

BOARD OF SELECTMEN MEETING

October 25, 2022

MINUTES

Present: Shawn Talbot (Chair), Jason Somero, Lou Alvarez and Debbie Deaton (Town Administrator)

5:00 Open Meeting in the Town Office with the Pledge of Allegiance at 5:00

5:02 Brenda Pellerito & Gretchen Rae-Library

Gretchen gave a presentation regarding the library finances showing comparisons to local libraries and their budgets. She asked if anyone had any questions regarding the letter they sent (attached). Shawn replied he appreciated the fact that they kept the request for funds level with last year.

She stated the community feels the library is outdated and doesn't provide enough services. She went on to say the library is too small and they don't have the infrastructure to expand their services and unfortunately don't have the funds to expand. They would like the town leadership to advocate for them. They are interested in town owned property and the possibility of expanding into something. She would like the Board to keep the library in mind when deciding on properties to auction. If they can move to a new location, they won't need to restore the windows. They have also looked into renting a larger space. They definitely need more parking also.

She stated Michelle has applied for an LCHIP grant to see if they can get a grant to restore the library windows. If they don't receive it, they would be submitting an additional warrant article to cover the costs.

In her presentation, she showed other towns with populations in our range have much higher budgets than theirs. They are expanding their community outreach to bring new life to the library and hopefully increase donations through new activities, in kind donations (electricians, plumbers, carpenters, etc.).

She has started a brand new webpage as opposed to the current blog spot. She is donating her time for this. This library is unique because they are not on the town budget. However, the Town has a responsibility to fund operations according to RSA 202-A:4.

She stated they would like to hire some part time help to assist Michelle.

Gretchen informed the Board our budget is much, much smaller than that of towns with similar or fewer residents. Debbie asked if these libraries are in the town budget. Gretchen replied they are 100% funded by taxpayers. She also compared our library to other non-profits, most of which have much larger budgets. She feels we are shortchanging ourselves by not providing more services for our town because of financial restraints.

Shawn pointed out another library that had minimal contributions by the Town but their budget is large. Gretchen replied it could have a relationship with the school. She said they will be meeting with other library trustees to find out what their models are.

Brenda stated they have been trying to find out how this relationship with the Town came about. She said this forces them to be very fiscally responsible. They met with the financial advisors and they recommended they don't take any money out at all next year even though their endowment is very healthy.

She went on to say technology seems to be the future. Gretchen added the possibilities are endless in technology. She would love to have a technology center where anyone could go to take classes online, etc. This is not about buying books, technology is the future. They don't need more books, they need tables and chairs and space. The capacity of the library is 25 people so it's very small if they want to do any kind of presentation. They went to the Transfer Station and people were giving them donations there. They also had

a table at Autumnfest. Debbie asked if they had considered a mailer. Gretchen replied it was in their proposed budget for 2023.

Gretchen will email her presentation to Debbie after the Trustees vote on it. She will email the Town comparisons in the meantime.

5:40 Heritage Commission Warrant Article:

Jason read the proposed warrant article (attached). He added the reason for the Revolving Fund is because the Commission would like to take a more pro-active approach to its charter so they can get things done such as repair the clock face on the church, re-evaluate the Old Town Hall by an architect so they can get a grant. The fund would make it possible to receive donations and have a place to put funds raised by fund-raisers.

Jason added the Heritage Commission is still looking for members.

5:45 Transfer Station:

Shawn asked if the Transfer Station will be on the agenda in the near future. Debbie replied it would be on November 15th or 24th. The Board would like to do a site visit at 4:00 prior to the meeting. Debbie will contact Steve, Ricky and Peter for the site walk.

The discussion will cover stickers (color, price, resident, non-resident), the potential new layout, accepting credit cards, updated fee schedule, etc.

5:50 Town owned properties:

Debbie compiled a list of all 45 Town owned properties (attached). Some of them are Town buildings, landfill, etc. others have easements that can't be auctioned. The properties highlighted in yellow will be reviewed by the Board and discussed at the meeting on November 1st.

