

SELECTMEN'S MEETING MINUTES  
October 4, 1988

Regular meeting of the Board of Selectmen.

PRESENT: Chairman Dennis G. Abbott, Andrew C. Woodsome, Jr., Robert C. Fay.

REPORT OF COMMITTEES:

Frank Allen reported on Dravo and RWS. Dravo decided not to renew letter of credit or insurance. In the end they extended the line of credit for one week. Frank would like to have an alternate. Sel. Abbott told Frank that Hollis would have to pick an alternate. Frank stated that Mike Vigue is interested in being the alternate.

NEW BUSINESS:

Sel. Woodsome left the meeting at this time.

ROBERT ABBOTT: The Board asked Bob in to discuss his snow plow route. Bob stated that he has no problems on his route. He has talked to Fred about some things on the Middle Road. Sel. Abbott told Bob that a letter will be sent on the new policy to the post masters and anyone who has their mailboxes in the right of way. The problem on the Middle Road is that someone is building by Henderson Brook and has put in a driveway and with the last rain it washed the ditch out into the Middle Road.

DOUG FOGLIO: Doug has problems on his snow plow route with the turn around in Dick Meggision's yard, Roger Larkin's place needs to be addressed and Delano's road needs to be brushed out and a letter sent about the cars. Something needs to be done about the ledges on the Middle Road. Doug also stated that there could be problems on the Ross Corner Road with the new subdivision. Sel. Abbott showed Doug the new right of way policy. Doug stated that he also has problems with plowing the Knight Road, can only plow on the way up due to not being able to swing into the road. The Board voted to increase Doug's contract by \$750. due to plowing of West Winds.

SUMNER CAMPBELL: Karen Lovell has told the Board that the Planning Board and the Selectmen cannot legally authorize or approve Mr. Campbell's subdivisions plans for duplexes within that zone.

Duplexes are not allowed in that zone. The zoning needs to be amended. Any changes in zoning has to go before a Town Meeting. The town could lose if taken to court due to no standards. Section 2.08 needs to be amended also. Any agreement or conditions the Selectmen set will be useless, the zoning does not back it up. The Planning Board approved Sumner's duplexes. Due to Section 2.07 the Board of Selectmen need to approve also. Sel. Abbott stated that due to only two members of the Board present, the Board will wait on any decisions until a full Board has looked it over. Planning Board Chm. Doug Foglion stated that mr. Campbell applied for subdivision in a F&A zone. The Planning Board felt that 4 clustered units with 2 family units would fit fine on that property. These units would be setback from the road. The Planning board didn't change te density, more a question of style instead of 8 single family dwellings on 5 acre lots. Sel. Abbott asked that this lot would allow for 8 single family dwellings, was that ever proposed.

Mr. Campbell stated that after meeting with the Planning Board it was decided that duplexes would be better for the property. There was 35 acres set aside in the covenants to allow no further building, will be for recreational use only. Sel. Fay stated that he does not like having the Board decide zoning changes without first going to the people. Karen stated a conservation easement is cased in stone and can be given to the 35 acres that remain. If it is on the subdivision plans it will be picked up by researchers at the registry but they can come back to the Planning Board to get it changed. Stanley Slaght stated that he is speaking for some people who were unable to attend. He has approached all people surrounding this area and have letters stating opposition. Only one property owner did not want to get involved. Mr. Slaght read two petition letters from Mr. Freniere and Jerry and Carol Ferris. Mr. Slaght stated the following: this subdivision should be put on hold until a new comprehensive plan is completed, the Middle Road cannot stand up to excess traffic, this project is a presentant for other developers, a change in the zoning without town people approval and also my personal opinion. Ron Bourque, Mr. Campbell's attorney stated that this has been in the works for 1 1/2 years, studies were done, public hearings were held. 35 acres out of the 40 will never be built on and will remain wild.

Mr. Campbell is willing to make out an conservation easement and deed it to the town and will be strictly under the towns jurisdiction. The Planning Board had concerns over plans for 8 single family homes, if zoning changes were made later on then the lots could be broken down to smaller lots. Doug stated that he called Marc Batchelder and when it was explained to him what was going to be built then he said it was okay. Stanley said that he talked to Roger Batchelder and Roger told him that Doug had talked to Marc and told Marc that it was okay and all set. So March & Roger felt it would not do any good to come to the meeting and was sorry his letter was misinterpreted. Stanley feels that if this project goes through they why should he try to have a working farm when he can have a subdivision and make out better. Many townspeople feel intimidated by Doug and are afraid to make statements at Public Hearings. Doug has concerns that not one Selectmen has come forth to say he has reservations about his project. Sel. Fay feels he has reservations about Selectmen making zoning changes without people approval, feels there is no problem with going to the townspeople. Mr. Bourque stated that Section 2.07 complies with this, giving the Selectmen approval to do so. Sel. Abbott stated that this option has never been exerised and would like to think it over, there will be no rubber stamping approval. The Middle Road will most likely in the near future be built right through. The decision will be in the best interest of the town and the Board will wait and discuss it as a full Board before making a decision. Sel. Abbott made a motion to continue the discussion until next Tuesday at 9:00 p.m. Sel. Fay seconded and voted to continue next Tuesday.

PETIT ASSOCIATES: Michael and Dennis Petit met with the Board and with the Conservation Commission. They own some land surrounding Moody Pond and are willing to sell it to the Town. The property emcompasses two-thirds of the pond. They have owned the property for 12-15 years. They do not want to see it developed. Sel. Fay would like to see it in the hands of the Conservation Comm. They will not sell to the town if the town cannot guarantee them that it would not be developed. Have not decided on a dollar figure yet due due not having it appraised. Karen told the Board that the town can lock into a land trust and can regulate the use. Dale Witman will take the Conservation Comm. members up to Moody and show them the area. The orginal deed was for 75 acres, the pond has enlarged due to beaver dams and now about 21 acres are under water. The property is also owned by two other partners. They will talk to the other owners and see if they are willing to sell. One of the other owners would like to develope the area, but there is a good possibility that they will sell to the town. They also own 20-25 acres off the Knight Road and would be interested into selling it to the town for conservation protection. The Board will write a letter to the other owners.

Board signed the warrant for payment of bills and payroll.

approved

