

**Town of Woodstock
Selectmen's Meeting
Tuesday, October 6, 2020
Using ZOOM**

Woodstock Selectmen: Gil Rand, Charyl Reardon, Scott Rice

Woodstock Staff: Judy Welch

Town Counsel: Laura Spector-Morgan

Lincoln Selectmen: Tamra Ham, OJ Robinson

Lincoln Staff: Butch Burbank, Tara Tower

Public: Kelly Trinkle, Daniel Trinkle, Melissa Sabourn, Sharon Carroll, Chris Caulder, Cheryl Bourassa, Janelle Bard, Kurt O'Connell, Bonnie Ham, Charlotte Hogan, Patrick Griffin, Lisa Viveiros, Kristen Durocher, Bill Waterhouse, Mark Pitts, Kelsee Beaudin, Teasha Camargo, Lorraine & John Logiudice, John Durocher, Lisa Khalil, Bryan St. John, Elizabeth & Branch Lane, Martha Leombruno, Jay & Maureen Polimeno, Ken Chapman, Carol Lowden, Betsy Beech, Sophia Desbiens, Roberts Ipad, Keith, Doris & Dean Roth, Kevin Bell, Jared Henningsen, Wayne & Lisa Dunbar, 560145, Vicky Etchings, Mary, Suzan Ballmer, Jerry Stringham, Sheede Ciccicarese, Ryan, Courtney Herz, Kim Pickering, Kevin Dorsey, Debbie Loguidice, JimDNH, Debra, Monier Gulla, Bob Stahler, Ronald Caniglia, Wendy & Kevin Foley, Rose Aiello, Peggy Rice, Mia Jacobson, Dave Anderson, Jackie & David Stence, John Kelley, Gene, Den, #747,

Scott called the joint Lincoln -Woodstock Board session to order at 5:03 p.m.

The Boards reviewed a draft of the guidelines for Halloween. These guidelines were prepared by Tara, Tammy, and Charyl based off the webinar put on by NHMA and their recommendations for NH municipalities. Scott read the guidelines aloud.

The Boards clarified that the intended meaning of "resident" is anyone from the Lincoln-Woodstock area and asked that this information be shared to surrounding municipalities.

The guidelines will be distributed via the towns' websites, Facebook, and copies will be made and sent home with each child in elementary school. The towns will try and utilize volunteers to pass out flyers to make sure the guidelines are distributed to those that don't have access to the internet or social media.

Tammy motioned to adopt the guidelines as presented. Gil seconded the motion and the vote was affirmative

Tara said she has received the go ahead to open the Kanc Ski Area and to hire staff. Tara is working on guidelines to open. She pointed out that it won't look like years past but there will be skiing for the kids.

Tammy motioned to adjourn the joint board session at 5:12pm. Gil seconded the motion and the vote was affirmative.

Scott called the Woodstock Selectmen's Meeting to order at 5:12pm.

Minutes of the September 22, 2020 Meeting:

Gil motioned to accept the minutes of the September 22, 2020 Selectmen's Meeting and sign them at the office. Charyl seconded the motion and the vote was affirmative.

George Spanos/Building Height Waiver:

Scott stated that a building height waiver was granted to George Spanos at the prior meeting.

Scott went on to explained:

That the Board believed they had the authority to do so based on a vote that was taken in 1990 at Town Meeting which stated “the people felt that the Board of Selectmen have the authority to waive or grant variances for undue hardship. Affirmative vote with opposition.” The Board was then questioned in public participation as to whether or not they had the right to grant this waiver since the ordinance did not specify. The Board felt it was best to send this off to legal counsel to take a look at. Legal counsel informed the Board that they did not have the authority to grant such waivers because there was no formal vote to amend the Warrant Article to include that language. The Board immediately contacted George to inform him that they did not have the authority to grant the waiver and would need to reconsider this vote at the next meeting.

George questioned the interpretation on the definition of the primary eaves as written in the ordinance and questioned whether or not he really needed a waiver. The Board was unable to determine what the intended meaning of “primary eaves” was in 1990. Based on the fact that three sides are less than the 26 feet and the ordinance is poorly written the Board feels George is within the perimeters of the ordinance and a waiver is not necessary.

Scott motioned to retrack the building height waiver granted on September 22, 2020. Gil seconded the motion and the vote was affirmative.

Dorsey Development/Lost River Road:

Scott wanted to clarify a matter that happened during the September 28th Planning Board meeting. Scott was in attendance for that meeting as the Selectmen representative. The other two Selectmen signed onto the meeting as taxpayers and individuals with an interest in the project being discussed that evening. During this meeting, Scott mistakenly asked for the opinion of the other two Selectmen about the proposed development and the project’s impact on the Town’s water, sewer and possible infrastructure upgrades the Town may face with the addition of this project. Scott explained that it was not his intention for this to be discussed amongst themselves at that meeting and therefore has asked for it to be placed on the agenda for tonight’s meeting to be discussed properly.

Scott discussed the 60-unit condominium development project that Kevin Dorsey is proposing on Lost River Road across from the Town Office. Kevin has approached Scott with concerns about water and sewer capacity. Kevin would like some type of commitment before signing a Purchase and Sales Agreement on the property.

Scott has been in touch with Steve LaFrance to discuss impact fees, connection fees, the capacity of the pump station and infrastructure. Scott is concerned about the impact of this project combined with the Ice Castle expansion and the AHEAD project.