Some of the properties are only of value to abutters which are listed.

Shawn stated 283 Greenville Road should be up for auction because we have the asbestos removal quote. We also received a letter from the Selectboard in Greenville asking what is being done about that property because there is an outstanding water bill lien. The land on Highbridge Road that was in the previous auction should also be in this auction.

Debbie has spoken to Jay St. Jean and reserved a date of December 17th for the auction. All documents must be submitted to them by November 11th.

The Board will review all of the properties between now and the next meeting to vote on which properties should be in the auction.

Debbie will forward the list to Bob Boynton to see if any of the lots have Conservation Easements that aren't reflected on the property cards.

The Board will have a weekend workshop on Saturday, November 5th at 8:00am to discuss the remaining properties.

6:18 Old/New Business:

- Debbie mentioned she is looking into FirstNet with AT&T for our first responders. First responders would have prioritized calling in the event of a disaster. Jason mentioned the Selectboard should have cell phones provided by the Town so they don't have to use their personal phones. He then withdrew his comment. Debbie stated she has spoken with the Police Chief and Fire Chief to see if their portable radios and iPads will be compatible with the system.

6:30 Continuation-Nancy Clark regarding driveway permit on Currier Road:

Shawn opened the conversation by stating the Board does not have any motivation to rescind the Driveway Permit or stop anything that is going on having to do with the driveway. Nancy stated that does not answer any of her allegations.

Shawn addressed the allegations one at a time:

Ms. Clark said this was a violation of RSA 472:6 regarding Scenic Roads and the Town of New Ipswich Driveway Regulations because Currier Road was designated as a Scenic Road in 2021.

Response from NHMA regarding Scenic Roads: The statutes on scenic roads only place additional burdens on the government entity, or private parties operating to perform a government function, such as a utilities company. If a road is designated a scenic road, the town or utility company needs to go through extra steps to cut trees or move stone walls and if those entities violate the statute they could be subject to fines and penalties. There is nothing in the scenic road statute that limits what a private property owner can do with their own property, including trees or walls.

"The application for a Driveway permit must be accompanied either by evidence that the Driveway will not impact a Wetlands or Wetlands buffer or by a copy of a decision letter from The Zoning Board of Adjustment granting a variance to the New Ipswich Wetlands Ordinance. Evidence may consist of a reference to a Subdivision Plan or Site Plan showing the location of any wetlands on site, or a determination from the Town Conservation Commission."

Jane Elwell had the wetlands delineated showing no impact on the wetlands by altering the existing driveway.

Ms. Clark stated no stamped wetland delineation has been submitted to the ZBA since 2014. Ms. Elwell said she paid \$4,000 for a wetlands delineation and it was submitted to the ZBA.

Ms. Clark went on to say what was submitted to the ZBA was on an 8 1/2 x11 piece of paper with no stamp, signature, etc. and had highlighter on it. It is not a formal, official plan. Plans do not come that way. They are in a large format so you can see what you are looking at. Shawn stated we will look into what was submitted to the ZBA.

The review of the Driveway permit application did not comply with this. She continued reading from the regulations "Every effort shall be made to maintain the integrity of stone walls (RSA 472:6). Any portion of a stone wall which is part of a boundary marker and is removed by the creation of an Access Point shall be reconstructed when the Access Point is closed."

2 rocks were removed that were not part of the stone wall boundary (based on observations from the site visit).

"Driveways shall be limited to one per residential lot, except where the Selectmen or their designee has determined that a second Driveway is warranted and can be safely accommodated. A scale drawing indicating the features necessitating the second Driveway must be submitted for the Selectmen or their designee to make a determination." She continued by saying, on the subject property, a second driveway existed for access to a fabric covered shed. It is not, according to the Driveway Regulations, proper for a permit to be issued when there is not a secondary use. In this case, the secondary use is a business for which the Zoning Board has not yet issued a variance.

The driveway has been in existence for many years, prior to Ms. Elwell owning the property. She was not seeking a permit for a second driveway, only to alter the existing one.

