

## **BOARD OF SELECTMEN MEETING**

**June 20, 2023**

### **MINUTES**

**Present:** Shawn Talbot (Chair), Jason Somero, Lou Alvarez and Debbie Deaton (Town Administrator)  
Also in attendance John and Kathy Root

**5:00 Open Meeting** in the Town Office with the Pledge of Allegiance at 5:00  
Shawn mentioned Ron Stanley was back recording after a successful surgery.

**5:05 Old Beaver Road discussion:**

Mr. Root stated he was at the meeting representing the HOA of Old Beaver Road. He submitted a formal request for the Town to accept Old Beaver Road. He mentioned the school buses won't go down Old Beaver because it's a private road and a lot of the residents are older so they can't afford to pay to maintain the roads.

John said he had included the Planning Board minutes from 2015 stating the road is "sufficient". He discussed the routine maintenance that they have done over the years.

Kathy added there is a named driveway (Arrowhead) at the end of the cul-de-sac which would remain private.

Jason explained if the Board doesn't accept the road, they could always submit a warrant article on the ballot in March. The residents would vote on this.

Shawn said they depend on the Road Agent for his recommendation which would make the case stronger. He added the Planning Board can also have influence. The Board decided they would meet next Tuesday at 4pm at the fire pond on Old Beaver Road to walk the road. Debbie will email Peter Goewey and Peter Somero so they can attend also.

**5:15 Private Road Discussion:**

Debbie said we were continuing this discussion from a previous date. Dee Daley had thought Andrew, Nora and Blueberry were private roads and being paved by the Town. Debbie said she had called the State to see if they had a record of when these roads were considered Town roads. The DOT sent a form that was signed by all 3 Selectmen from 2002. Also, we have been maintaining these roads for over 20 years.

Shawn mentioned we usually look to the Road Agent for their recommendation as well as the Planning Board to strengthen the argument to accept the road although it's not required. At times, the Selectmen will not accept the road due to the recommendations because it is not in the best interest of the residents (poor drainage, poorly maintained, too much work needs to be done to bring it to Town standards, etc.). In that case, the residents of the private road can submit a warrant article for the Town to accept the road by vote. Mr. Root stated when the residents bought their property, they were told the Town would be accepting the road.

**5:30 Parking on Town Property:**

A resident sent an email asking if her husband could park an 80' car hauler on Town property, specifically the Old Highway garage lot. The Selectmen agreed we have nothing in place to accommodate this and feel it wouldn't be in the best interest of the Town. It would cause additional oversight and expense to the town

(plowing, etc.). John Root suggested we should pass the charges to the resident. Most times, it would be more cost effective to rent a spot from someone other than the Town.

That lot in particular would not be allowed because we are seeking a Brownfield Grant and can't risk having any additional environmental contaminants on the property.

The Board suggested she try to contact other residents who own a lot of property. Lou suggested the lot where the old Citgo station was on Turnpike Road.

#### **5:35 SAU Building:**

Debbie said she received a phone call from Dr. Martin saying they had space available in the SAU building and would be interested in having a conversation with the Town. It was offered to New Ipswich as well as Greenville to utilize this space for community needs. There will be a combined meeting to discuss how this space could be utilized and if we want to accept the offer.

Shawn stated it would be great to use for a senior/adult meeting place. Lou disagreed stating he doesn't like the idea of doing something out of our town. Jason agreed with Lou but isn't opposed to having a discussion.

#### **5:40 Action Item Checklist:**

Shawn resurrected the old Action Item Checklist. Debbie updated the list and will update weekly. The Board will review at the first meeting of every month along with the budget review.

