

## **MAIDSTONE SELECTBOARD MEETING**

Monday, September 11, 2023

7:00 pm

Hybrid Meeting, both in person at Town Hall and by Zoom Video Conference

### **ATTENDANCE:**

Members Present in Town Hall (in-person): Scott Lovell, Chair; Brad McVetty, Bruno McKenzie  
Town Officials Present at Town Hall: Emergency Management Coordinator and Fire Warden Bill Sanborn  
Town Officials and Staff Present via Zoom: Treasurer, Delinquent Tax Collector, Lister, Zoning Board and Planning Commission member Bob Champagne-Willis; Zoning Board and Planning Commission member Bruce Barker; Zoning Administrator Mike Otis; Lister, Auditor, and Health Officer Sandra Gray  
Also Present via Zoom: Laurie and Bob Snowman, David Kamis, Jan Barker, Linwood Mixer, Sam and Carol Gorham, Burt Kline, Bonnie Lovell, and Andy Champagne-Willis (acting scribe for this Selectboard Meeting.)

### **THE MEETING WAS CALLED TO ORDER BY SCOTT LOVELL, CHAIRMAN AT 7:00 PM**

Chairman Lovell reminded attendees about the Selectboard rules for public participation.

### **MINUTES**

The Chairman asked if the board members have had the opportunity to read the minutes as submitted for the 8/7/23 meeting.

A motion was made by Selectboard member Bruno McKenzie to accept the minutes as submitted. The motion was seconded by Selectboard member Brad McVetty, and the motion was passed unanimously.

### **REPORT FROM THE ZONING ADMINISTRATOR**

The electronic zoom link stalled when the Zoning Administrator was addressed. The Chairman decided to come back to the Zoning Administrator (ZA) Report agenda item after the electronic zoom link with the ZA was re-established.

### **REPORT FROM THE ROAD COMMISSIONER**

Selectboard member Brad McVetty was recognized by the Chairman.

Brad McVetty reported: He has been in touch with Darryl Matthews, the contractor for the box culvert [project] which Brad stated is supposed to be scheduled for the end of September. Brad stated - Mr. Matthews told him "[the] box culvert is in the process of being made and he [Matthews] is expected to start this week, or thought he was going to, as it takes a couple of weeks, to do that, and he feels if there is going to be any hold up it would be with the state bridge, for the bypass road."

Brad continued: "He [Matthews] says 'ANR' has two bridges and they're both loaned out to towns for a quite a while [and] until they can get their bridges repaired, so, I [Brad McVetty] don't have an answer if it's going to be done this September or not, I guess it all depends on [the availability of the] ANR's bridges." Brad reported he spoke to the state already and we [the town] can have an extension for this until next year [2024].

Brad added "...he was supposed to start the paperwork, but I [meaning, Brad McVetty] haven't seen anything yet."

Brad McVetty then reported he is going to start road work on the lake road; grading, graveling and some ditching, in order to satisfy a grant, we have. Bob Champagne-Willis asked Brad if the grant Brad was referring to was the "grant in aid". Brad affirmed it was. Brad outlined some of the terms in the grant. Bill Sanborn also had a follow up question for Brad regarding any update Brad might have heard about the Maidstone Bridge. Brad told Bill he believes the state hired an engineer [Thomas French] to inspect the bridge but to date, as Road Commissioner he hasn't heard or seen any reports on the matter. Laurie Snowman also had a follow up question regarding "mowing on the side of the roads" and whether Brad had been making this a practice as part of the upkeep of Maidstone Lake Road. Brad answered affirmatively. Bruno McKenzie had a follow up question for Brad about any correspondence the town received about the bridge. Brad responded a written notice was sent to Chairman Lovell and to himself as Road Commissioner. The Chairman stated he would send Selectboard member McKenzie a copy of same.

#### **REPORT FROM THE TOWN TREASURER**

Bob Champagne-Willis reported that there was nothing noteworthy about the August Budget to Actual report. Tax bills were mailed on Monday, August 28, and tax payments have been steadily coming in since then. There have been a few property owners who wanted to discuss the increase in their tax bills. The August Selectboard Warrant is on the signing desk.

#### **REPORT FROM THE DELINQUENT TAX COLLECTOR**

Bob Champagne-Willis reported that the list of delinquent taxpayers has been reduced to five.