Ms. Clark rebutted by saying the driveway has been expanded over the years for legal purposes which is why they hadn't reported anything in the past. This permit was applied for specifically for the purpose of running her illegal business. Shawn stated it could be for personal use. Ms. Clark refuted the use of the driveway for personal use. Several pictures have been sent to the Town showing vehicles utilizing the driveway for her illegal business.

The Monadnock Conservancy sent a letter stating they approved the removal of the 2 rocks.

Ms. Clark stated the permit drawing shows the portion of the driveway to be widened is in the Conservancy portion of the property.

The driveway wasn't actually widened, 2 boulders were removed that were impeding safe travels for vehicles.

Jason stated this is a property owner who has come to the Town to move 2 rocks. He stands by the decision not to rescind the permit. He resents the fact that the Board is being accused of promoting illegal activities. They claim they're not in business now so they are upholding the Cease and Desist. All he has seen is what has come before this board. All of the advice the Board has received from lawyers agree there is no violation.

Liz asked if the Board has asked if it is a legal use to widen a driveway for an illegal commercial use (a parking lot for 18 cars) to see if that changes any of the legal advice that has been received.

Liz said if the ZBA grants the variance

Liz Freeman stated using the driveway access for purposes of accessing their property. She said the reason they wanted to widen the access was to access a parking lot which is an illegal use. The Town has granted a permit to access an illegal use. The Town also issued a Cease and Desist so the Town is promoting the illegal use. And they are not enforcing the Cease and Desist.

Kathy Sheldon stated she has been to some private functions that were not tea parties since the Cease and Desist was in effect. She heard parking on the street was a big issue so they should be happy Ms. Elwell is going to use a parking lot to get the cars off the road.

Craig Smeeth said there would be close to 5,000 vehicles on that street due to Ms. Elwell's business. He went on to say there is reckless driving on River Road and that has been brought to the Board's attention in the past and nothing has been done about that. Shawn stated he would hope that people going to a birthday party or tea party wouldn't be speeding down River Road or driving recklessly.

Mr. Fasanella stated the driveway has been there for decades and she wouldn't have had to submit a driveway permit.

Ms. Elwell stated she is hoping to have 8 hours of tea parties per month and can't understand how that would amount to 5,000 cars a year. She stated she needs the parking lot for her own private parties, her daughter's wedding, etc.

Chris Allen stated he does not believe the parking lot has been there for years. He added the driveway was approximately 6 feet wide and is now much wider. The parking lot has not been there prior to 2015 according to the photos he has.

~~Ms. Elwell reiterated she has gone through any alterations to the property~~

Ms. Elwell would have been well aware of the Monadnock Conservancy restrictions when she submitted the permit application and that she could not dismantle the stone wall to continue with her driveway. She stated her thoughts were her submission of the permit application was disingenuous and was misleading to the Town.

The Board will reconvene next week at 6:30 to review if the Wetland Delineation plan has been submitted to the ZBA.

Lou stated he thought this meeting was strictly about the driveway permit. Everything Ms. Elwell did was approved by the Monadnock Conservancy.

Ms. Clark said she has multiple objections and will appeal this decision. She stated she brought up 3 categories of the complaint. One of which was satisfied by the Monadnock Conservancy. The other 2 categories are the Scenic Road, which she does not agree with the advice the Board was given and the other category involves the Driveway Regulations. Based on the answers given tonight, those 2 have not been satisfied.

7:10 Non-Public Session RSA 91:A 3, II (c)-Tax agreement discussion:

At 7:10 Shawn made a motion to go into non-public session under RSA 91:A 3, II (c), Lou seconded the motion and it passed unanimously. At 8:18, Shawn made a motion to return to public session. Jason seconded the motion and it passed unanimously. Shawn made a motion to seal the minutes. Jason seconded the motion and passed unanimously.

At 8:30 Jason made a motion to adjourn. The motion was seconded by Lou and passed unanimously.