#### **5:45 Round Table Discussion:**

- Shawn made a motion to have no meeting on July 4<sup>th</sup>. Jason seconded the motion and it passed unanimously. The Board will sign paperwork/paychecks on Monday, July 3<sup>rd</sup>.
  - Shawn said Debbie and Elisa have been working on some issues with the budget printout. We will be discussing the budget on July 11<sup>th</sup>. There are items that were paid from the wrong accounts and double entered.
  - Lou stated Carlene will be on vacation from July 19<sup>th</sup> through the 28<sup>th</sup> so he will be signing all checks.
  - Debbie said she is waiting to hear back from Ollie regarding the proper people to thank for helping with the Memorial Day parade. Shawn will contact Carl Toko and Don Poirier to see if they can help with the list.
  - The Board will be reviewing the Ordinances again on July 11<sup>th</sup>. Lou will speak to Chief Abel regarding enforcement of them. The Board agreed the sample from Wilton is what they would like to follow...index and organize all of the ordinances. If there is a form that needs to be filled out, it should be with the ordinance (i.e. fireworks permit).
  - Antique Fire Brigade Building: Debbie stated the Heritage Commission did a site visit to the building on Main Street. Jason has someone who is interested in purchasing the building. The Heritage Commission requests the BOS sell the building and possibly have the proceeds go to restore and home the Old Wachusett and the hand pumper that are in the building (for use in parades, etc.) and the remaining proceeds to go to the Heritage Commission Revolving Fund to go toward the restoration of the Old Town Hall. Jason showed some pictures from the visit. Debbie added the town owns part of the parking lot between the church and Fire Brigade building. Debbie will look up the deeds for the parking lot and the building.
- Shawn suggested we have a public hearing for residents to have input on it. The Public Hearing will be on July 25<sup>th</sup> at 7pm and will post it in the Monadnock Ledger on 7/13 and 7/20.
- Jason said he asked a few firefighters if they would be interested in the restoration of the equipment. They were very interested!
- Peter Goewey's retirement party will be on August 16<sup>th</sup> from 11:30-1:30. Debbie will inform all Department Heads and Boards.

- Debbie said she had been working on the spreadsheet for the Capital Reserve Funds...when they were created, purpose, agents to expend, etc. It has not proven to be an easy task. The Trustees of the Trust Funds are also working on it.
- Shawn said the Fire Department is having a pinning ceremony for Gary Somero on July 11<sup>th</sup> at 6:30pm in the Mascenic Auditorium. The Board would like to have the Selectmen's meeting at 5:00pm along with the Finance Advisory Committee at Mascenic. Shawn will talk with Craig Reynolds to make sure this works.
- Jason stated after the meeting last week, he wrote a letter to Governor Sununu regarding the Executive Council meeting and the constitutionality of the events of that day. Shawn and Lou will send any edits to Debbie so she can forward them to Jason by Friday.
- Reminder for July 18<sup>th</sup> at 7pm-State Reps will be attending the BOS meeting.

At 7:16, Shawn made a motion to adjourn. Lou seconded the motion and it passed unanimously.

Respectfully submitted,

Debbie Deaton  
Town Administrator

**Minutes approved by BOARD OF SELECTMEN**

Shawn Talbot, Chairman: \_\_\_\_\_

Jason Somero: \_\_\_\_\_

Lou Alvarez: \_\_\_\_\_

**From: OAKWOOD COMMON HOME OWNERS ASSOCIATION (HOA)**

**59 Old Beaver Road**

**New Ipswich, NH 03071**

**To: Town of New Ipswich - Selectmen**

**New Ipswich, NH 03071**

**Date: 06/20/2023**

**Subject: Notice of Road Dedication for Old Beaver Road**

This letter serves as notice that the Oakwood Common Homeowners Association whose mailing address is 59 Old Beaver Road, New Ipswich, NH 03071 wishes to dedicate Old Beaver Road to the Town of New Ipswich and accept the road as a town road (class 5).

The HOA Board of Directors along with all homeowners has voted in agreement to dedicate the road as described above.

**John Root**

**President**

**Oakwood Common Home Owners Association**

**(716) 200-2570**

**Attachments:**

**Survey Map – Subdivision Plan of Land**

**Survey Map – Phasing Plan**

**Planning Board Meeting Minutes (Apr 1, 2015) – Road Status**

PLANNING BOARD MEETING  
APRIL 1, 2015

PRESENT: Ed Dekker, Chairman, Tim Jones, Liz Freeman, Bert Hamill, Ned Nichols, Woody Meiszner, Joanne Meshna

PUBLIC: Deirdre Daley

The meeting was called to order at 7:00 p.m. at the Town Office.