#### **REPORT FROM THE LISTERS**

Bob Champagne-Willis reported that the listers, with James Deshone from NEMRC, will be going to twenty randomly selected properties on Thursday, September 14. The purpose of these visits will be to collect data and compare that to the data we have in the CAMA system. It is the first step in processing a statistical reappraisal. Once the data collection results have been approved by the state, the statistical work will be happening over the winter and into the spring. The property owners of the twenty randomly selected parcels were notified by mail of the process.

#### **REPORT FROM THE TOWN CLERK**

Bob Champagne-Willis reported: Amy Pear, Town Clerk is not here tonight, so there is no prepared report from the Town Clerk.

Bob Champagne-Willis also reported the electronic zoom link for Mike Otis the Zoning Administrator (ZA) has been reestablished. The Chairman recognized Mike Otis, ZA.

#### **REPORT FROM THE ZONING COMMISSIONER**

Mike Otis reported: "Things have quieted down a bit". The ZA reviewed the following permits for the Selectboard; Landowner Morris – driveway work and sewer [septic] system; Landowner Bennett – replacing a trailer with a modular building; Landowner Sanborn - (Westside Lake Rd.) had enclosed an outside porch last year and town listers asked for a permit to be completed on the work in order to update the building record on the property; Landowners Baker-Barker – a remodel of camp next to their house; Landowner Bernotavicz on Rt. 102 – who is re-doing a milk house by putting a farm stand inside

the structure; Landowner Scarinza – Permit denied as the owner is trying to increase a structure within 25' of Maidstone Lake shore. The ZA says he is working with the landowner to select an alternative that may be approved in the future.

Selectboard Member McKenzie brought up the ZA's timesheet which showed hours worked and compensation for the Scarinza permit. Mike reported the time in question was not related to any matter involving the Scarinza property but rather reflected his time spent at Town Hall at the behest of the Selectboard. A discussion ensued concerning Mike's year-to-date employee hours and the Selectboard wish to tie an explicit accounting by the ZA for same to the Selectboard. The ZA again noted for the Selectboard the hours in question were and is for time spent solely at Town Hall per the behest of the Selectboard and not site work. Site work, the ZA explained, is only reflected in the permits the ZA has issued/denied to date.

The Selectboard would like to see the ZA itemize his hours against his time sheet while at Town Hall.

Once more, the ZA repeated his response that his time sheet is solely for hours spent at Town Hall and stated he is prepared to forego all hours at Town Hall should the Selectboard wish him to do so. The Selectboard explained they were concerned the ZA may go over budget however the ZA assured the Selectboard this will not occur.

The Selectboard also made an inquiry with the ZA about Landowner Steve Sanborn and supposed payment for a required permit. The ZA said he neither charged nor made the landowner pay any fee for this matter. Selectboard Member Bruno McKenzie then stated he received notice from the landowner. Bruno said that when he was Temporary Zoning Administrator, he told the landowner that he did not need a permit. The ZA reported to the Selectboard member McKenzie it was the town listers who were looking for the permit since it was a change of use which might change the overall property valuation.

Selectboard Member Bruno McKenzie stated he didn't know why the listers were "offering" the ZA this information. Selectboard Member McKenzie then suggested that any improvements on a property using this logic might therefore require permitting for any improvement(s) on any property. The ZA pointed out that maintaining and improving property are two separate matters.

This matter was dropped by the Selectboard Member, however relating to this conversation, Bob Champagne-Willis (Town Lister) then brought up a similar matter occurring some time back in which the listers encountered almost the same undertaking and the resolution issued then had been dealt with in the same manner. Selectboard Member McKenzie then stated he had never seen anything like this on a Zoning permit in the past. Bob Champagne-Willis explained to the Selectboard Member both incidents were due to a change of use policy as noted by the ZA, and as such permitting is required in these kinds of matters.

Selectboard Member Brad McVetty brought up the Morris property about town jurisdiction over septic systems. The ZA stated the matter here should be resolved, from his point of view from the perspective of the excavation. The matter here had been discussed previously and noted against "land development" needing a town permit. Selectboard Member McKenzie stated the Selectboard will not push the issue on this adding "we've already had this discussion a while back on how technical you're going to go on permitting." The Selectboard Member also offered "...if someone is going to go rough raking their driveway or putting fill in to fix their driveway, I mean they're still improving the driveway, are we still going to get a permit for that?" The ZA said, "Well, I wouldn't."

