



Town of Woodstock Selectmen's Meeting Minutes Tuesday, July 25, 2023

Board Present: Scott Rice, Charyl Reardon, Gil Rand

Staff: Judy Welch, Cathy Riley, John Mackay

Public: Alison Duerwald-USFS, Jared Henningsen- IC, Kyle Standifird-IC, Joe Weiler-IC, Larry Vance Jr., Christina Payne, Patrick Griffin, Bill Waterhouse, Branch Lane, John Marquis, MF Galarneau, David Avery.

Zoom: Kelly Watts, Mike Donahue, Blair Oliver

Call to Order

Charyl called the meeting to order at 5:00 pm

Approve & Sign Workshop Minutes/June 30, 2023

Scott made a motion to accept and sign the minutes, seconded by Gil, Charyl abstained due to absence. The vote was affirmative.

Charyl then motioned to amend the written minutes to remove her from the attendance. Gil seconded the motion, and the vote was affirmative.

Approve & Sign Minutes/July 11, 2023

Gil made a motion to approve and sign, seconded by Scott, and the vote was affirmative.

Approve & Sign Non-Public Minutes/July 11, 2023

Scott made a motion to approve & sign, and seal, seconded by Gil, and the vote was affirmative.

Approve & Sign Workshop Minutes/July 14, 2023

Gil made a motion to approve and sign, seconded by Scott, and the vote was affirmative.

Agenda Items Requested by Residents

NONE

Alison Duerwald/Forest Service/Proposed Government Land Acquisition in Woodstock

Alison Duerwald introduced herself as the Lands Program Realty Specialist for the White Mountain National Forest. She then discussed parcel 115-007, owned by longtime resident John Durocher, which has been conveyed to the Forest Service. The proposed acquisition is adjacent to the National Forest land and is steeply inclined and wooded. It is to be managed as dispersed recreation, which includes hiking and hunting. The current owner was committed to having it remain for conservation.

Ms. Duerwald asked the public and the board for any feedback.

Judy added that the land was 130 acres in current use, so there is only an \$83 tax loss; no other comments or feedback was given.

Ice Castles/Public Forum/Noise Complaints

Charyl introduced Jared, Kyle, and Joe from Ice Castles, who had requested to be added to the agenda to address some neighbors' concerns about noise from last year's operations.

Charyl asked those in the audience if there were concerns or issues they wanted to address.

Larry Vance, Jr., wanted to state that he lived close to the venue and was concerned about the noise beyond the 10 p.m. town noise ordinance. He stated that the generator was too loud and was going

non-stop when they were building. He had asked them to remedy it, and it was still too loud, and had to call the police.

Charyl stated that the board will continue to look into it.

Mr. Vance did state that the music was not that bad for him.

Judy stated that most of the complaints were about the music and the generator.

Jared Henningsen with Ice Castles stated that the music had been adjusted.

Joe Weiler with Ice Castles added that the generator is the snow-making machine, and they will try to reposition it behind the tubing hill and hopefully blow a pile to make a snow sound barrier.

Patrick Griffin wanted to ask if there could be something built around the generator, to which Joe replied that they are guns that shoot snow 200 feet, so that would be difficult, but they will be looking at other possibilities.

Jared added that they have been looking at each part of the equipment to see where the most noise comes from. He said they purchased a new sound system with smaller, more focused units. He let the audience know they would continue looking at equipment and was willing to keep the conversations open.

Charyl suggested that the public should immediately reach out to Judy if there are any problems and not let it build up.

Branch Lane wanted to state that his concern was the winter traffic concerns, as he had issues trying to get to his home. He feels they should have flaggers on the main road to direct traffic.

Jared Henningsen wanted to add that many of the challenges were from the road condition and that once the road is paved, it should alleviate much of the congestion.

Scott added that maybe a pull-off lane could be added to the road, to which Judy replied that that would need a permit required from the State.

No other comments were made on this item.

Application for Permission to Use Public Street/Woodstock Inn Station & Brewery

A new application for the Use of Public Streets, Sidewalks, or Town-Owned Property was submitted by the Woodstock Inn sale of serving food or drink along School Street from May 1 to November 1.

Charyl made a motion to accept the application, seconded by Gil, and the vote was affirmative.

Bill Waterhouse added comments about the ROW of the road.

Tax Exemption/Parker Lodge #97

Charyl stated that the A9 and A12 forms, which she explained, was a real estate exemption for the Parker Masonic Lodge. Judy added that it is supposed to be submitted by a deadline annually, and the paperwork was not submitted in the time allowed. She explained that if it is not submitted in time, it would have to be due to "accident, mistake or misfortune" in order for it to be excused.