Bert made a motion to approve the minutes of the March 24, 2015 meeting. Ned seconded the motion and it passed with Liz abstaining.

Hemlock Hills: A condition of approval of Hemlock Hills subdivision in 2002 was the posting of security for the construction of a fire pond and road to the approved lots. Hemlock Hills had submitted a Covenant and Agreement which allows suspension of the requirement for the continued posting of security until such time as the developer completes the construction of infrastructure or obtains approval from the Planning Board for an alternative to a fire pond. The Agreement specifies Hemlock Hills shall not apply for building permits for the approved lot and no building permits shall be issued. The Board approved the Covenant and Agreement.

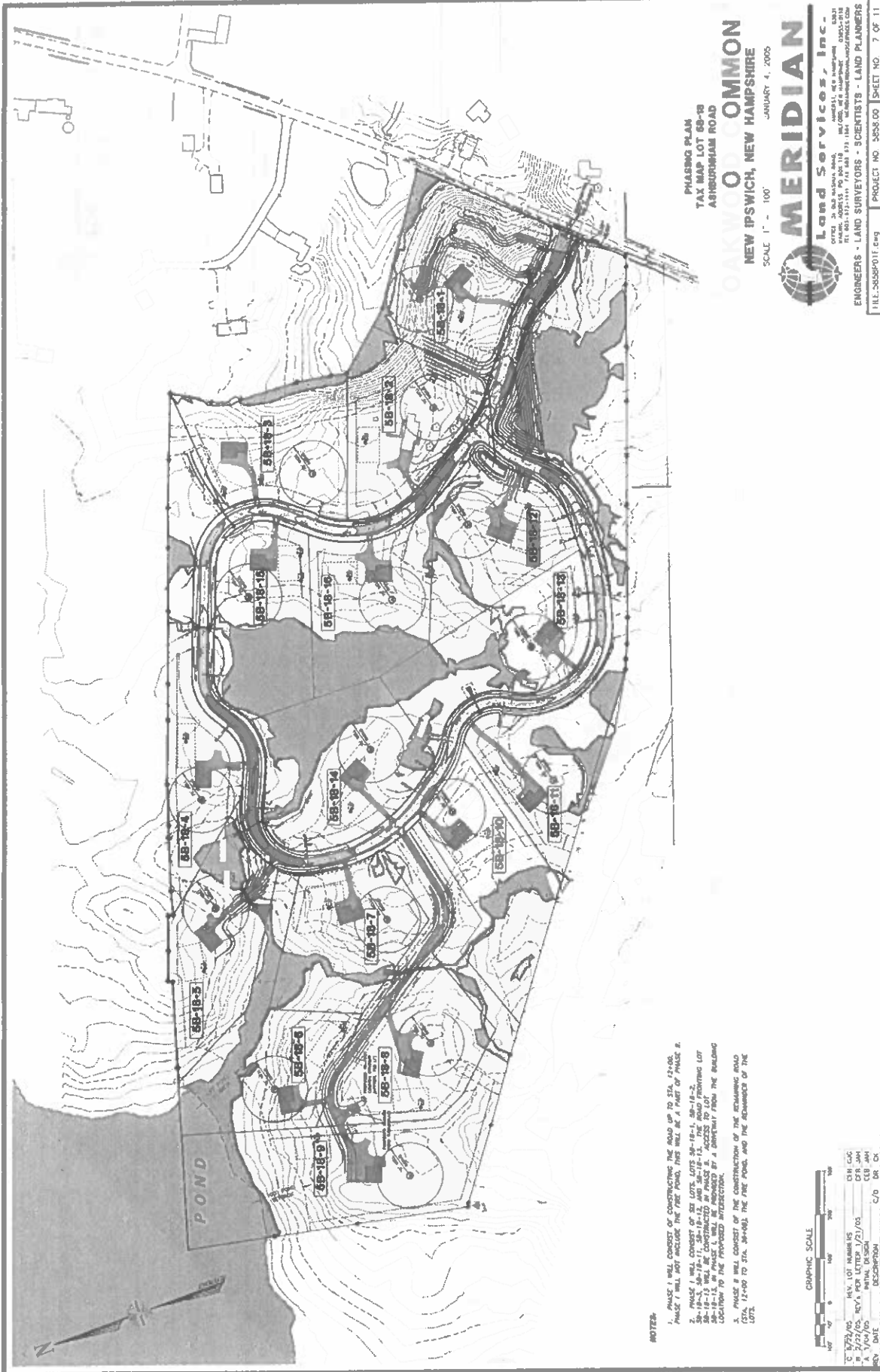
San-Ken Homes, Inc.: Attorney Kinyon forwarded to the Board an email outlining an escrow agreement between the Attorney General's office and San-Ken Homes, Inc. regarding the subdivision on Old Beaver Road. The Attorney General is requiring San-Ken to add a second layer of asphalt upon the existing base layer in a thickness of 1.5 inches and to put \$50,106 in a cash escrow account, bond or irrevocable letter of credit. The agreement states that San-Ken will complete the road improvement in a reasonable and timely manner as reasonably acceptable to the Town of New Ipswich Road Agent or the Town of New Ipswich's consulting engineer, Brown Engineering, LLC. Once that is received, the bond will be released to San-Ken.

