

Town of Canterbury
Selectmen's Meeting
August 6, 2018

Selectmen Present: Art Hudson
Cheryl Gordon
George Glines
Town Administrator: Ken Folsom

The meeting was called to order at 5:01 PM

Administrative

The Board signed: A/P Manifest
P/R Manifest
Letter to resident – culvert installation
Letters to 2 residents – zoning violations
2 Interfund transfers
Canterbury Energy Committee mission statement
MS-535 – Financial Audit Report

Minutes

The Selectmen reviewed the public minutes of the July 16 2018 Selectmen's meeting. George made a motion to approve the minutes as written. Cheryl seconded the motion.

The Selectmen reviewed the non-public minutes of the July 16 2018 Selectmen's meeting. George made a motion to approve the minutes as written. Cheryl seconded the motion.

Appointments

Charles Bassett

Charlie attended the meeting to discuss his displeasure with the Zoning Board of Adjustment. He explained that he did not apply for a variance and the hearing should never have happened. Somehow the Zoning Board received a copy of a purchase and sale he had executed with a potential buyer. He was told by his realtor that that document was confidential and would not be shared.

He had contacted Lisa and asked for a re-hearing as he did not approve the meeting that was held. He believes that the ZBA didn't give him justice, no documentation was filed that the realtor could represent him. Charlie was told that he couldn't appeal the ruling, he would need to send a letter to the ZBA asking them to reconsider the decision, which was denied.

He now has lost a buyer for the property and must pay another year of taxes. He knows that he can find someone to buy it as a commercial lot, it may not be nice with the Church across the street and houses on the road. He will consider cutting down all the trees and expose all the stuff that the abutter has on their property. There is also a house on a neighboring property that has an illegal trailer on their common property line.

Art explained that the Selectmen would be willing to speak to the Planning Board and ask that they review the zoning in that area. Charlie stated that he would think about it and consult with his realtor

Charles said he could take it to Superior Court, sometimes you have to pick your battles. If he had the variance, he could market the property 2 ways, commercial and residential. This would give him a better opportunity to sell it. Ken asked Charlie to get back to the Selectmen no later than mid-September with his decision if he would like the Selectmen to go forward with the planning board and asked to have it re-zoned.

The Board thanked Charlie for attending.

Kelly Short – Conservation Commission Member

Ken explained that he received a call from a Penacook resident questioning the sign at Riverland stating that the beach is closed from October to May. She noted that she still like to go there and walk after October. Ken explained to her that the gate would be locked and would eliminate ample parking.

The Board discussed with Kelly previous discussion that Board had about restricting Riverland to Canterbury Residents only. Kelly stated that per the easement, it cannot be restricted. Kelly wants the beach ordinances consistent with the deed and easement. Kelly stated that she wasn't aware of the beach ordinances.

Kelly asked Ken to review the easement and deed, the Conservation Commission will as well. Ken will forward the beach ordinances to Kelly.

Art explained to Kelly that it is the opinion of the Board that a port-a-potty should be put in the parking area, and believes that it should be part of the Conservation Commission budget. Kelly suggested that a recreation budget be created, she doesn't want to see the Conservation Commission budget go up for any items other than land purchase or maintenance. Art explained that he hates to see the government get bigger.

Kelly explained that the reality is that the Conservation Commission are all volunteers and wouldn't be fair to ask them to do more, they are not a recreation group.

Art asked about the trails around Kimball Pond. Kelly explained that they would invite other entities to help create and maintain trails and make sure they are consistent with the Conservation Easement.

Kelly thanked the Board.

New Business

Ken reported that he had a conversation with Building Inspector Scott LaCroix about building permit fees. Scott has requested that the permit fee be changed to a flat fee of \$25 for an

accessory building over 144 square feet. The Board of Selectmen voted to issue building permits to assessor structures under 144 square feet at no charge.

The Board reviewed a request from Dylan McGuffin to purchase a parcel of property owned by the Town. Jan will get all the information on the parcel for the Selectmen to review.

Ken reported that he met with Tyson Miller and reviewed the New Hampshire Municipal Association Final Policy Recommendations for Legislative Policy Conference on September 14, 2018. Ken shared their review of the 38 recommendations by NHMA.

Ken reminded the Selectmen of the site visit on Tuesday, August 7, 2018 at 1:30 PM at 381 Intervale Road owned by BH Real Estate Holdings LLC.

Old Business

Ken updated the Selectmen on the Sam Lake House septic system. The LLC and Church were to get back to the Selectmen by the 3rd week of July to let them know if they were going to hook up to the septic. Ken explained that the Church wants to hook up, but he has not heard from the LLC. Ken asked Art to contact Chris Blair and get an answer from the LLC. We are running short on time for Web to design the system and have it installed by the project completion date.

The Selectmen reviewed the properties that are up for tax deeding.

Art made a motion to adjourn the meeting at 7:45 PM. George seconded the motion.

The next scheduled Selectmen's meeting will be held on August 20, 2018 at 5:00 PM at the Meetinghouse.

Jan Stout
Administrative Assistant