Respectfully submitted,

Debbie Deaton
Town Administrator

Minutes approved by BOARD OF SELECTMEN

Shawn Talbot, Chairman:



Jason Somero:



Lou Alvarez:



New Ipswich Library Board of Trustees

October 25, 2022

Board of Selectmen
Town of New Ipswich
New Ipswich, NH 03071

Dear Select Board,

The Trustees of the New Ipswich Library are requesting that you approve a Warrant Article to be placed on the Town ballot in March 2023 for FY24 in the amount of \$40,000 for townwide annual programming and services. The request is level to the amount approved by the electorate in 2022 for FY23.

The Board of Trustees is reviewing an increased operating budget in the total of approximately \$110,000 with \$80,000 allocated solely to providing programs and services to the Town of New Ipswich in 2023-24. \$80,000 will cover personnel costs, utilities, program supplies and general library services including books and E-Books. As with the ever-increasing utility expenses and the current U.S. rate of inflation at 8.3%, the library is equally affected by the cost of doing business as a not-for-profit organization. Our endowment portfolio values continue to drop (-19.24% annual performance as of 10/7/2022) while our baseline operating expenses continue to increase. Annually, we depend on the generosity of our patrons and the residents of New Ipswich *per RSA 202-A:4. Maintenance* to continue our services to the community. This Warrant Article is a necessity in keeping the lights on in our building and being open free to the public.

Even in these fiscally challenging times, we the library trustees, have been reviewing the mission of our organization and have recommitted to growing the services and increasing the resources the library provides to our community in 2023-24. As a strong board of New Ipswich residents, the trustees have accepted the challenge of greater fundraising efforts and working hard in seeking community donations while developing community relationships and building our connections for other funding sources. We do not view the library as a drain on the taxpayers of this town and want the efforts of the trustees and Friends of the Library to reflect that view. We will be building an updated website for the library to launch into service by early 2023 with the goal to increase the library's web presence and to pursue newer technologies for our digital world. Internet access is a must-have for our small rural town's growth and sustainability. The trustees envision the library as a hub of that digital advancement.

We will continue to do what is necessary to maintain a balanced budget and in order to be successful we are generating income from:

1. Town Meeting Warrant Article *per RSA 202-A:4*
2. Increased fundraising efforts
3. Investment dividend withdrawals
4. The Trustees will be additionally pursuing a "special petition article" for the 2023 Town Meeting for the restoration of the library building's windows. This capital expense is an attempt at having the building be more fuel efficient with the goal of saving on energy usage and costs over time. The Board is actively engaged in the State of New Hampshire LCHIP grant application process *per RSA 227-M:8* to fund a percent of the total cost of the project. The petition article will be a one-time appropriation in the total estimated amount of \$30,000, in the event that the New Hampshire Land and Community Heritage Investment Program deny our application for funds, the windows can still get restored this year through this special petition article.

Warm Regards,

Brenda Pellerito, President
Joel Peltokangas, Treasurer
Earl Somero
Matt Boles
Audrey Griffis
Meghan Savage
Susan Bulger
Gretchen Rae

Heritage Commission Warrant Article

To see if the Town will vote to establish a revolving fund pursuant to RSA 31:95-h to receive private contributions and other sources of funding for the purpose of supporting the Heritage Commission. The funds will be allowed to accumulate from year to year and shall not be considered part of the Town's general fund unreserved fund balance. The Town Treasurer shall have custody of all monies in the fund and shall pay out the same only upon order of the Board of Selectmen and no further approval is required by the legislative body to expend.