Selectboard Member McVetty added he had viewed the same statue and offered "...it is in the excavation for a gravel pit or landfill, it's all in the same sentence...like I said before, that should be a question for a lawyer. And if we need to start doing the permitting, I think it should start with new zoning when it's done." The ZA confirmed the new bylaws need to be clear especially on this matter. The ZA conceded "...so for now I won't ask for a permit for those things."

#### **REPORT FROM THE EMERGENCY MANAGEMENT COORDINATOR**

Bill Sanborn reported: Requesting permission to use Town Hall for CPR Training. Twenty-four folks have signed up for classes and we will probably need two separate training events comprising 12 people per class. The cost per person is \$45.00 per person.

Bill has reached out to Maidstone Lake Association (MLA) to inquire about financial assistance and is also wondering if the town would be able to participate in lending financial support. Chairman Lovell recognized Bob Champagne-Willis, Town Treasurer to comment on such. Bob reported he believed the forthcoming opioid settlement money might be a good use of these funds, however there is no time frame or outcomes settled on the matter so perhaps the reserve fund or ARPA monies might be considered. Bob counseled the Selectboard that they probably should not make this decision at this meeting since has not been published for this meeting.

The Selectboard questioned Bill as to when these funds will be needed. Bill stated he believes classes will start in October and continue with the second group in November (2023). The Selectboard stated they were "on board" with this. The Maidstone Lake Association (MLA) hasn't had a meeting on this yet. First Aid classes might be available too. These matters should be put onto next month's Selectboard meeting agenda. Linwood Mixer made a statement of thanks to the participants and to the Selectboard for their support in these worthy endeavors.

Bill Sanborn talked about the new Town Trailer status. He reported it's moving along and will discuss further details in the New Business portion of this meeting.

#### **OLD BUSINESS**

Chairman Lovell hearing no old business from the floor moved on to the next agenda item.

#### **NEW BUSINESS** (Taken out of order.)

*Discuss and act upon Jim Bennett's offer of \$100.00 for the Town's military forestry trailer*

Bill Sanborn started a discussion with the Selectboard on an act to offer and to purchase the old Town Trailer for \$100.00 by a resident. The Selectboard members discussed the funds might be used for or towards the expense for "classes" [CPR & First Aid]. The Chairman asked for a motion on this matter however another point of issue was raised by Bob Champagne-Willis as to the actual ownership of the old trailer and seemingly the lack of paperwork thereto. Bill Sanborn offered the old trailer was formally held by Raymond Lovell and when Bill acquired it from Raymond the trailer had not been registered, nor has it been registered since. Selectboard member Brad McVetty guessed that in the 1970's, Guildhall and Maidstone went together to make a forest fire fighting truck unit and the trailer was a component of that. Bill Sanborn will provide the serial number to Amy or Bob who will issue a bill of sale.

A motion was made by Brad McVetty to accept Jim Bennet's offer of \$100.00 for the Town's Military Forestry Trailer. The motion was seconded by Bruno McKenzie. The motion passed unanimously.

*Approve the Local Hazard Mitigation Plan (LHMP) and sign the Certificates of Local Adoption*

LHMP, according to Bill Sanborn, is a lengthy document with some minor issues mostly grammar and spelling. Brad McVetty brought up concerns about bridges on North Road & flooding of Rt. 102 in Maidstone. These concerns might be brought up later in order to sign it now and make any such corrections afterwards. Also, the plan will need to be approved first by the state emergency management before signing, which was pointed out - already approved. Discussion ensued regarding when to sign, now or after corrections. Input offered to take time to re-review as a few months may not make too much of a difference.

A motion was made by Brad McVetty to approve the local hazardous mitigation plan for the Town of Maidstone. The motion was seconded by Bruno McKenzie. The motion was passed unanimously. The completed signature page for this plan will be left on the signing desk.

**OTHER BUSINESS**

Hearing none. The Chairman requested a motion to adjourn the meeting.

A motion was made by Bruno McKenzie to adjourn the meeting. The motion was seconded by Brad McVetty. The motion was passed unanimously.

The meeting was adjourned at 7:30 PM.

*Submitted by Andy Champagne-Willis (acting scribe for this Selectboard Meeting).*