Ned stated that the Planning Board made a decision regarding Old Beaver Road to not require a top coat, and the Board should not get involved at this point. Mr. Lehtonen stated the final coat will be done when the last house is built. Three houses have been built and they are working on three more.

It was decided the issue of the approval of the top coat was for the Selectmen to handle by having the Director of Public Works or Town Engineer inspect the road. San-Ken was asked to come to the Selectmen's meeting on Tuesday evening.

Election of Officers: Bert made a motion to nominate Ed as Chairman. Liz seconded the motion and it passed with Ned abstaining. Bert made a motion to nominate Liz as Vice Chairman. Tim seconded the motion and it passed with Ned abstaining.

Road bonds: Liz suggested the Board go back to the road bond amendments that was discussed previously but never finished. Ned, Bert and Liz will send to members the information they had collected/prepared.



PHASING PLAN  
TAX MAP LOT 68-18  
ASHBOURN ROAD

COMMON  
NEW IPSWICH, NEW HAMPSHIRE  
SCALE 1" = 100'  
JANUARY 4, 2005

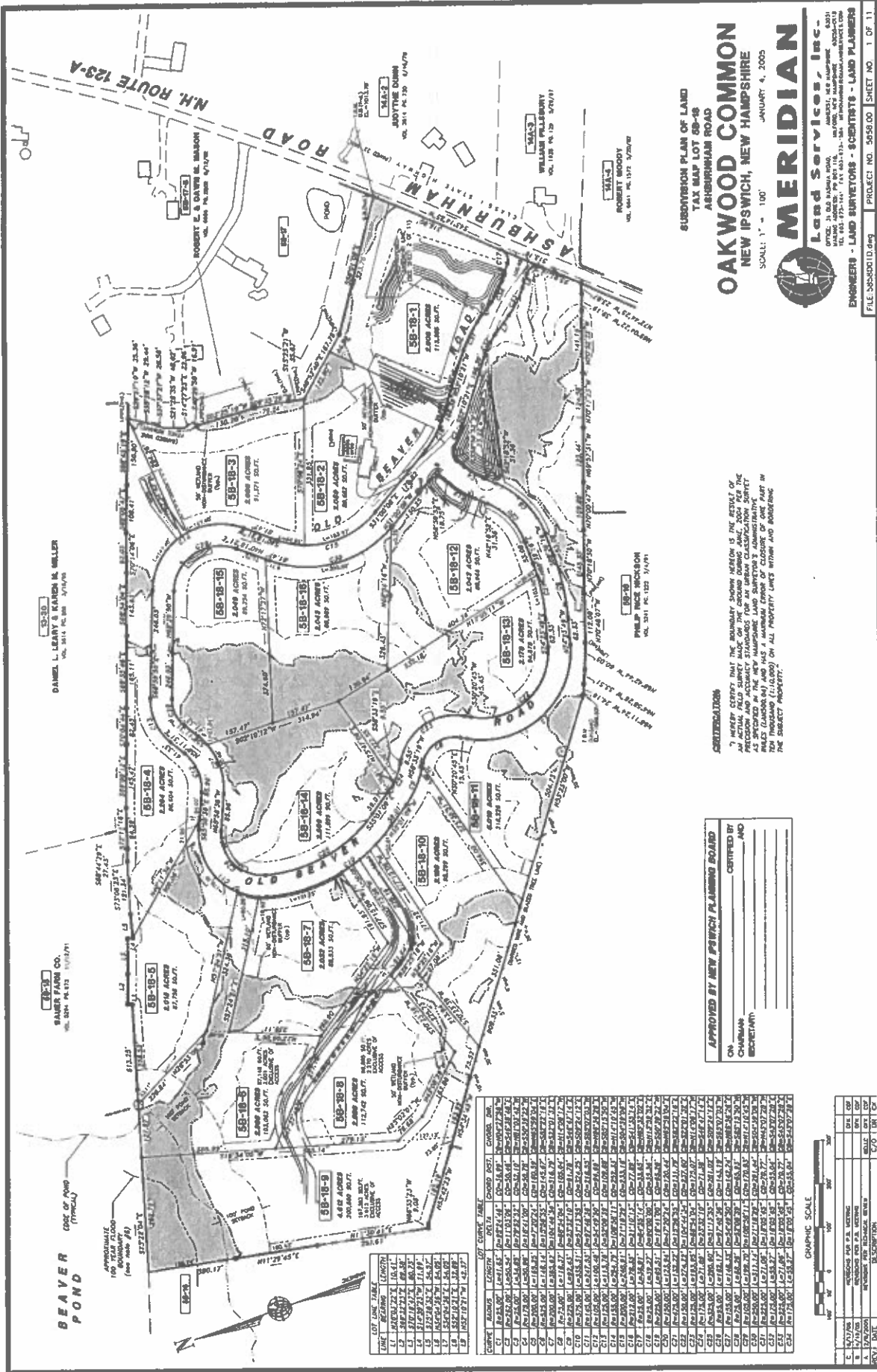


Land Services, Inc.  
10000 ROUTE 101, SUITE 100  
NEW HAMPSHIRE 03055-1000  
TEL: 603-733-1111 FAX: 603-733-1144  
WWW.MERIDIANLANDSERVICES.COM  
ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS  
