

**TOWN OF WATERVILLE VALLEY
BOARD OF SELECTMEN
REGULAR MEETING MINUTES**

DATE: July 13, 2016

MEMBERS PRESENT: Chairman Mike Aronson, Bill Larsen and Margaret Turner.

MEMBERS ABSENT: None.

OTHERS PRESENT: Reggie Breeckner, Tom Myrick, Barry Fish, Bill Cantlin, Mark Decoteau, Dave Noyes and Sharon Charron.

1. The meeting was called to order at 3:02 p.m.

2. Privilege of Floor 1

Tom Myrick, of Lost Pass Rd., and Barry Fish, of Flat Mountain Rd., addressed the board regarding the maintenance of drainage ditches and road shoulders in Moose Run and what can they expect as the town's responsibility to perform this type of work on an annual basis. Mike Aronson stated that he has been anticipating a prioritized list of road drainage maintenance tasks from Jim Mayhew. Jim was absent from today's meeting, but Mark Decoteau was in agreement that this list was being generated by Jim. Tom Myrick will forward to Mark via email a list of specific items that he had noticed which require attention. Upon review of this list, along with the other needs Jim will identify, Mark will reply to Tom with what can or cannot be done this year.

Bill Cantlin addresses the board regarding Agenda item #7-B (New Business/Discussion of Signs and Marketing). Chairmen Mike Aronson recuses himself as a board member for this discussion. Bill Cantlin begins by stating pre-sales are very advantageous in the present declining real estate market and would to discuss the town's sign regulations pertaining to real estate signs. Bill stated he felt the current regulations make it difficult for a developer to market a new development. He is planning to submit an application for a sign permit but requested guidance from the Selectmen. Discussion followed concerning the Green Peak as a whole, and what has been approved to date on the parcel. There was conflicting opinions regarding what has been approved for Green Peak previously and whether it a Phased Subdivision or a Subdivision. Bill Cantlin explained that in many communities, in the current market, most developments are now phased developments for the purpose of protecting approvals and to avoid approvals lapsing or mortgage liens. Bill Cantlin continued that he would like to see the Zoning Regulations regarding signage reviewed, as he believes some sections are preventing development. Discussion continued pertaining to zoning regulation changes, the interim period following the Planning Board's proposed ZO changes and the formal vote at Town Meeting. Mark stated that it is either within 90 or 120 days of Town Meeting, that any proposed changes voted upon by the PB to move to a Town Meeting vote, these changes will go into effect. Bill Larsen also mentions that within the sign regulations that the approval for a subdivision must be granted before a new development sign is erected on a site. Otherwise, it puts pressure upon the Planning Board to approve what the developer submits with them, having taken non-binding reservations on the

properties to be developed. Discussion followed concerning whether the previous approval of Green Peak was for a PUD (Planned Unit Development) or in another phrase, a Phased Development. It is the belief of the BOS that Green Peak was approved by the Planning Board as a subdivision for just 1 parcel, and not a phased or PUD Development. Bill Cantlin differs in his position, stating that the Green Peak development and phase 1 was approved, and that the subdivision is a phased development, which he states would require only a final approval of each subsequent phase and not a complete subdivision application again. Discussion continued regarding what the PB approvals were for; for a phased development or a single subdivision. Mark Decoteau stated that we'll need to go back to the Planning Board records to confirm either way. Discussion continued regarding the statement in the Subdivision Regulations stating that before any development is done to a parcel, approval must be first granted. The staking of building outlines, which have not yet been approved, is seen to be in contrast of the subdivision regulations. Bill Larsen reviews previous discussion regarding real estate signage, and offered suggestions to Mr. Cantlin on how to proceed in proposing changes to the sign regulations. Mr. Cantlin stated that he would be interested in pursuing this and clarifying items in the sign code.

