

**Center Harbor Board of Selectmen
Meeting Minutes
Wednesday, September 9, 2009**

Chairman Charley Hanson called the meeting to order at 7:12 p.m. Selectman Richard Drenkhahn was also present and Selectman Randy Mattson was absent with notice. Fire Chief John Schlemmer, Code Enforcement Officer Ken Ballance, Nat Dane, John Fiske, Paul Maggi, Jan Maggi, Harry Viens, Meredith News Reporter Erin Plummer and Selectmen's Secretary Robin Woodaman were also in attendance.

APPROVAL OF MINUTES: Mr. Drenkhahn motioned to accept the minutes of September 2, 2009. Mr. Hanson seconded the motion; the motion passed.

PUBLIC HEARING: At 7:16 p.m. Mr. Hanson called the public hearing to order. Mr. Drenkhahn, Mr. Dane, Chief Schlemmer, Ms. Plummer and Ms. Woodaman were present.

Mr. Hanson explained the purpose of the hearing is for the Selectmen to receive input regarding the Town's acceptance of federal and state funds for the High Haith Bridge replacement project. Mr. Hanson reported the March 9, 1999 Town Meeting voted the following: "to authorize the Selectmen to apply for, receive and expend federal and state grants, which may become available during the course of the year, and also to accept and expend money from any other governmental unit or private source to be used for the purpose for which the Town may legally appropriate money, provided: (1) that such grants and other monies do not require expenditure of other Town funds, (2) that a public hearing shall be held by the Selectmen prior to the receipt and expenditure of such grants and monies, and (3) that such items shall be exempt from all provisions of RSA 32 relative to limitation and expenditure of Town monies, until rescission, all as provided by RSA 31:95-b."

Mr. Hanson reported the Town has been awarded funding from the State Aid Bridge and Federal Aid Highway Program. He reported the federal program will increase the project by \$72,083 to \$690,955, of which the Town's portion will be \$22,836. Mr. Hanson asked for public input; there was none. At 7:19 p.m. Mr. Hanson closed the public hearing.

RECONVENE: At 7:19 p.m. Mr. Hanson reconvened the Board of Selectmen's meeting.

APPOINTMENTS:

FIRE CHIEF JOHN SCHLEMMER: The following items were discussed:

Firefighters pay schedule: There was discussion regarding the current practice of issuing payroll checks to the firefighters twice per year; this will be changed to monthly beginning in October 2009.

Calls for service: Chief Schlemmer reported the calls for service were 10% ahead of 2008 as of May 31, 2009. He reported 46 calls in August 2008 and 24 calls in August 2009.

Mutual Aid Training: Chief Schlemmer reported all the mutual aid towns are training with the push-line hydrant on Main Street. There was discussion regarding the Fire Department's closing of roads during trainings; Chief Schlemmer will inform the Board of Selectmen and Department Heads of future trainings that will require a road closure.

Insurance: Chief Schlemmer reported there may be a reduction in insurance costs for companies in the Village District because of the new push-line hydrant system.

Response time: Chief Schlemmer reported Center Harbor firefighters average response time is four (4) minutes, which is better than any other town that does not have 24/7 coverage.

State mapping: Chief Schlemmer reported the State of New Hampshire will be mapping houses, by house numbers, and water sources which will assist with 911.

Hydrants: Chief Schlemmer reported the entire Town has been mapped for draft hydrants. He reported most of the hydrants in Town are good for 1,000 gallons per minutes. He reported there is 40,000 gallons of water available at Senter's Market, with another 10,000 gallons of domestic water available.

Phone service: Mr. Drenkhahn reported MetroCast is looking into the request to provide phone service to Town buildings as part of the franchise renewal.

PAUL MAGGI (HEARTHSTONE BED & BREAKFAST): Mr. Maggi read a letter he submitted to the Selectmen, Chief Schlemmer and Mr. Ballance in which he explained he and his wife have been trying to establish a new B & B business as an adaptive re-use of the historic Hearthstone estate. Mr. Maggi reported the B & B opened on July 3, 2009 and remained in business until August 19, 2009 when they were given a "Cease and Desist" order; they have been out of business since then. He referenced a review by the State Fire Marshall's Office and their subsequent letter outlining the deficiencies between their historic structure and what would be a new facility. Mr. Maggi reported being promised that the State Fire Marshall's Office would review their letter of August 26, 2009 over the next week, in which they (the Maggi's) have provided alternative safety features that would not cause the historic character of the building to be dismantled, re-worked and compromised. He reported he will have to meet with the State Fire Marshall's Office in person to discuss each point; this may take several months.