PROJECT NO. 5685.00 SHEET NO. 7 OF 11

- NOTES:
1. PHASE 1 WILL CONSIST OF CONSTRUCTING THE ROAD UP TO STA. 12+00.
  2. PHASE 1 WILL NOT INCLUDE THE FIRE POND, THIS WILL BE A PART OF PHASE 2.
  3. PHASE 2 WILL CONSIST OF SEE LOTS 68-18-1, 68-18-2, 68-18-3, 68-18-4, 68-18-5, 68-18-6, 68-18-7, 68-18-8, 68-18-9, 68-18-10, 68-18-11, 68-18-12, 68-18-13, 68-18-14, 68-18-15, 68-18-16, 68-18-17, 68-18-18, 68-18-19, 68-18-20, 68-18-21, 68-18-22, 68-18-23, 68-18-24, 68-18-25, 68-18-26, 68-18-27, 68-18-28, 68-18-29, 68-18-30, 68-18-31, 68-18-32, 68-18-33, 68-18-34, 68-18-35, 68-18-36, 68-18-37, 68-18-38, 68-18-39, 68-18-40, 68-18-41, 68-18-42, 68-18-43, 68-18-44, 68-18-45, 68-18-46, 68-18-47, 68-18-48, 68-18-49, 68-18-50, 68-18-51, 68-18-52, 68-18-53, 68-18-54, 68-18-55, 68-18-56, 68-18-57, 68-18-58, 68-18-59, 68-18-60, 68-18-61, 68-18-62, 68-18-63, 68-18-64, 68-18-65, 68-18-66, 68-18-67, 68-18-68, 68-18-69, 68-18-70, 68-18-71, 68-18-72, 68-18-73, 68-18-74, 68-18-75, 68-18-76, 68-18-77, 68-18-78, 68-18-79, 68-18-80, 68-18-81, 68-18-82, 68-18-83, 68-18-84, 68-18-85, 68-18-86, 68-18-87, 68-18-88, 68-18-89, 68-18-90, 68-18-91, 68-18-92, 68-18-93, 68-18-94, 68-18-95, 68-18-96, 68-18-97, 68-18-98, 68-18-99, 68-18-100.
  4. PHASE 2 WILL CONSIST OF THE CONSTRUCTION OF THE REMAINING ROAD (STA. 12+00 TO STA. 34+00), THE FIRE POND, AND THE REMAINDER OF THE LOTS.



