

Minutes of Selectmen's Meeting - November 6, 1989

Present for the meeting were Selectmen Mansfield, Dodge and Johnston with Sandra Gendron taking minutes.

At 7:30 p.m. Robert Milliard, Building Inspector, was in to discuss how we might, through a possible zoning amendment change, eliminate a situation such as the one that had just been resolved between the Mack's and the Riendeau's which dealt with the placement of a newly constructed home too close to a boundary line. The final resolution of this situation came about through a ZBA variance and it is the recommendation of the ZBA that possibly the Building Inspector should be more thoroughly checking these bounds. The Building Inspector was invited in by the Selectmen who do not feel that it is the responsibility of the Building Inspector to act as a "surveyor". Bob's suggested solution is attached to these minutes and was forwarded to the Planning Board for their review and discussion for possible inclusion in some form to their proposed changes to the existing Zoning Ordinance. Discussion ensued as to who should bear the responsibility for the dwelling location on a lot and the end result was the submission to the Planning Board of the attached proposal. Selectman Mansfield took this opportunity to encourage Bob to attend occasional Planning Board meetings to become acquainted with the members of the Board and to become more familiar with the implementation of our ordinances.

Richard Spenard, Town Farm Road, had scheduled an appointment with the Selectmen the previous week to discuss the Selectmen's decision of who would supervise the re-valuation project in New Boston and the fact that this project would begin immediately. Along with Mr. Spenard came Arthur Bergen, McCollum Road, Brandy Adams, Thornton Road, Norman Dumont, Old Coach Road, and Rick Austin, Briar Hill Road. Discussion ensued as to the wisdom of the Selectmen's decision, in Mr. Spenard's opinion, to hire Steve Allen, the already existing assistant assessor for the Town of New Boston to supervise a complete revaluation for the Town. The Selectmen along with Sandra Gendron pointed out some of the various reasons for starting the project now; namely, that in their opinion, in order to have the project completed and the new appraisals available for the 1990 tax the magnitude of the job required that work commence. The Selectmen reviewed for the benefit of the group the circumstances which led to Steve Allen being selected for the job. Keeping in mind some of the bad publicity that a few of the major companies who had done "so-called computerized revaluations" of town's in the immediate area, it was decided that New Boston was still small enough to do a "manual revaluation" which would allow more control over the entire project and insure accuracy. The State of N. H. was contacted and informed of our intentions to reevaluate and we were told that their docket was filled until 1990 and estimated price per parcel was \$50.00. Further questioning revealed that we could go forth with our reval plans with monies that had been voted at the 1989 Town Meeting. Another estimate was requested and received to do a manual revaluation in New Boston and it came in at \$48.00 as opposed to Steve Allen's bid of \$41.00 per parcel. This being the case and assurance of one of the State Division of Appraisal Services that Steve Allen was very capable of doing the most important aspect of the job; that of sales analysis, the job was given to Steve. The Selectmen pointed out to the group that we were only paying for phases of the job as it is completed and this was a further way to control our financial outlay as well as assuring satisfaction with one particular phase before it was paid for and the project advanced to the next phase. The group left appearing to have a better and more positive outlook and attitude towards the project which all agreed needed to be done; however, Mr. Spenard still harbored some doubts and was going to try to get answers to his questions and concerns in Concord.

Clifton Wilson, owner of a gravel pit off Rte. #77 in New Boston was to discuss the possibility of constructing a three-sided temporary structure that would be used to house and maintain equipment necessary to the gravel removal operation. He was asked by the Selectmen about the longevity of the pit and his response was probably 10 years, but he was not sure. When the gravel had been exhausted it was his intention to develop the land into what he hoped by then would have zoning approval a manufactured housing park. Even though the proposed building was being described as temporary, he felt it would remain in the pit for more than two years, and further expressed he hope to devise a way it could be moved as the sites of gravel removal changed. It was the contention of the Selectmen that he would have to obtain a special exception from the ZBA and then would Site Plan review from the Planning Board. They suggested he discuss with the Building Inspector the minimum re-

quirements he would have to meet from construction and then pursue the requirements of the ZBA and Planning Board.

James Dodge, Fire Chief was in to discuss putting the former ambulance out to bid, now that the new one had arrived and was in-service. He proposed that the ad go in the Union Leader 11-7-89 with bids being opened at 7:15 p.m. on 11-13-89, minimum bid to be received would be \$8000.00. The details of the advertisement would be worked out with Selectmen Secretary Linda Sizemore and would be placed in the paper.

Checks were signed and mail was received and the meeting adjourned at approximately 11:15 pm.

Respectfully submitted,



Sandra Gendron
Administrative Assistant