3. Approval of Minutes 6/22/2016

Bill Larsen motions to approve the minutes of the meeting of the Selectmen of 6/22/16 as amended.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

4. Financial Update

Mark reports that at present time all departments are doing well. Revenues for Water/Sewer bills are slightly down, but this is typical at this time of the year. Recreation department continues to do very well as compared to other years at this time. Property taxes are about 88% collected, which is typical at the time of year. Mark added that we'll be able to add \$4K to the MS434 as the Federal Gov't. has paid us more than expected for Payment in Lieu of Taxes (PILT). Misc revenue also includes PILT for the Hockey Academy. Discussion followed to clarify rumors that the New England Wolves are leaving WV. Mark states that the NE Wolves are a separate entity from the Hockey Academy, and the Wolves have decided to leave WV. The reason for them leaving was due to conflicts in scheduling ice time, with other tournaments that the Hockey Academy.

5. Department Heads Updates

- **Recreation**

Mark Decoteau reports in the absence of Recreation Director Brooke Wakefield stating that the summer camp recently had the 2nd busiest camp day we've ever had. Through week #3 camps are ahead by 79 camper days. Overall it has been a great camp season so far. Other scheduled activities (ice cream social, climbing wall, adult fitness, etc.) have all been going well.

- **Public Safety**

Chief Noyes distributes Public Safety activity reports for the month and discussion followed briefly regarding the July 4th weekend and the activity reports in general. Overall Chief Noyes reported that the July 4th weekend went well, and it seemed there were slightly less people in town. In reacting to recent national news stories regarding the attacks against police officers,

Bill Larsen brought up the subject of personal safety for our WV officers. Chief Noyes replied that it is something which is routinely discussed amongst staff to practice diligence at all times. It is something that is formally trained throughout the year for officers, and he stated he is keeping up to date with suggestions from law enforcement organizations in techniques and strategies. Chief Noyes also stated that they will be a “Coffee with a Cop” scheduled soon to interact with residents and guests. The new vehicles are expected to be delivered in the next few weeks as well and he hopes to be able to have one of them on display for the event.

- **Public Works**

Mark Decoteau reports in the absence of Public Works Director Jim Mayhew stating that the road maintenance schedule of items to be done is will be presented at the next meeting. Mark comments that 100% of the water meters are now installed which were in the original bid package. This represents all of the buildings that were listed at the start of the project. Of the buildings which were constructed after the project start, only 2 remain to be installed and we are in touch with those property owners. It doesn't include buildings that are presently under construction and we are in contact with the contractors of those homes. Mark reports there are no further reports from the locations previously having issues with their grinder pumps. Also there was State inspection and testing of the wastewater and that went well. The sewage lagoons may require chlorination treatment in August due to the summer heat, but that is not definite. Discussion followed concerning water/sewer bills and several accounts. Previously, the tennis center was not billed for water use, and now that a meter is installed, they are being charged as a commercial customer. They are also being charged for a sewer use, as a normal part of the bill, however they generate to sewer waste as they are not connected to the sewer line. Discussion followed concerning why they receive a sewer bill. The sewer portion of the bill is calculated by the measured water use. It was agreed that any commercial account that is not connected to the sewer line, should not be charged sewer fees. The tennis center is the only commercial account in this situation. Also discussed was the account of the Inns of Waterville Valley, which had previously had a broken water meter and we had been charging them a flat rate for their 19 individual units. Since the meter has been replaced, we are now charging them on actual usage.

Mike Aronson motions to abate the \$398.00 sewer charges from the 2nd qtr water/sewer bill and to permanently abate future sewer charges for the Tennis Center, under the White Mountain Athletic Club.

Bill Larsen: 2nds.

Motion was carried by a unanimous voice vote.

6. Calendar Review

The next regular scheduled meeting will be Wed., July 27th, 2016

There will be a special meeting on Wed., July 20th, 2016 to review the Water Well Connection bids being submitted on 7/19/16.

7. New Business

- **2nd Quarter Water and Sewer Warrant**

The Board is presented the 2nd quarter of 2016 Water/Sewer Commitment Warrant to review and sign.

