

MINUTES OF SELECTMEN'S - August 28, 1989

The Selectmen's Meeting began at 7:00 p.m. with Selectmen Dodge and Johnston present, Selectman Mansfield was out of Town. Sandra Gendron took minutes.

Bruce Fillmore was in regarding the formalization of some work he was going to do for the Road Agent to comply with a request for a more detailed drawing to be submitted by the Town for the installation of a culvert on Lyndeboro Road. This culvert will replace the bridge in the vicinity of the Alphonse Hamel home. Establishing a 50' feet right-of-way was at issue with the Town not owning enough land. Some thought has been given to approaching Carolyn Strong, a land owner in the area; but after discussion it was decided that more information would have to come from Lee Murray, the Road Agent before Bruce could draw any plans. Bruce will get in touch with Lee who is on vacation this week.

Roland Sallada, representing the Historical Society, was in to discuss the roof of the former Town Office Building which is presently being replaced by James Daragon. Some detailed wood shingling work had been revealed at the base of the cupola when the slate tiles were removed by Mr. Daragon that the Historical Society wished to preserve. Mr. Sallada had consulted with historical authorities in Concord and had brought in samples of paint and ideas which would preserve the area in question. Mr. Daragon had submitted a list of additional expenses which would be required in order to do the work involved. Discussion ensued as to how to maintain the historical significance of the building and still remain reasonably within the budget that had been allocated to replace the roof. It was decided by the Selectmen to agree to the additional expenses as proposed by Mr. Daragon and Mr. Sallada will investigate the best buys in paint using the colors he shown and had been reviewed in Concord. He will keep in touch with the contractor to see that the preservation of the shingles is kept.

Herbert A. Scott, was in at the invitation of the Selectmen to discuss what his plans were should he purchase the property of John (Duke) Winslow on River Road and what he hoped could be retained regarding the business or businesses that Duke had been operating for many years and Mr. Scott hoped to continue operating on the property under a "grandfather clause." It was agreed: 1.) The Mr. Scott could sell used cars. Mr. Scott stated that only road worthy vehicles would be on the lot, his intention being to keep the property attractive to the public. 2.) Mr. Scott's proposed hours of operation would be 8:00 pm to 10:00 pm Monday thru Saturday. Mr. Scott stated it was not his intention that vehicles would be running or loud related noises until 10:00 pm each evening but rather make it convenient for a prospective buyer to complete his paperwork arrangements. It was agreed by all that there appeared to be no specific hours currently or previously maintained by Duke. 3.) Mr. Scott intends to use an area of the existing garage for office space. 4.) Mr. Scott inquired as to what kind of a sign he might erect and was told that according to the current ordinance and in conjunction with other signs around the area, he could erect pretty much his own choice once the property was his with the exception of flashing or neon lights. 5.) Mr. Scott state he would like to maintain at least 20 cars on the lot for sale and again there seemed to be no knowledge of exactly how many Duke maintained but all agreed most likely many more than 20. 6.) Mr. Scott would like to be able to sell parts for vehicles; i. e. a snow plow or a motor or a rear end, but would not be storing an excess number of the parts on-site. It was agreed that Duke sold just about everything imaginable relating to vehicles over the years. Mr. Scott further stated that any of these parts would be stored under cover and would not be left just anywhere on the property. He again stated that no junk would be left laying around the site. On this subject some discussion ensued as to whether he would sell new parts similiar to that of the parts store. Agreement seemed to be that this was conceivable, but did not appear to be Mr. Scott's intention at this time. 7.) Mr. Scott stated that it would be his intention to fence in an area at the rear of the property for storage of additional cars and equipment of an undetermined number. This area would be related to the 24 hour wrecker service which has always been provided by Duke and all agreed that it would probably be a requirement of insurance companies to have a secured area where vehicles could be impounded.

When asked Mr. Scott stated that he intended to rent the current residence if at all feasible. He further stated that it was agreed by Duke Winslow that all the present junk would be removed before a final sale of the property to Mr. Scott who also was having the soils tested for further assurance that all was in order.

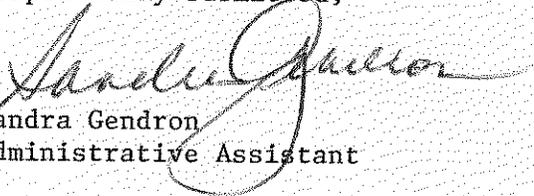
The fact that this property had two deeds was discussed and it was suggested by the Selectmen that Mr. Scott might want to investigate the possibility of an annexation to create one deed and one lot of record and it was further suggested that Mr. Scott might want to review the Zoning Ordinance Book where it relates to "non-conforming use" on page 18.

The meeting ended with everyone agreeing that the various points discussed would be committed to paper in a more formal way and signed by everyone involved representing what might be carried on on the Winslow Property under a "grandfathered use."

David Bourque and Ken Belanger were in from Full-View Cable to discuss the basic rate to be charged to New Boston residents which is advertised to be \$12.00. The Selectmen originally were told the basic rate would be \$10.00 per month. The gentlemen presented a letter in support of the basic charge which stated that now that construction was underway and some of the community active the rates could be set with more consistency rather than speculation. Six additional channels had been added since the original proposal and the \$12.00 rate is still \$5.20 lower than the national rate average. Discussion of the rates ensued along with the various services that would be available to New Boston customers. The Selectmen felt that \$12.00 basic charge was adequately explained. It was also stated by Mr. Bourque and Mr. Belanger that once everything was organized and in working order in New Boston a cable advisory committee would be established to handle related cable issues and to relieve calls to the Selectmen's Office.

Checks were signed and mail reviewed, the meeting was adjourned at approximately 11.30 pm.

Respectfully submitted,



Sandra Gendron
Administrative Assistant