Steve assured Scott that the current pump station and infrastructure could take on any one of these projects and still have a 23% capacity but could not handle all three.

Gil noted that the State requires a 18-20% buffer.

Scott would like to hire Steve LaFrance, from Horizons Engineering, to study the sewer infrastructure and the potential impacts of the various development proposals (e.g. Ice Castles, AHEAD, and White Mountain Escapes).

Dan Trinkle pointed out that Kevin Dorsey has contracted with Horizons Engineering and questioned if it would be a conflict of interest to hire Steve LaFrance to also complete the Town’s infrastructure study. Dan also questioned how the Town could issue a commitment letter knowing there is other developmental proposals out there.

Scott deferred to town counsel, Laura Spector-Morgan, to answer the conflict of interest question. Laura advised that it would only be a conflict of interest if the Town felt they were not being fairly represented.

Scott informed Dan that the Town would not be issuing a commitment letter however they would send a letter that states we currently have the capacity. Scott noted that the Town will not be guarantee anything; that this is a first come, first serve basis and that the development that has approved plans, proper permitting, and has paid impact and connection fees will take first priority.

Gil motioned to contract with Steve LaFrance, from Horizons Engineering, to study the Town's sewer infrastructure and the potential impacts of new developments. Charyl seconded the motion and added that the study should include a 10-15-year projection. The vote was affirmative.

Kurt O'Connell/Shooting Range:

Kurt O'Connell expressed several concerns pertaining to the shooting range. Kurt questioned if the language related to noise in the Disorderly Conduct Ordinance would apply. He talked about his concerns around lead and questioned if the Town could require a bond to make sure the lead was properly disposed of. He pointed out that property values would decrease and expressed his dismay about the suppression of information. Kurt questioned whether the Board had reached out to the Town of Lincoln to alert them about the regional impact.

Laura informed Kurt that the Town has no authority and nothing in place to regulate a gun range and cannot require such a bond. Laura pointed out that this cannot be stopped at the Town level. Laura does not believe the Disorderly Conduct Ordinance would apply here but offered to look further into it.

Scott opened the discussion up to public participation. Scott noted that the Town is a neutral party representing everyone and asked people to be courteous.

Homeowners as well as business owners expressed concerns ranging from the withholding of information, to advertising, hours of operation, location, groundwater, lead management, noise ordinances, property values, the effect on surrounding businesses, permitting, and civil rights.

Kevin Bell questioned whether or not zoning could have stopped something like this and questioned whether or not zoning would have prompted notification to the residents. Scott explained that if the Town had adopted zoning with site plan review the Town would have more regulatory authority over these types of situations and residents would have received notification. Laura pointed out that a gun range would have to be listed within the zoning regulations as a "not permitted use".

Residents encouraged the Board to bring a noise ordinance to Town Meeting and asked that the Board charge the Planning Board to prepare some form of zoning to be voted on at Town Meeting.

Chris fielded questions pertaining to his environmental stewardship plan, hours of operation, memberships, noise mitigation, and advertisement.

Bryan St. John pointed out that a gun range could also be a benefit to the community not just a negative.

Ice Castle /Water Memorandum of Understanding:

Scott reviewed the contract and noted that the maximum daily average flow had been increased from 92,000 to 150,000 and the contract had been amended to mandate daily water meter readings at the same recording time each day. Charyl motioned to approve the Water Memorandum of Understanding for IC-NH LLC as presented and sign in the office contingent on the Certificate of Insurance for general liability as outlined in the MOU. Gil seconded the motion and the vote was affirmative.

Dan Trinkle questioned the increase in daily water flow and the basis of how that was determined. Scott informed Dan that Town worked with Pennichuck to determine a safe number draw from our water system.

Ice Castle/Clark Farm Road Agreement:

Scott reviewed the Clark Farm Road Agreement and noted that there were no significant changes. Gil motioned to approve the Clark Farm Agreement with the IC-NH LLC as presented and sign in the office contingent on the Certificate of Insurance for general Liability, proof of auto insurance, workers' compensation, and builder's risk insurance. Charyl seconded the motion and the vote was affirmative.

Elizabeth and Branch Lane asked questions pertaining to the culvert that was replaced on Clark Farm Road and questioned the classification of the road.

Bill Waterhouse questioned the classification of the road referencing the discussion that took place at the 2020 Town Meeting and asked if the agreement is the same as last year.

Scott assured everyone that the agreement was the same as last year, that the opinion on classification of the road had not change, the road has not been discontinued, and noted that there is no additional information pertaining to the culvert.

Other Business:

Correspondence:

The Board has received correspondence from the Town of Lincoln pertaining to a public hearing for a site plan review on a proposed telecommunication tower.

Public Participation:

Patrick questioned when the Selectmen's Meetings would reopen to the public. Scott informed Patrick that there are no plans as yet but will add it as an agenda item for the next meeting.

The public was able to participate remotely over Zoom by going to www.zoom.us, using the Zoom App on a cellphone, or on a landline calling 1-646-558-8656 Password: 560145 and entering Meeting ID: 963 5811 9216 Password: 560145. If the public were unable to access the meeting, they were asked to call 603-348-8752 for assistance.

Gil motioned to adjourn the Selectmen's Meeting at 7:27 p.m. Charyl seconded the motion and the vote was affirmative.

October 20, 2020

R. G. Rand
[Signature]
[Signature]