Fire Chief John Schlemmer reported he will support Mr. Maggi's request for an exception of a sprinkler system if a radio fire alarm box is installed. Chief Schlemmer reported he will require the water system be tested and a contract in place for the installation of a radio alarm box to recommend the issuance of a temporary certificate of occupancy to Code Enforcement Officer Ken Ballance. Mr. Ballance reported if Chief Schlemmer is satisfied with the life/safety issues he is willing to issue a temporary 180 day certificate of occupancy, which will be tied to the State Fire Marshall's Office; if Mr. Maggi and the State Fire Marshall's Office can't agree, the certificate of occupancy will cease. He reported there has not been a final inspection; there is a room with a non-compliant window issue that can be addressed easily.

There was discussion regarding fire alarm systems. Mr. Maggi reported they had pull stations installed, which complied with the early advance fire code. Mr. Ballance explained that system would be adequate for a residence, but the issue is the B & B with five (5) rooms. Mr. Maggi reported having a meeting scheduled for tomorrow morning (September 10, 2009) to discuss the installation of a radio box; he explained if the cost is between \$2,100 and \$3,000 he would be able to have it installed in seven (7) days. He reported the City of Salem, NH mandates the installation of a radio box in every building. Mr. Ballance reported Mr. Maggi could spend the money for a radio box, but the State Fire Marshall's Office could still require sprinklers. Chief Schlemmer reported he could not support Mr. Maggi's request for a waiver without the radio box. Mr. Maggi reported the entire B & B is booked for September 19, 2009.

UNFINISHED BUSINESS:

SAND/SALT STORAGE SHED: Mr. Hanson reported Road Agent Jeff Haines suggested keeping the current salt shed as is and requesting proposals for the construction of a smaller building which would house the sand/salt mixture that is now kept outside. Mr. Hanson suggested the new building be constructed with the provision for expansion; Mr. Drenkhahn expressed his support for this proposal. Mr. Drenkhahn expressed his thoughts with a Cover-All roof; he has concerns about holes developing in a cloth roof after a few years. Mr. Haines will be asked to submit a Request for Proposal for a smaller shed.

PERAMBULATION: Mr. Hanson suggested the Town solicit bids for perambulating the town boundaries by the individual towns and Mr. Drenkhahn agreed. Mr. Hanson explained this will be a budget item for 2010 and the cost may be split with some of the other towns. Mr. Drenkhahn explained perambulations are required every seven (7) years; if the whole Town is perambulated in 2010, the schedule will be in place to do the whole Town every seven (7) years.

CONSTRUCTION MANAGER – PROPOSED POLICE STATION: Mr. Drenkhahn motioned to sign the contract with Bonnette, Page & Stone Corp. for the construction manager of the proposed Police Station. Mr. Hanson seconded the motion; the motion passed.

DONATION: Mr. Hanson reported the Town received a letter from Mary Nee expressing the gratitude of the Nee family for the Town’s generous cooperation during the burial of Thomas Nee. Mrs. Nee enclosed a donation to the Town asking that it be used for the Parks fund or wherever the Town sees fit. Mr. Hanson would like Road Agent Jeff Haines and Parks & Recreation Director Jody Dickerson asked if they plan to purchase perennials for the cemeteries; the donation may be used towards this purchase.

NEW BUSINESS:

ADDITIONAL BUSINESS:

CONSTRUCTION PERMITS: The Selectmen reviewed the following approved construction permit applications:

O’Brien	TML 1-52
McClaskie	TML 6-24.1
Libby	TML 8-5
Ashey	TML 4-4.12

CORRESPONDENCE:

STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES (NH DES) DAM BUREAU: The Selectmen received notification that the NH DES Dam Bureau will hold the following two (2) public hearings regarding the lake levels for Lake Winona and Lake Waukewan:

- Monday, September 28, 2009 at 6:00 p.m. Town of Center Harbor Fire Station
- Tuesday, September 29, 2009 at 6:00 p.m. Town of Meredith Community Center

BELKNAP COUNTY COMMISSIONERS: The Selectmen received information regarding the Belknap County Commissioners County Forum held on August 25, 2009.

ADJOURNMENT: At 8:25 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen’s meeting. Mr. Hanson seconded the motion; the motion passed.

Respectfully submitted,

Robin Woodaman
Selectmen’s Secretary