, the value of the surrounding properties would not be diminished;

The hopper only extends 2.9' into the "R" zone in the middle of the lot, and is over 800' from the nearest house in the "R" zone. A 9' concrete wall and vegetation on the lot serve as a buffer.

5. Unnecessary Hardship

A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:

i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because: The property is effectively subdivided by the zone line- Commercial/Industrial to Residential. This puts a severe constraint on the property. The hopper only extends 2.9' into the "R" zone, in the middle of the lot and reconstructing the conveyor and hopper 2.9' over into the C/I zone would provide imperceptible gain to the public and the spirit of the ordinance.


And

ii. The proposed use is a reasonable one because:

The area of the hopper within the "R" zone is quite small, but the hopper is essential to the overall operation. The area of the hopper within the "R" zone is in the middle of the lot, far from residences.

B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of

it. The parcel is divided nearly in half by the zoning boundary. The zone line and wetlands limit the useable area of the Industrial use.

Applicant  Date 10/5/20
(Signature)

TOWN OF CHICHESTER
Zoning Board of Adjustment

Notice is hereby given that a hearing will be held at: The Grange Hall, 54 Main Street at 6:30pm on Wednesday, November 4, 2020; concerning two (2) requests by Coleman Concrete, Map 4 Lot 154-2, for two (2) variances with respect to Article II Section 2.04 (c) (III) of the Chichester Zoning Ordinance to permit: 1. Materials that are generated by a commercial/industrial use in the CI/MF district to be stockpiled on the portion of their lot that falls within the Residential (R) district. 2. To allow a portion of the conveyor hopper to extend into the Residential (R) zoning district a maximum of 2.9', with an area of 40 Sq. Ft. (Industrial structure /use in the (R) zone.

The property concerned is located on 69-2 Dover Road in the Commercial Industrial Zone.
The applications and accompanying documents may be viewed by appointment at the Town Hall or online at ChichesterNH.org.

Masks will be required for all those in attendance.

Chichester Town Hall
54 Main Street
Chichester, NH 03258
603-798-5350

If the board of adjustment finds that it cannot conclude the public hearing within the time available, it may vote to continue the hearing to a specified time and place with no additional notice required.

Chichester Zoning Board of Adjustments
Minutes of Meeting
Wednesday November 4, 2020

Members Present: Stephen McCleery Ed Millette ex-officio, Ben Brown, David Dobson, Doug Hall, and Kristy Willey Secretary.

Others Present: Curtis Colman, Tim Bernier, Cara Torrey, Kurt St. Germain, Corie St. Germain, Judith Corson, Thomas Corson, Doug Beaton, Alan & Jennifer Morin, Ann Lacroix, Stan Brehm, and other members of the public.

Mr. MacCleery called the meeting to order at 6:30pm.

Mr. MacCleery went through the procedures for the public hearing.

Coleman Concrete

Application for variance -2020-1

T.F. Bernier, Tim Bernier

Mr. Bernier presented for Coleman Concrete. Mr. Bernier stated that the application was made for two (2) variances requested from article II Section 2.04 (C) (III) of the zoning ordinance to permit materials that are generated by a commercial/industrial use in the CI/MF district to be stockpiled on the portion of their lot that falls within the "r" residential district (application 2020-1), and to permit a portion of the conveyor hopper to extend into the "R" Residential zoning district a maximum of 2.9', with an area of 40 square feet (application 2020-2).

Mr. Bernier went through the applications made to the Board for the first variance, application number 2020-1.

Mr. Hall stated that he would like to request a better response regarding the uniqueness of that property, which would allow a variance to be given there, and no where else.

Mr. Bernier stated that the residential portion of this property, cannot be used for residential uses. This is a result of the former owner's activity on the property, and no residential use can take place per DES.

Mr. Hall asked if there was proof that no other property exists like this one, in Chichester.

Mr. Bernier stated that he does not know of any other properties in Town that is a large parcel that can only be used for commercial by environmental standards. He believes that is unique.

