

Town of Canterbury
Selectmen's Meeting
October 4, 2021

Selectmen Present: Cheryl Gordon
Art Hudson
Bob Steenson
Town Administrator: Ken Folsom

The meeting was called to order at 4:59 PM.

Administrative

Cheryl made a motion to sign the Accounts Payable Manifest in the amount of \$645,372.92. Art seconded the motion. All in favor by roll call, motion carried.

Cheryl made a motion to sign the Payroll Manifests in the amount of \$34,810.20. Art seconded the motion. All in favor by roll call, motion carried.

The Board signed a letter to Canterbury Hall Trust and an Intent to cut for Tax Map 203 Lot 28

Minutes

The Board reviewed the minutes of the September 27, 2021 meeting. Art made a motion to approve the minutes. Bob- seconded the motion. All in favor by roll call, motion carried.

Appointments

Kevin Bragg – Chairman of the Historic District Commission (HDC) and members Lois Scribner, Harry Kinter, Jeff Leidinger and Anne Emerson.

The HDC has drafted proposed revisions to the Canterbury Zoning Ordinance to clarify the Historic District procedures and regulations for the public. They compared the current HDC regulation to other towns and after 4 iterations they feel they have come up with proposed regulations that would work for Canterbury. They asked that the Selectmen review the proposed regulations. The HDC would like to meet with the Selectmen again and hold a public hearing on the proposed changes.

The HDC are also proposing an amendment to the Historic district boundary. Harry and Sarah Kinter wish to have their property on Kimball Pond Road included in the historic district for future preservation of their house and property.

The selectmen and the HDC briefly discussed one of the more significant proposed changes to the HDC regulations to address the demolition of buildings within the historic district.

It has been brought to the HDC's attention that Shaker Village is considering installing solar panels. They currently have a generator project going. The HDC will reach out to the Director.

Kevin stated that moving forward, the HDC would like to be proactive, by getting information (grants, any available resources) to property owners within the historic district.

A brief discussion was held on forming a Heritage Committee to preserve, enhance and promote other significant historic, cultural, and architectural resources of Canterbury.

The HDC is proposing to eliminate the legal description of the historic district currently contained in the Zoning Ordinance and define the district using the zoning map, tax maps and lot numbers consistent with all the other districts.

Harry asked if the Selectmen object to their property being added to the historic district. The Selectmen had no objections as their property abuts the exiting district boundary.

The Board thanked the HDC members for attending.

Solid Waste Committee Members Steve Rasche, Emily Burr, and Kim Scammon

A handout was distributed for the Board to review. Steve explained that they are looking for \$80,000 on the 2022 Warrant for improvements to the Transfer Station to upgrade the electrical service to 3-phase power, upgrade the wiring and purchase new balers.

They asked to have this as a line item in the 2022 budget. Bob explained that adding a line item to the operating budget is not consistent with our usual practice. Projects like this are put before the town meeting in a separate warrant article. Bob suggested that they break down the various pieces of the project for the Selectmen and Budget Committee to review. Steve stated that as a last resort, this is going in as a citizen's petition.

The Board thanked Steve, Emily, and Kim for attending.

Judy Nelson & Ron Turcotte

Judy explained that they had received the letter from the Board of Selectmen regarding the expiration of the barn demolition permit first issued in 2015 and re-issued last year.

Ron and Judy said Mr. Allard promised them that he would finish tearing down the barn by the end of September. They have called and texted him. He has not returned any calls or texts. Judy said they had contacted Steve Fifield to see if he could finish the job and deliver the timbers to Mr. Allard.

They had Mark Padula lined up to clean up the site in May. Mark told them that he could not do the clean-up with the timbers still on site.

Judy asked if they needed to file for another permit. Art explained that they need a plan with dates of completion. The HDC has been lenient with allowing them extra time.

Kevin Bragg said that the approval intended that the structure would be reconstructed. He questions if the timbers that are left are structurally sound. They have been exposed to the elements and may not be able to use them structurally and questioned if this is now a hazard.

Jeff Leidinger suggested that they disassemble the timbers, and move them to another place on the property so the site can be cleaned up now. By stacking the timbers, they can be evaluated if they could be used or not.

Ron said it doesn't make sense to disassemble the timbers and stack them somewhere else on the property and then evaluate them.

Kevin offered to contact someone from Shaker Village to see if he would see if the timbers are structurally usable. This project needs to be wrapped up.

Ron stated that they had had many promises from Mr. Allard and others over the past six years. Art mentioned that Mark Padula usually heads south for the winter. Do they have a backup in case Mark is unavailable? Ron said he would contact Mark.

The Board asked to have the project complete by October 30, 2021.

The Board thanked Ron and Judy.

Superintendent Michael Tursi

Mr. Tursi explained that the School Board is calling a special meeting on October 7, 2021. The district has an opportunity to receive funding in the amount of \$685,297 from the Department of Education under HB2. These funds will be used to construct 2 additional classrooms at the Belmont Elementary School. The total cost of the project is approximately \$975,000, with the remaining \$300,000 to come from ESSER Grant funds. This special warrant article is a non-lapsing appropriation, so if the project is not completed, the funds balance will be used to offset taxes.

Bob asked if this project would need to be a warrant article and voted on. Mr. Tursi does not believe so as the funds are already secured.

Art explained that they have had a request to help fund the sign at the Canterbury Elementary School. The sign is estimated to cost \$3,000. Art asked if the school would be able to share in the cost of the sign. Mr. Tursi will discuss this with the School Board Members, but believes that this can be done.

The Board thanked Mr. Tursi.

New Business

The Board reviewed the 2020-2021 property values. Bob made a motion to accept the new property values as submitted. Cheryl seconded the motion. All in favor by roll call, motion carried.

The Selectmen reviewed a letter from Sam Papps to a property owner notifying them that because they are not a resident of Canterbury they cannot register their vehicles in Canterbury.

Ken distributed the revised Canterbury driveway permit application for the Board's review. The Board approved the revised permit.

Ken updated the Selectmen on the Morrill Road bridge project. The project is complete. The total cost of the project ended up being \$173,300. The additional funds needed will come from the paving budget line.

The Municipal Building will be getting a new floor. The tiles will be replaced with flooring similar to what was used in the Sam Lake House.

Bob made a motion to enter into a non-public session at 7:00 PM to discuss a personnel matter. Cheryl seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to exit the non-public session at 7:25 PM and to permanently seal the minutes due to the personnel matters discussed. Art seconded the motion. All in favor by roll call, motion carried.

Bob made a motion to adjourn the meeting at 7:27 PM. Cheryl seconded the motion. All in favor by roll call, motion carried.

The next scheduled meeting will be October 18, 2021 at 5:00 PM at the Meetinghouse.

Respectfully submitted,

Jan Stout
Administrative Assistant