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DANIEL L. LEARY & KAREN M. MELLER  
VOL. 1014 PL. 308 3/7/1979

BARRETT & CO.  
VOL. 1014 PL. 312 3/7/1979

BEAVER POND  
CASE OF POND  
(TYPICAL)

SUBDIVISION PLAN OF LAND  
TAX MAP LOT 58-18  
ASHBURNHAM ROAD  
NEW IPSWICH, NEW HAMPSHIRE  
SCALE: 1" = 100'  
JANUARY 4, 2005



**MERIDIAN**  
Land Services, Inc.  
OFFICE: 31 OLD AUBURN ROAD, AUBURN, NH 03001  
TEL: 603-883-1111 FAX: 603-883-1112  
WWW.MERIDIANLANDSERVICES.COM  
ENGINEERS - LAND SURVEYORS - SCIENTISTS - LAND PLANNERS

FILE: 365-0001.Dwg PROJECT NO. 5858.00 SHEET NO. 1 OF 11

**CONTRIBUTION**  
I HEREBY CERTIFY THAT THE BOUNDARY SHOWN HEREON IS THE RESULT OF  
A SURVEY MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE  
PROFESSION OF LAND SURVEYING IN THE STATE OF NEW HAMPSHIRE, AND  
AS SPECIFIED IN THE NEW HAMPSHIRE LAND SURVEYING ACT, CHAPTER 281-A  
AS AMENDED, AND THAT THE SAME IS CORRECT AND ACCURATE TO THE BEST  
OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED LAND SURVEYOR  
IN THE STATE OF NEW HAMPSHIRE.

APPROVED BY NEW HAMPSHIRE PLANNING BOARD

ON	CERTIFIED BY
CHAPMAN	SECRETARY
	NO

LOT LINE TABLE

LINE	BEARING	LENGTH
1	S 89° 15' 00" E	10.00
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3	S 89° 15' 00" E	10.00
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7	S 89° 15' 00" E	10.00
8	S 89° 15' 00" E	10.00
9	S 89° 15' 00" E	10.00
10	S 89° 15' 00" E	10.00

LOT CORNER TABLE

CORNER	BEARING	LENGTH	DETAILED	CHANCE	NO.
C1	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C2	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C3	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C4	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C5	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C6	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C7	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C8	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C9	S 89° 15' 00" E	10.00	10.00	10.00	10.00
C10	S 89° 15' 00" E	10.00	10.00	10.00	10.00

GRAPHIC SCALE

REV.	DATE	DESCRIPTION	BY	CHK	APP
1	12/17/04	REVISION FOR P.A. MEETING	DAK	GP	
2	12/17/04	REVISION FOR P.A. MEETING	DAK	GP	
3	12/17/04	REVISION FOR P.A. MEETING	DAK	GP	
4	12/17/04	REVISION FOR P.A. MEETING	DAK	GP	
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10	12/17/04	REVISION FOR P.A. MEETING	DAK	GP	