Mr. Hall stated that he believes that there is up to 15 properties in Chichester that has frontage that is in the

CI/MF and significant backland split by the Residential and Commercial districts. He stated that his concern is that if this is granted, what would stop all the other properties for coming in to ask for the same variance.

Mr. Bernier stated that the difference is that the other properties can be used for residential, where the applicant's property cannot be used for residential and only commercial use, which makes it unique to any other property.

Mr. Brown stated that it seems that not being able to use this property for residential use is an important part of the argument, why was that fact not included in the application.

Mr. Bernier stated that when the application was made, they were not certain of the facts and after some research it was determined that it can only be used for residential.

Mr. Brown asked about the materials that are being stored over the commercial line in the residential zone.

Mr. Bernier stated that they are everyday materials that they stockpile for use.

Abutters-

Corie & Kurt St. Germain- Rasanen Drive

Ms. Germain stated that she sits in the woods in tree stands because she is an avid hunter, and she hears trucks running and being washed at all hours of the early morning. She reported hearing lots of noise coming from the facility as well as the workers.

She stated that she understands she bought property near the Commercial zone, however she is very concerned about the environmental impacts that are being caused from the washing and rinsing of the trucks and if the waste is making it to the water supply. She would like it noted that it is surrounded by wetlands. She would like to know where the water is going and if it is polluting the water sources. This should be regulated.

Mr. St. Germain wanted to discuss the wall that is at the rear of the property and how it was built.

Mrs. Barnouski stated that was a Planning Board issue that would need to be discussed at the appropriate venue.

Judith Corson-Smith Sanborn Road

Ms. Corson stated that her biggest complaint is noise, with trucks coming in and out of the property and banging of tailgates. She would like to have a more peaceful environment.

Other Residents-

Ann Lacroix-Rassenen Drive

Ms. Lacroix stated that her main concern is for the wetlands and EPA standards. She stated that she is also very

concerned about the pollutants contaminating wells.

Doug Beaton-Smith Sanborn Road

Mr. Beaton stated that he has experienced what feels like minor earthquakes and rumbling from the large trucks. He also hears the banging of the tailgates. They are violating the zoning and now they are trying to legitimize it, which he does not feel is right.

Alan & Jennifer Morin- Rassenen Drive

Mr. Morin stated that Coleman Concrete has impacted the neighborhood enough and he does not believe they should be able to expand further to cause more impact. He stated that he hears noise from Coleman Concrete starting at 4am. He stated that to approve the variances, would cause an unjust to the neighborhood.

Cara Torrey- Smith Sanborn Road

Ms. Cara Torrey submitted a resident impact statement for the Board to read regarding the variances and the affect that the business has had on her life. This statement is attached to the minutes.

Mr. Hall stated that the application if for a variance to stockpile materials which requires something to move things and out of the pile. This application does not say anything about the wash use.

Mr. Bernier stated that Coleman has really tried to be a good neighbor and that is why they put up a wall to be able to help with any impacts. He stated that they have received a lot of input from the abutters and neighbors and are hearing a lot of these complaints for the first time. They are before the Board today to try to correct any issues. He stated that they want to be a good neighbor, but they are not going anywhere. A lot of the concerns are noise related. There may be things that they can do to help mitigate that. He suggested asking for a continuance so they could speak with abutters and try to find some solutions.

Mr. Coleman stated that he is sorry that the site is bothering the neighbors so much and he would like to try to have some open discussions with the abutters, so they are able to try to mitigate some of the concerns. He asked that the abutters work with them and try to come up with a plan to move forward.

Mr. Hall stated that he still has concerns regarding setting a precedent in the Town.

Mr. Bernier stated that he would like to withdraw the application without prejudice so a future application can be made.

Coleman Concrete

Application for variance -2020-2

T.F. Bernier, Tim Bernier

Mr. MacCleery opened the public hearing for an application for a variance requested from article II Section 2.04 (C) (III) of the zoning ordinance to permit a portion of the conveyor hopper to extend into the "R" Residential zoning district a maximum of 2.9,' with an area of 40 square feet (application 2020-2).