Mike Aronson motions to approve the 2nd quarter of 2016 Water/Sewer Warrant.
Margaret Turner: 2nds.
Motion was carried by a unanimous voice vote.

- **Bill Cantlin Discussion of Signs and Marketing**

8. Old Business

- **Water & Sewer Project Update**

Mark reviews the current events. The bids are due upon July 19th, with potential to award the bid on the 20th if recommended by the engineers. The request for the extension was for the date of March 31, 2017. Concern was expressed to not being able to complete the project by the end of November to reach substantial completion of the project. The interior of the building will not be complete by the end of November, however the building will be enclosed from the elements thus giving the contractor the ability to do the interior work through the winter. The priority is to get the new well#4 connected to the current water system. The next action would be to construct the concrete common treatment tank and the shell of the building. The upgrades to the common treatment center and installation of new equipment can be done over the winter. Bill Larsen asked if in the contrast with the contractor there be a statement regarding a time deadline for completion of the work or they will not be paid. Mark stated that this would be included in the contract. Mark continued that all the pay requisitions will need to be submitted by the beginning to mid-March. The extension approval had not yet been granted and we are expected to hear from Rural Development at any time. Margaret asked about the work on well #3, and Mark answered that it is listed as an add-alternate in the bid package, as well as the work on well #2. The ability to do the add-alternate's depends upon the bids received and whether or not funds are available for those additional items.

- **School/Recreation Building Agreement**

Item is tabled to the next meeting when Brooke Wakefield will be present to discuss. The BOS requested that the old version of the agreement as well, to review the current changes. Mark comments that Brooke had worked out a good schedule with the school and wants to continue in that direction.

9. Correspondence

- **Email Regarding 4th of July Fireworks**

Mark presents an email regarding disappointment over the date of the fireworks over the July 4th weekend occurring on the Monday (7/4) versus the Sunday (7/3). Traditionally WV's fireworks have always been on the actual date of July 4th, and surrounding town schedule their displays on other dates over the weekend. The board appreciated the comments received, but saw no reason to change the date going forward.

- **Zoning Ordinance Question**

Mark informs the BOS about a request from a property owner to store their boat for a few days in August and September while they are using their unit at Mountain Sun timeshare. The board discussed and the current ZO states that boats and trailers are not permitted to be stored where they can be visible to the road or adjacent properties, essentially meaning they need to be in a garage or very well concealed. The BOS saw no reason to allow a temporary storage of a boat,

unless it is garaged, as this would be unfair to property owners who've been told otherwise. Mark will communicate back to the property owners that their request is denied based upon the zoning ordinance.

- **Tap Grant Application**

Mark informed the BOS that we have received the OK to apply for the TAP Grant. There are a total of 56 communities who will be applying for the grant. There is a mandatory pre-application conference on July 28th which Mark will attend.

- **Conservation Fund**

Mark updated the BOS that the Land and Water Conservation Fund representatives are in support the project for creating a field between the WMAC and the WVES. The funding needs to go to a public project, as it cannot be a privately owned operation per the funding criteria. There will need to be discussions with the WMAC to develop a plan that will meet the criteria requirements of the grant and allow for the usage for all parties. Mark further explained the requirements for equal opportunity for usage of any facilities located upon the parcel in that the area cannot be leased back to a private business. More time is required to develop a plan and Mark would like to start this process soon. Mark proposes that scheduling of the facilities is handled through the recreation department. Discussion followed regarding a possible arrangement similar to the Ice Arena, where the public is allowed to use the facility at designated times.

10. Privilege of Floor II

None.

11. Board Concerns and Directives

None.

12. Non-public Session

The 3 BOS members, and Mark, and Sharon, go into non-public at 4:04pm to discuss personnel issues.

They come out of non-public at 4:04pm.

Bill Larsen motions to adjourn the meeting at 4:38pm.

Margaret Turner: 2nds.

Motion was carried by a unanimous voice vote.

Respectfully Submitted,

Sharon Charron

Town Clerk/Town Office Assistant