



**Town of Woodstock  
Selectmen's Meeting Minutes  
Tuesday, September 19, 2023**

**Select Board:** Gil Rand, Charyl Reardon, Scott Rice

**Staff:** Judy Welch, Mike Welch

**Legal:** Laura Spector-Morgan

**Attendees:** Annalise & Ed Kirk, Lee Arnold, Roy Sabourn, Karen & David Barretto, Bill Waterhouse, Jason Blood, Mark Sellingham, Blair Oliver, Paul Carolan, Igor Bily, Chen Fui Siow, Wesley (46 Sundance?), Olive Devyn?, Paula King, Bart King

**Zoom:** Myles Moran, Jessie Chou, K. Brewer, Mark & Karin Ashman, Mike Donahue, Peter Comoros

**Call to Order**

Charyl called the meeting to order at 5:00 pm.

**Approve & Sign Minutes for August 29, 2023**

*A motion was made by Gil, seconded by Scott, and the vote was affirmative.*

**Approve & Sign Workshop Minutes for September 5, 2023**

*The motion was made by Scott, seconded by Gil, and the vote was affirmative.*

**Agenda Items Requested by Residents**

**Roy Sabourn/Lease Agreement Release/682 Daniel Webster Hwy**

Roy Sabourn brought up an old lease for the erection of the old chlorinating plant but stated that the pipeline is now no longer in use. He requested that something be recorded to release the lease since it is no longer being used.

Laura noted that since it was an asset of the town, they needed to follow the RSA41:14a process, which requires two public hearings 10-14 days apart and then seven days for a vote.

Judy clarified that when the property transfers, they would be subject to the easement and would be in the deed.

*Charyl asked for a motion to instruct Judy to schedule the two hearings to release the lease agreement. Scott made that motion, seconded by Gil, and the vote was affirmative.*

**LVHOA/Gordon Pond Trailhead Access/103-002**

The Board wanted to have a public discussion with the owners present who live on Sundance close to the proposed Gordon Pond Trailhead Access. Charyl stated that the town was approached by the White Mountain National Forest, which is in the process of

updating its AMC Guidebook. They were looking to relocate the trailhead from up on Mountainside to off Sundance. to make it easier to locate.

Gil explained how the Forest Service was surveying their property to see where to relocate since the parking area down on Lost River Road is no longer accessible.

The Board clarified that they don't want to make any changes, just leave it as is, but maybe put up signage such as for no camping, etc.

Jason Blood asked if Clark Farm Road could be an option, to which Laura replied that that would have to be brought up with the Forest Service.

Gil said that putting in a parking lot was not in the town's plan; the Forest Service made the suggestion.

Blair Oliver stated that he wondered why they wanted to move it. To which the board responded that they would have to speak with the Forest Service.

Mr. Oliver also asked if the people would be parking in the street, to which Gil replied that they would actually be parking on the shoulder of the road. Laura clarified that no changes to the property would be made.

Charyl noted that they would gather questions and then approach the WMNF, reschedule a Public Forum, and have the Forest Service present to answer questions.

Paula King stated that one of the things they try to uphold are the Covenants and Restrictions in their neighborhood, and one of the restrictions is no signage. Paula questioned if this would affect the restrictions. Gil stated that a size restriction would be followed, and Laura pointed out that the restrictions read *one sign, not more than two square feet, with the owner's name and lot number.*

When asked about staying within that regulation, Laura stated that if the Forest Service wanted to do anything different, they would have to go through the HOA.

Paul Carolan added that he was concerned whether it was just hiking or also included snowmobiling. The Board clarified it was a hiking trail, however, snowmobiles go through on their trail, but there would be no parking for trailers there.

Bart King stated that he would like the Forest Service to answer why they want to change it. Gil replied that one of the reasons is that the old Govoni's parking lot that was previously used is no longer available.

Oliver Blair wanted clarification that there is no parking on Route 112 and no off-road parking on Sundance. Gil clarified that there was no overnight parking on Sundance.

Karen Ashford (on Zoom) asked the Board why they do not deny access to the town's lot. Charyl replied that if they cut off access, then they would have to cut off access to all, which would remove the access to all, including the people who live on Sundance. She added that it was not an option being considered by the Board. Charyl said it had been agreed to in the past to have it as recreational access for all, without commercializing it.

Myles Moran asked the board what the town's agreement is with the Fadden Family, who get sugar from the maples on the property, as he has seen people drive all the way down there. He stated that he didn't know how they would stop others from driving all the way down on the property. Also, from the Forest Service, what is their reasoning for relocating, and why not relocate to Clark Farm Road?

Charyl stated that Clark Farm Road needs to be looked into more.

The agreement with Fadden is a lease agreement for access, renewed annually for access to their 300 acres. A gate will be looked into. A copy of the agreement can be made accessible to the public on request.

Paula King asked where people park now to access the trail, to which Gill replied that they don't because there is no longer a place to park on 112.

Bill Waterhouse stated that there were three roads being mentioned. He added that folks trying to get to Gordon Pond went up to Mountainside and were told it was moved and they couldn't use that parking.

Bill mentioned that his wife was parked on the Lost Valley Road and was told she could not park, thereby a town employee. Laura noted that the no parking signs refer to the paved portion of the road. Mike stated that he was the one who spoke to Bill's wife and that the car was on the pavement.

Charyl suggested that the public email questions and concerns to Judy by this Friday so they can send them off to the Forest Service and then arrange a public hearing to get all the answers.

### **Mark Sellingham/Tripoli Road**

Charyl moved on to the next item regarding some of Mark Sellingham's questions on the maintenance of Tripoli Road and referred to a meeting back in July and stated that the town would proceed as they have been since they have been maintaining for the last 20 years.