Mr. Bernier stated that hopper was placed in that location in error. He went through the application with the Board and discussed his answers listed on the application.

Mr. Hall stated that the hopper currently sits 59.9 feet from the approved location according to the January 2014 Zoning Board Minutes.

Mr. MacCleery asked if this should be an equitable waiver request.

Mr. Brown read from the zoning handbook and determined that was not an option.

Mr. Millette asked if the hopper could be moved and is it a fixed structure.

Mr. Coleman stated that it would be a substantial project to move, it has been in the same place since 2014 and is bolted to concrete.

Abutters-

Corie St. Germain-Rasanen Drive

Ms. St. Germain asked for clarification on what happens out near the hopper that is on the residential/commercial line. She asked if trucks are driving out to that location.

Mr. Coleman stated that is where a loader dumps sand and stone to go up the conveyor belt. It loads from the commercial side.

Other Residents-

Mr. Beaton asked what the relationship was between Coleman Concrete and KM Cheney.

Mr. McCleery stated that did not have any bearing on the variance application.

Mr. MacCleery closed the public hearing for case number 2020-2.

The Board discussed the criteria for the proposed variance.

Applicants answer:

1. Granting the variance would not be contrary to the public interest: *The area of the hopper within the "R" zone is quite small and is a minor use in relation to the concrete plant itself just over the zone line. The fact that it is over the zone line by 2.9' is imperceptible, in relation to the overall operation.*

Mr. Millette stated that this is 2.9 of their own property and is not hindering anyone else's property. He does not feel that it has any contrary effects on the public interest.

The Board agreed to use the applicants answer.

Applicants answer:

2. If the variance were granted, the spirit of the ordinance would be observed because: *There is a buffer to adjacent residential uses, including a 9' concrete wall and vegetation. The hopper itself is over 200' from the closest adjacent property in the "R" zone, and over 800' from the nearest house, well over the required 100' by section 2.04 (D) (III) (8).*

Mr. Brown stated that after reading it, he would like to accept the language but strike the line "a 9' wall and" leaving "vegetation".

After more discussion, Mr. Brown suggested striking the entire first sentence.

Mr. Hall stated that he has a problem with the whole response, as it does not answer the question regarding the spirit of the ordinance, it only describes what exists.

Mr. Brown stated that is that the spirit of the ordinance is separated commercial and residential, and the spirit would be preserved because it will not affect the residential portion and does support the spirit of the ordinance.

Mr. Brown would like to offer "There is a buffer to abutting residential properties. The hopper itself is over 200' from the closest adjacent property in the "R" zone, and over 800' from the nearest house, well over the required 100' by section 2.04 (D) (III) (8).

Applicants answer:

3. Granting the variance would do substantial justice because: *The owner could continue the use of the concrete plant that is within the adjacent CI/MF zone. The hopper is an integral part of the operation, but the area of it within the "R" zone is quite small. It was discovered well after construction of the concrete plant that a portion of the hopper extends from the CI/MF zone into the "R" zone.*

Applicants answer:

4. If the variance were granted, the value of the surrounding properties would not be diminished: *The hopper only extends 2.9' into the "R" zone in the middle of the lot and is over 800' from the nearest house in the "R" zone. A 9' concrete wall and vegetation on the lot serve as a buffer.*

Both Mr. MacCleery and Mr. Brown agreed that they would like to strike the last sentence.

Applicants answer:

5. Unnecessary Hardship

- A. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:
- i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:
The property is effectively subdivided by the zone line, Commercial/Industrial to Residential. This puts a severe constrain on the property. The hopper only extends 2.9' over into the "R" zone, in the middle of the lot and reconstructing the conveyor and hopper 2.9' over into the C/I zone would provide imperceptible gain to the public and the spirit of the ordinance.

Mr. Hall stated that this is where he worries about setting precedent. He suggested striking the first two sentences to prevent that.

Mr. MacCleery stated that he would like to strike the first two sentences but replace them with the last sentence of number 3.