Town Owned Property

Map/Lot	Location	Acres	Date Acquired	Abutters/Purpose	Notes	Conservation Lands
1/7	Turnpike Rd	0.3		1/7A-18, 1/6, 1/7F		
1/8	Turnpike Rd	138			Landfill	
1/23	off Turnpike Rd	32.2	2009	1/22, 1/15, 1/9-1	swamp, no access	Mansfield Meadow C/L
1/29	Turnpike Rd	20	1991		Wallace Strip along river	Tophet Swamp C/L
3/4	Flinkstrom Rd	179	2011		Conservation Easement	New Ipswich Mt. C/L
4/10	431 Binney Hill Rd	9.19	2013	4/18, 4/11	No access	Williston C/L
5A/3	Binney Hill Rd	0.1		5A/4-1, 5A-2	John Low abutter-interested	
5A/12	Emerson Hill Rd	33				Emerson Hill C/L
5B/1-B	Page Hill Rd	1.92	2009	5B/10-1	Mass border, thin strip	Mass. DFW C/L
5B/13	Off 123	13.3		5B/12, 5B/14, 5B/16	No frontage, Mass border	Underhill C/L
7/69	29 Wheeler Road	1.1	2019-Tax Deed			
9/21	Binney Hill Rd	7.2			Cemetery Easement	
9/53-9	Perry Rd	0.28		9/52-1, 9/53-5, 9/53-11		
10/11-A	Stowell Rd	1			Can't find on tax map	
11/16	661 Turnpike Rd	19.02	1997		Town Office	
11/16-1	Turnpike Rd	0.78	1998	11/19	strip behind DPW bldg	
11/50	Turnpike Rd	0.3		11/47, 11/48, 11/49, 1	no access or frontage	
11/56	30 Temple Rd	12.5			Town Field	
11/90	Old Tenney Rd	7.49	2015		Lease to Harrity/Jones	
11/97	497 Turnpike Rd	1.5			Old Highway Garage	
11/118	11 Temple Rd	0.28	2020		Kered	
11/130	490 Turnpike Rd	1.1			Fire Dept	
11/140	Main St	0.159			Parking lot for library	
11/168	Porter Hill Rd	2			Cemetery	
11/177	36 Main St	0.06	2002		Antique Fire Brigade	
11/183	Manley Rd	1		11/176		
11/91A	Old Tenney Rd	10.654	2015		Lease to Harrity/Jones	
11/99A	Tricnit	0.05	1994		Pump house lot (removed)	
11/165A	Main St	0.17			parking lot	
12/9	157 Main St	0.03			Old Town Hall	
12/11	Main St	14			Center Cemetery	
12/21	126 Main St	0.166			District 13 Schoolhouse	Williams Property C/L
12/67	Preston Hill Rd	26.4	1998			Williams Property C/L

Town Owned Property

12/91	Preston Hill Rd	0.2		12/77, 12/78, 12/90		
12/109-1	River Rd	0.75	1990	12/107-31, 12/109, 12,	Frontage on Souhegan	Stone Landing C/L
13/74-B-2	River Rd	5.05	1991			Gibson Four Corners C/L
14A/12	Blue Gates Rd	62.9			"Protected" ??	Johnson Propeerty C/L
14B/2	Ashby Rd	15		14B/1, 14B/4	no access	Katz Propeerty C/L
15B/7	283 Greenville Rd	4.3			Burned house	
15B/10	Highbridge Rd	0.04		15B/11, 15B5, 15B/18		
15B/12	Highbridge Rd	5.8	2019-Tax Deed			
15B/25	Highbridge Rd	1		15B/24, 15B/20, 15B5		
16A/3	Highbridge Rd	0.2	2013	16A/2, 16A/25		
16A/4	4 Highbridge Rd	0.2	2013	16A/2, 16A/25		
16A/48	Old Country Road	56.5	1989			Nussdorfer Nature Area C/L
	sell to abutters?					
	used town property					
	Conservation					
	can we do anything with these??					
	Auction?					

10/25/22 BOS

Currier Road Driveway Permit

Lane Ellwell	99 River Rd
Kathy Sheldon	102 Old Wilton Rd
Ray Holmes	278 Old Country Rd
Rob Fasano	11 Preston Hill Rd
ABIGAIL FASANO	11 Preston Hill Rd
Nancy Clark	6 Joy Lane
Louise Del Papa	81 River Rd
Liz Zeman	410 Ashby Rd
ICE Sherrin Smeeth	124 RTR
Chris Allen	97 River Rd
Annmarie Tournier	111 River Rd
Robert Tournier	111 River Rd