Mark also wanted to bring up issues with speed limits on the road, as Woodstock Police stopped him, saying the speed limit was 25 mph. He is concerned about the regulation of the road, as many go by faster.

Laura made a statement that maybe the selectmen can ask for the road from the Feds. She added that the State owns it but does not seem to want it. She suggests that they could try to get something in writing from the Feds, and then the town can turn it into a Class 5 road to regulate and maintain as needed.

Laura stated that the right of way is getting access to the road, and if given to the town, then the town could get the whole right of way. Laura also stated that she would contact the Feds and State to see if the road could be acquired. She would like to resolve it with everyone.

### **Readopt Policies**

### **Credit Card Policy**

*Gil made the motion to readopt the Credit Card Policy 21, Scott seconded the motion, and the vote was affirmative.*

### **Financial Management Plan**

*Charyl made the motion to readopt, Gil seconded the motion, and the vote was affirmative.*

### **Fund Policy GASB**

*Charyl made the motion to readopt, Gil seconded the motion, and the vote was affirmative.*

### **Purchasing Policy**

*Charyl made the motion to readopt, Scott seconded the motion, and the vote was affirmative.*

### **Investment Policy**

*Charyl made the motion to readopt, Gil seconded the motion, and the vote was affirmative.*

### **Capital Asset & Depreciation Policy**

*Charyl made the motion to readopt, Scott seconded the motion, and the vote was affirmative.*

### **Old/Other Business/Brought forth by the Board**

#### **USDA Grant/New Fire Truck/\$65,000**

Judy explained that the USDA requires, in a Selectmen's Meeting, to specifically discuss the approval to apply and accept the USDA Grant in the amount of \$65,000. She also explained that the board would need to announce that they applied for one in April and, if awarded, hold a public hearing in accordance with RSA31:95(b) to accept the funds. The board will also open the floor to public comment about the town applying for it and then vote to have Scott sign all the documents in the future regarding this grant. Judy stated that she would post the advertisement for the two weeks' notice for the public hearing and schedule it for the next regular meeting once approved.

Charyl proceeded to announce that they applied for the USDA grant in the amount of \$65,000 back in April, and if awarded, that it would be going to the Fire Department towards the new fire truck, and then opened the floor for public comment. No public comments were made.

Charyl asked for a motion to allow Scott to sign the grant application and all future documents in the future for this grant if awarded. *Gil made that motion; Charyl seconded it, and the vote was affirmative.*

Charyl wanted to bring forward an item regarding the notices that went out about the meeting for the Kanc Rec Center facility and programming. One occurs this Wednesday night at 6:30 at the

Kanc Rec building, and then another one on Thursday, October 5th at 6:30 at the Kanc Rec building.

Charyl explained that there will be forums to gather thoughts and suggestions from the public about what enhancements they would like to see at the Rec or programming thoughts for the future. Also, they would be looking at one to ten years out. Charyl added that it is open to both Lincoln and Woodstock residents and would be a great opportunity and encouraged all residents of Woodstock who use the facilities to give input.

Judy mentioned that the Water Study was sent to Pennichuck by Kathy Welch, and when she hears back, a public hearing will be scheduled. Judy also noted that they had cyber security people here on the water system and the sewer treatment plant from a well-renowned company throughout the State. Judy added that she thought it went well, and they just needed to hear back to proceed.

### **Public Participation**

Mark Sellingham had a question on the purchasing policies and other items that the board discussed and whether those items are annually reviewed. The Board replied yes, and then Mark asked where the public could see them. Judy replied that any time, and copies can be made. It was done annually for the auditors.

Bill Waterhouse wanted to bring up the Gordon Pond Trail. He stated that he used to be able to access it by going out his back door and following the railroad grade. He added that he hasn't been able to do that anymore since the three families did a land swap. He stated that he goes up to the top, does a turn-around, and ensures he is off the pavement. He wanted clarification on whether the "No Parking" signs meant no parking on the pavement or if it was a whole town ordinance.

Judy clarified that it was the new ordinance. Charyl read the ordinance that "no person shall park any vehicle on the paved portion of any public street, class 5 town road or on the sidewalks.

Bill wanted another clarification of the access through Clark Farm Road, and the Board replied that they would have to look at Clark Farm Road. Mike Welch added that the Town's main water line goes through, and they can't have people parking on the road if they have to go there. The way it is now, there is really not good terrain for parking. The board stated that more research needs to be done and that they will go on a field trip to look at it.

Paul Carolan had a question on Grants in general and asked if any of them come with strings attached, requiring towns to do certain things if the money is accepted. The board replied that the town just needed to do what they said they would do with the money.

Paul Carolan's other concern was a business up the street that he felt was a dump and whether any ordinances could get that cleaned up. The Board stated that they were in the State Right of Way and had been sent letters.

Mike added that they keep moving stuff around and out of the right way. Judy stated that it is up to the State to reinforce it, but the town has tried. Judy added that they could try calling the State again to address the issue.

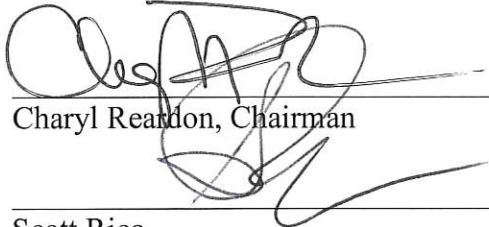
### **Adjournment**

*Scott motioned to adjourn the meeting at 6:03 pm Gil seconded the motion, and the vote was affirmative.*

The public could participate remotely over Zoom by going to [www.zoom.us](http://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>

Respectfully Submitted, Cathy Riley

  
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Charyl Reardon, Chairman

October 17, 2023  
Date

Scott Rice

  
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R. Gil Rand