Mr. Brown stated that he would prefer to keep the answer for 5a, striking the first two sentences.

- ii. The proposed use is a reasonable one because: *The area of the hopper within the "R" zone is quite small, but the hopper is essential to the overall operation. The area of the hopper within the "R" zone is in the middle of the lot, far from residences.*
- B. Explain how, if the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in the strict conformance with the ordinance, and a variance is necessary to enable a reasonable use of it.
The parcel is divided nearly in half by the zoning boundary. The zone line and wetlands limit the usable area of the Industrial use.

Mr. Brown stated that he does not like this answer, but it is not required to have an answer if A is answered.

Mr. Brown made a motion and Mr. Hall seconded to approve the variance requested from article II Section 2.04 (C) (III) of the zoning ordinance to permit a portion of the conveyor hopper to extend into the "R" Residential zoning district a maximum of 2.9', with an area of 40 square feet (application 2020-2) Recognizing that the conveyor/hopper is in violation of the variance 2014-B, by 12.9' we move to approve this variance for the following reasons:

1. Granting the variance would not be contrary to the public interest: The area of the hopper within the

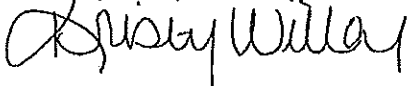
- "R" zone is quite small and is a minor use in relation to the concrete plant itself just over the zone line. The fact that it is over the zone line by 2.9' is imperceptible, in relation to the overall operation.
2. There is a buffer to abutting residential properties. The hopper itself is over 200' from the closest adjacent property in the "R" zone, and over 800' from the nearest house, well over the required 100' by section 2.04 (D) (III) (8).
 3. Granting the variance would do substantial justice because: The owner could continue the use of the concrete plan that is within the adjacent CI/MF zone. The hopper is an integral part of the operation, but the area of it within the "R" zone is quite small. It was discovered well after construction of the concrete plant that a portion of the hopper extends from the CI/MF zone into the "R" zone.
 4. If the variance were granted, the value of the surrounding properties would not be diminished: The hopper only extends 2.9' into the "R" zone in the middle of the lot and is over 800' from the nearest house in the "R" zone.
 5. Unnecessary Hardship
 - C. Owing to special conditions of the property that distinguish it from other properties in the area, denial of the variance would result in unnecessary hardship because:
 - iii. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property because:
The hopper only extends 2.9' over into the "R" zone, in the middle of the lot and reconstructing the conveyor and hopper 12.9' back to the zoning variance of case 2014-B would provide imperceptible gain to the public in the spirit of the ordinance.

Roll call vote. Brown, aye. Dobson, aye. Hall, aye. Millette, aye. MacCleery, aye. Motion passes.

Adjournment- Having no further business, a motion was made by Mr. MacCleery and seconded by Mr. Brown to adjourn the meeting at 8:46pm.

Respectfully submitted,

Kristy Willey, Secretary



Not approved until signed.

Chairman, Stephen MacCleery

Agreement

Between

Town of Chichester
54 Main Street
Chichester, NH 03258
&

Name

Address

The Town of Chichester hereby grants _____ the use of Map 5 Lot 17 also known as the "Shaw Field" for the purpose of harvesting hay. The use of the field is subject to the following conditions:

1. The field must be mowed/trimmed to the stone walls;
2. There shall be no disturbance to the stone walls;
3. Branches along the perimeter may be trimmed as needed;
4. General liability insurance must be provided to the town;
5. Smaller trees within the field may be piled in the field for burning at a future date in compliance and upon permit from the Forest Warden;
6. Do not disturb the 25ft strip of land in its existing location for the Snowmobile Trail;
7. At no time shall the Snowmobile Trail be obstructed from passage;
8. For Harvest _____ is responsible for all fertilization and soil management;
9. There will be no stock piling of any materials on site; and
10. This agreement can be terminated with or without cause by either party in writing with a 15 day notice.