Not an active property and is being sold for \$499,900. The Parker Lodge will be merging with the Lancaster Masonic Temple, and the proceeds will go towards that, with \$40,000 staying in our area to give scholarships to Lin-Wood students at \$1000 for the next 40 years. The rest of the money would go forward. Judy explained that the Board has the ability to abate, but it does not qualify for "accident, mistake or misfortune."

Charyl added that if they do abate, it gives the person purchasing it the abatement as well until the following year, so the taxes would be lost for this year.

Judy explained that if they accepted the A9 and A12, they would go back into tax-exempt status for the whole year. She added that the amount for 1/2 the year was \$2797. She also added that if the Board does allow it, they would have to do it for all. It was pointed out that it was a charitable organization.

Charyl recommended that it should be tabled to ask questions to the property authorities for clarity.

Judy explained that they can accept the A9 and A12, but the "accident, mistake, or misfortune" guidelines do not cover it. Judy needs to check with the town's council to find out if they can deny the A9 and A12 and abate only the first half of taxes. The Board decided to abate the single tax bill as a charitable organization.

After suggesting that they table to the next meeting, they decided that they would refuse A9 & A12 but abate the first half of the year.

Charyl made a motion to reject the A9 and A12 forms, Gil seconded the motion, and the vote was affirmative.

Charyl then made a motion to abate the first half of the Parker Lodge taxes for 2023. Scott seconded the motion, and the vote was affirmative.

It was added that this would be revisited in the Fall.

Old/Other Business/Brought forth by the Board.

WMMP Parking/Public Works Garage

The White Mountain Motorsports Park requested the use of the town garage parking area for overflow parking for a yearly big race. They had also sent a certificate of Liability Insurance to cover the event with a rain date.

Charyl spoke with Mike about concerns with the equipment in the lot, and he assured her that things could happen at any time and there are cameras on site. Access to the building will still be clear, as they only use the first few rows. Previous owners noted that there had been no issues in the past.

Gil made a motion to allow the race organization to use the parking area. Scott seconded the motion, and the vote was affirmative.

Letter/Water Abatement/Teasha Camargo

A letter from a resident was presented to the Board for a request for a water abatement to be granted due to issues with the water line from the curb to their house. Had located the leak and fixed the leak and looking for some reimbursement or abatement on the last two water bills. Looking at the meter history, it looks like it has been happening for the last three bills. They had been made aware that there was an issue.

The Board agreed that they should not abate the full usage of the last bill, which was 60,000 gallons, but abate half that amount to bring it back down to where it was in the last two quarters while making sure they rectify the issue.

Charyl made a motion to reduce the usage on the bill from 60,000 gallons to 30,000 gallons. Gil seconded the motion, and the vote was affirmative.

Bill wanted to make a statement about whether Montaup Cabins, who also had an issue, was given the same percentage off, and the Board agreed to review, but Judy added that they did not request for an abatement, so it was a different request than this one.

Public Participation

Patrick wanted to clarify that the Parker Lodge was for sale, to which Judy replied yes. Patrick asked if they were a 501-3c, to which Judy replied yes, as they did have file form 990.

Patrick also wanted to clarify that the racetrack using the lot will be leaving an emergency lane open, and Charyl replied yes.

Patrick also wanted to bring up the road right of way, stating that with his paving experience, it was his understanding that there was 25 feet in either direction from the center line and that the road was paved at 20 feet. He added that Scott owns the 2 feet on each side and did not put anything there that permanently obstructs the two feet and that the town accepted an application for the School Street two feet he owns.

Patrick asked Scott what it was being used for, to which he replied it was for the tables already there and that it was just for the application that was newly available.

Patrick felt that Charyl should have abstained from that vote because she worked for the White Mountain Attractions, and Scott is a member of the White Mountain Attractions. Patrick then stated that he wasn't bringing up whether it was right or wrong and that it was just a point of order. Judy stated that the lawyer would have told Charyl to vote.

The Board accepted Patrick's opinion.

When addressed by the Board, one attendee who was not signed in stated that he did not want to sign the sign-in sheet.

Zoom attendee Blair Oliver wanted to ask about the relocation of the Gordon Pond trailhead on Sundance, and Charyl explained that the Public Session was for comments on the current items on the agenda. Charyl assured Mr. Oliver that there would be a Public Session on the item sometime in September after the 5th and that he would be notified of the meeting if he emailed Judy so she has his email address.

Adjournment

Charyl made a motion to adjourn the meeting at 5:46 p.m. Gil seconded the motion, and the vote was affirmative.

The public could 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: 432845** and entering **Meeting ID: 840 0082 0895 Password: 395022**.

Those wishing to hear the recording of the whole meeting may access it by using this link:

<https://www.youtube.com/channel/UCxMH7OFC8H3KqBhYHsBr53g>



Charyl Reardon, Chairman



Scott Rice



R. Gil Rand

August 29, 2023
Date