

## Selectmen's Meeting Minutes September 20, 2021

**7:00 PM** Meeting called to order by Selectboard Chairman, John Esposito. Also in attendance were Selectmen Howard Brown and Tim Berry and minute taker, Laurie Brown.  
Esposito led the meeting in the pledge of allegiance.

Esposito said that he had spoken with Berry during the day in reference to the property at 56 Weston Hill Rd. If they are occupying the second residence without a C/O and something happens we could be in trouble. We need to have the Code Enforcer go in and start the process.

Berry said that the ZBA denied the request for a variance to allow the use of the second residence. We could pursue that, and evict them, or give them a way to get a C/O. We can have L. Brown send a letter based on the agreement of the Selectmen that they can live there if they can get a C/O.

Esposito said that the office told the sellers agent that the use was denied by the ZBA.

H. Brown said that, if we do that, they can sell the house and the second residence will be occupied.

Berry said that, if we agree right now that the end game is to let them live there with a C/O, we can speak with the Building Inspector about how to get a structural inspection done.

H. Brown said that we have to send S. Roberge in to the 2<sup>nd</sup> residence to make sure everything is in there that needs to be then they can get the structural inspection done.

Esposito said that the Town Attorney said that we have to send a letter explaining everything and asking them to set a time for the Building Inspector to go in there.

K. Roberge said that they haven't changed or added anything to the front residence. We already advised the previous owner that there was no C/O or variance from the ZBA. They called and asked the Building Inspector what they could do. We told them to connect the two residences and get permission to have an ADU and have a structural engineer certify that it is safe to be a residence.

S. Roberge asked if the Board was concerned about the two dwellings.

H. Brown asked if there was ever a permit for this 2<sup>nd</sup> dwelling, and S. Roberge said no.

Berry said that we will explain this to the owners in black and white.

S. Roberge asked if he was supposed to inspect that there are smoke detectors etc...

Berry said yes, everything that a dwelling is supposed to have. It is in our best interest to get them to be legal.

K. Roberge said that the Board had received a complaint questioning the structural integrity of the building.

Berry instructed S. Roberge to say that a structural inspection may be necessary.

S. Roberge said that he will do that.

Berry said that the Board is doing them a favor and they have to help.

Esposito said that if S. Roberge feels uncomfortable going in by himself, he can bring a police officer in with him.

Brown stated that the homeowner will be responsible for bringing the structural engineer in for the inspection.

Esposito brought up a complaint made by resident, Bill McKinney regarding the Building Inspector. He claims that the people in 5 Pine Knoll Drive are doing renovations to their home without the proper permits. He says that the Building Inspector was notified of this and has done nothing to correct it.

K. Roberge said that McKinney had indeed contacted the BI office to ask if there were any current permits out for 5 Pine Knoll Drive and was told that there weren't. After going by the house several times, the BI determined that they were not doing anything externally to warrant a permit. Anything inside could be just a remodel, and probably doesn't require a permit (replacing in kind).

H. Brown said that they need to ascertain if the homeowners are going to do work that requires a permit.

Berry asked S. Roberge to go out there, explain to them that the Board has received a complaint about unpermitted work being done on the house and find out what their plans are.

S. Roberge agreed to go tomorrow.

Esposito asked S. Roberge when he plans to resume open office hours for the Building Inspector.

S. Roberge said that he hadn't planned to do that, and that he has been open by appointment and has had no requests for meetings.

Esposito said that there had been a few people coming in during his posted hours expecting to see him.

K. Roberge said that we are still in the middle of a pandemic. She asked if there was a mask policy.

Esposito said that he is going by the State guidelines, so no mandate.

H. Brown said that he agreed with K. Roberge – we are still in the middle of a pandemic; we should change the information on the website to show that they are open by appointment only.

Berry asked why they didn't have the phone that was voted in in June.

Esposito said that the BI put in a budget that included a new phone and a new computer.

Berry feels they are necessary for better communication.

Esposito said that the money was appropriated; communications is one problem area we can help.

K. Roberge said that she thought that the office staff would be the ones taking care of that.

Brown to set up another line with the PD's account in order to save money.

Berry said that a new computer will allow you to document all the business of the BI office.

Berry motioned, seconded by H. Brown to appoint William McKinney as Planning Board Representative to the Historic District Commission. All in favor.

H. Brown motioned, seconded by Berry to accept the minutes of 9/13/21 as written. All in favor.

Berry motioned, seconded by H. Brown to accept the non-public minutes of 9/13/21 as written. All in favor.

H. Brown motioned, seconded by Berry to seal the minutes of 9/13/21. All in favor.

Esposito said that the candidate chosen has been given a conditional offer of employment for the Police Chief's position. The candidate asked to forgo the Psychological Exam and the Polygraph since he passed both when he was hired as a full-time officer 11 years ago. Board agreed.

H. Brown asked if he would be given the COLA raise that everyone else gets.

Esposito said that he will be eligible for the COLA increase mid-March.

Board reviewed a resident's request for a noise ordinance regarding the noise level of vehicles on his street.

H. Brown suggested sending the request to the Police Department for further information.

Berry said that the best course of action is to have the Interim Chief speak with the worst noise offender.

The PD could also weigh in on "Jake Braking" in Town. A short discussion over speeding ensued.

Berry said that he had asked the Highway Director to address the library's parking lot, and it looks like he finished fixing it up last week.

H. Brown wants to make sure that the soil contamination is remedied correctly and was told that the DES is on it.

Esposito said that he has gotten the Health Officer involved in a residential complaint regarding an unsafe property.

**8:00 PM** As there was no further business before the Board, Berry motioned seconded by H. Brown to adjourn.

All in favor.

Respectfully submitted,

Laurie Brown