This agreement shall in no terms warranty the quality of harvest, and the Town shall not be held liable for any damage/injuries caused to any equipment or persons used/engaged in the harvest of hay from the property. This agreement shall remain in force through December 31, _____ and may be renewed at the discretion of the Board of Selectmen.

By vote of the Board of Selectmen at the meeting held on _____.

Stephen MacCleery

Richard Bouchard

Michael Williams

Name

Date

Jodi Pinard

From: Daniel Humphrey <danielhumphrey9@icloud.com>
Sent: Tuesday, April 9, 2024 7:12 PM
To: Jodi Pinard
Subject: Main st proposal

Brief outline of my idea about Shaw fields.

I would be willing to cut the field and maintain it as is.

Every year I would fertilize it and spend some time clearing the rock piles and cutting the woods back. I have all necessary equipment, excavators, tractors, skid steer to facilitate this.

I would be willing to negotiate year to year but I have very limited ability to rehab the field unless I had several years to do so. Realistically, it would take me more than one or two seasons, to even approach the edges of the stone walls.

I have zero interest in over promising and under delivering.

I would be just fine letting Craig Anthony have the field and would be happy to step in if something didn't work out. It sounds like he is willing to do a lot of work upfront that I am simply unable to do.

Sent from my iPhone

Chichester Board of Selectmen

Minutes of Meeting

Tuesday April 9, 2024

Members Present: Richard Bouchard, Michael Williams, Jodi Pinard Town Administrator

Others present: Fire Chief Alan Quimby, Police Chief Josh Wright, Craig Sykes, Kathy Douth, Evelyn Pike, Donna Chagnon, Amy King, Darlene Foss, Earl Weir, Linwood Marden, Matthew Crannell, Jeffrey Eaton, Ron Lesieur, Jan Lesieur, Kelly Anthony, Craig Anthony, Dan Humphrey, and other members of the public.

Mr. Bouchard called the meeting to order at 6:00pm.

Appointments:

Department Heads

Fire – Chief Quimby stated the following:

The fire department responded to 61 incidents in March. During the March ice storm, the Safety Building was opened as a warming center and electronics charging station and the FF Association held a spaghetti dinner for those who were without power. During the April Nor'easter we opened the Emergency Operations Center and again opened the Safety Building as a warming center & charging station. The EOC was staffed with fire & police representatives, we were in contact with all departments out in the field (police, fire, highway) and coordinated operations from the EOC.

Forestry-2 suffered a broken windshield when a tree limb came down in the strong winds and cracked the windshield. Granit State Glass will be out Thursday to make repairs, all other apparatus and equipment are in service.

The department has been advised the replacement fire apparatus (to replace the one totaled) is slated to be delivered in August 2024. Will update as we get closer to the date.

Chichester is hosting the Central NH Forest Fire Warden Association meeting tonight, Spring Forestry season has been up and down so far, with the late season winter weather residents have been able to burn brush without getting a permit, but the ground bears up quick this time of year.

Several Deputy Wardens attended refresher training in Epsom last month. Chichester assisted Epsom with a 2-alarm brush fire on Goboro Rd just before the Nor'easter hit.

With the approval of the replacement of Forestry-1 at town meeting, members have been in contact with several fire truck vendors in search of forestry vehicles. It may take some time to find a truck that meets the needs of the town.

Police – Chief Wright stated the following:

7 MV crashes

5 Arrests

113 Calls

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Officer Houten passed the At Scene Traffic Homicide Course. This was an 80-hour online course and is the first of 3 accident reconstruction courses.

Regarding the Ford F150, I went back and forth with Grappone Ford over the trucks transmission, and they are willing to replace it with a new transmission for \$3500. This was the best and most fair deal I've been quoted. I would recommend accepting the deal.

Mr. Bouchard made a motion and Mr. Williams seconded to approve the repair of the Ford F150 in the amount of \$3,500 to be paid out of the Government Vehicle Maintenance Expendable Trust Fund. Williams, aye. Bouchard, aye.

Motion Passes.

Chief Wright informed the Board of the following: Ford has been having increasing problems with the newer models' years as well as older years. Our fleet is as follows.

Fire 1 (Ford Interceptor) has a bad transmission.

Police Car # 3 (2017 Ford Interceptor) blown motor before trade in this year. (mileage 105,000 app)

Police Car # 4 (2018 Ford F 150) has a blown transmission (mileage 105,000)

Police Car # 1 (2020 Ford Interceptor) slams into gear and we are anticipating transmission issues in Near future. Flex pipe for exhaust needed to be repaired (mileage 66,800)

Police Car # 2 (2022 Ford Interceptor) Flex pipe for exhaust needed to be repaired.

Burning coolant at an excessive rate. (mileage 39,392)

2024 will be the last year with the current Ford Interceptor models.

Three Bids received were:

Grappone Ford	Interceptor	\$46,721
Grappone Ford	Expedition	\$50,845
MacMulkin Chevrolet	Tahoe	\$56,705

Mr. Williams made a motion Mr. Bouchard seconded to approve the purchase of a 2024 Chevrolet Tahoe 4WD from MacMulkin Chevrolet with \$40,000 from budget line 4210-89 New Cruiser and \$16,705 to be paid out of the Police Special Detail Special Revenue Fund not to exceed \$56,705. Williams, aye. Bouchard, aye. **Motion Passes**

Library- Kathy Doult reported the following:

General:

- Like other places, the weather has impacted the Library over the past weeks and month with electrical outages and cancellations.
- It also destroyed the sign out front. We are in the process of gathering information relative to insurance, cost of replacement, etc.
- A part-time staff member has been tentatively hired for 12.5 hours a week for working with Storytime and as a Library Aide. They are currently going through a background check and finger printing.
- The first organized used book sale of the year will be this Saturday, April 13th, from 9 a.m.-1 p.m.

Programs:

- The Book Group has been rescheduled to tomorrow because of severe weather. The book selection is The Mysterious Case of Rudolph Diesel.
- Elizabeth Marsten is leading a card-making class for Graduation Day. The class will be held on April 17th from 6-8 p.m. The class is limited to 12 participants.

- A "Wellness Table" will be set up for April 13th from 9-1 during the used book sale. This is part of "wellnesslinknh.org," which supports living and aging well and will provide free information for those who are interested.
- Diane Perry-Mann is teaching a cat's ears basket class on April 20th from 9-12 pm. The cost of basket materials is \$16 dollars and help will be available. Only two spots are left!
- A Family Contra Dance is being planned for May 4th at 6 p.m. with Dudley Laufman and Lindsay Holden. This is always a highly successful event with people coming from far and wide.
- Another Gazebo concert is being planned for June with Cameron Sutphin. The number of attendees keeps growing and the music is appreciated by all who come.
- Storytime continues on Tuesdays at 10:45 a.m. and also on Wednesday evenings (pajamas welcome for the kiddies) from 6:30- 7:15.
- The Knitting Group meets on Wednesdays from 3-5 p.m.

Statistics for Atrium in March:

- 460 Materials Checked in
- 486 Checked out
- 93 Renewed
- 8 In-House uses
- 6 new patrons added and 12 deleted

Statistics for Overdrive (Libby app) in March:

- 54 Kindle books Checked out
- 90 eBooks Checked out
- 110 Audio Books Checked out
- 56 Overdrive Magazines Checked out

Statistics for Hoopla in March:*

- \$221.65 Spent in February with 4 new patrons, with 104 total circulations.
- 56 Audiobooks Checked out
- 25 eBooks Checked out
- 4 Comics Checked out
- 6 Movies out
- 0 Music
- 2 Binge passes**
- 4 Television

*We are now offering our users 4 downloads per month.

**Binge Passes: Provides users with 7 days of unlimited access to collections of streaming content—all for one "Instant Borrow."

Highway – Mr. Sykes stated the department has had a busy beginning to this month. The damage from trees and wires being down was very difficult. This delayed plowing in some areas. The department has surveyed the entire town and were able to narrow down the really bad areas regarding chipping trees and cutting limbs. We are making repairs to some of the plowing equipment as well.

Mr. Bouchard stated that he had received a text message from a resident that West Road had not been plowed at all during this storm and was worried about emergency services being able to access the property.

Mr. Williams stated that he had also received an email from the resident and when he had gone to see the roadway there was a tree down on Staniels Road and was under the understanding that Advanced plows that roadway.

Mr. Sykes stated that it was blocked due to trees and wires being down and they could not access that roadway.

Emergency Management –Chief Wright informed the Board the following: Chief Quimby, Jodi, Craig and I had our 2nd Emergency Operations Plan meeting with Emergency Management by Design. This was a tabletop exercise to go over the planning and actions for a known event which was a hurricane. A third stakeholders meeting is scheduled for April 23 at 6:00pm. The meeting will be to go over the actions for an unplanned event.

Chief Quimby and I opened the Emergency Operations Center for the recent April storm. It was a good exercise on how best to utilize resources during an event.

Parks & Recreation – Amy King stated they will be filling the well at the park adjacent to Bear Hill Road. Ewen will be reaching out to Craig for assistance in filling in the well. The property owners would like a new structure over the well in the lower area at the beginning of Bear Hill Road where cars park during larger events, so it does not get hit. There is also a granite marker that had been knocked over and they would like it placed back to where it was. Signs have been the main focal point but trying to find someone has proven difficult. We will be asking for an official parks and recreation email.

School Board- Mrs. Chiavaras stated that she comes here to simply give an update on what is happening at the school level. Kindergarten registration is in full swing, starting Girls on the run program, and grandparents' lunch will be on May 17. Pembroke had a \$3,000,000 cut to the school budget. We do have a full SAU Meeting in the coming weeks. The monetary cut will be \$313,000 at Pembroke Academy our school board will be ensuring that Chichester students' needs are all getting met.

Mr. Williams stated that he would like to be able to reciprocate with selectmen attending the school board meetings.

Mrs. Chiavaras stated attendance at the District Wide Meeting is a concern for us as well.

Mr. Bouchard stated that it is important to try and get people interested in these meetings. He is not sure residents have a full understanding of the importance of Town Meeting and School Meeting.

Shaw Field Discussion

Mr. Williams stated that he is all for offering a 3-to-5-year contract and would like to see those interested come to us with a proposal. If possible, at the next meeting on April 16, 2024. Once the proposals are reviewed the board will have some type of lottery to award the agreement.

Mr. and Mrs. Anthony and Mr. Humphrey agreed to submit proposals.

Matthew Crannell – 141 Kamie Road – Zoning Complaint

Mr. Williams asked Mr. Crannell if he was running a business on his property.

Mr. Crannell stated that he is not running a business on his property, he does not have time too.

Mr. Bouchard stated that if you were you would need to go through site plan approval to run a business out of your home. But if you are not running a business and it is a hobby there is nothing we can do.

Mr. Williams stated that he has a hard time taking a heavy hand on the aesthetics regarding Mr. Crannell's property because that is what Mr. Lesieur accusation is.

Mr. Lesieur stated the RSA binds the selectmen to have residents within the boundaries to comply with zoning.

Mr. Williams stated that you made a zoning complaint and we have found that it is not a zoning violation.

Mr. Lesieur reviewed a history of the property since Mr. Crannell moved in and stated that his concerns are also that this will continue on the back 3-acre parcel that he believes Mr. Crannell has or is in the process of purchasing.

Mr. Williams advised Mr. Leisure to file a complaint under a different RSA.

Mr. Crannell stated that some of the equipment will be leaving his property as he was simply storing it on his property for a friend, steel is also going away, but is looking for assistance regarding the false accusations that are continuous from Mr. Lesieur.

Mr. Williams stated that this is a dispute between two neighbors and there is nothing that the selectboard can do.

General Business/Board Discussion:

Employee Evaluation Forms-

Mr. Williams stated that the board wants to implement employee evaluations and he would like to have employee buy in. I would like to see some feedback from the employees so that we can work together on this. He would like the evaluation forms to be checked against job descriptions and have the department heads bring feedback to the Board from both themselves and the employees in their respective departments.

Chief Wright asked who would be doing the evaluations in the department. He stated that this is something that I would like to complete as Chief of the Department.

Mr. Bouchard asked Mr. Sykes if he had goals for his employees to reach. Mr. Sykes said yes, he does and right now he is working on getting the guys certified culvert installers.

Approval of Meeting Minutes-

Mrs. Pike would like to see the misspelled names be corrected and asked that the repeated attendance of Ewen MacKinnon and Donna Chagnon be removed. She also requested that Ewen Mackinnon's statement regarding needing more town voters be changed to more town vote counters.

Darlene Foss stated that she would like to keep the names of residents listed in the public in attendance.

The consensus of the board was to place a sign up sheet at the entrance of the Grange Hall and have those in attendance sign into the selectmen meetings.

Mrs. Pike stated that she has concerns about what is in the meeting minutes and what is left out. How is it decided?

Mr. Williams stated that Mrs. Pike's concern is in reference to a comment made by Jodi Pinard, Town Administrator, regarding employee morale during the six weeks leading up to the election and comments made on Facebook.

Mrs. Pike stated that she had spoken with Mr. MacCleery, and he had stated to her the minutes would be corrected to add the statement.

Mr. Williams and Mr. Bouchard felt it would be best to wait for the approval of the minutes to speak with Mr. MacCleery.

Mr. Williams made a motion and Mr. Bouchard seconded to table the approval the meeting minutes of March 19, 2024, until April 16, 2024. Bouchard, aye. Williams, aye. **Motion passes.**

Mr. Lesieur asked if we have thought about televising the meeting.

Mr. Williams stated that is something that he would like to see done but believes the acoustics may be an issue and asked for the public to give some time for the board to look into it.

Abatements-

Mr. Bouchard made a motion and Mr. Williams seconded to approve the abatement on Map 4 Lot 156 subplot 0038RV in the amount of \$125.01 for the 2023 property taxes with interest and penalties. Bouchard, aye. Williams, aye. **Motion Passes.**

Outstanding Items:

Safety Building Water Heater-

Mrs. reported the following on 2/12/2024 there was no heat in the Police Department and a call was made to AJ LeBlanc. They came out and fixed the no heat but noted that the water heater fittings and dip tube nipple are heavily corroded, most likely caused by dissimilar metals and galvanized pipe. They have recommended replacing the water heater.

Mr. Bouchard made a motion and Mr. Williams seconded to move forward with the replacement of the water heater located at the Safety Building to be completed by AJ LeBlance in the amount of \$5,615.99 to be paid out of the Town Facilities Capital Reserve Fund. Williams, aye. Bouchard, aye. **Motion Passes.**

Carpenter Park Calendar-

Mrs. Pinard is working with Amy King, Chair of the Parks, and Recreation Commission, to produce a plan and find a solution that works for everyone involved.

New Resident Welcome Packets-

Mrs. Pinard updated the Board. Doug Hall is continuing to work on the packet. Mr. Hall has taken the first step of reaching out to Town Departments, Boards, Committees, Commission, as well as some private organizations that new residents would also find helpful. Mr. Hall anticipates a draft of the packet for the board to review in May.

Different Ways to reach Residents-

Newsletter to be mailed with tax bills.

290 Dover Road-

Mrs. Pinard stated that the court hearing was rescheduled to April 22, 2024, at 9:30am at the Merrimack Superior Court.

Other-

Darlene Foss asked if it would be possible to have copies of the agenda packet on the night of meetings for residents.

Adjournment: Being no further discussion, a motion was made by Mr. Williams and seconded by Mr. Bouchard to adjourn the meeting at 7:25pm. Roll call vote. Bouchard, aye. Williams, aye. **Motion passes.**

Respectfully submitted,

Jodi Pinard, Town Administrator

Richard Bouchard

Stephen MacCleery

Michael Williams

DRAFT