

**Center Harbor Board of Selectmen  
Board of Selectmen's Meeting  
Tuesday, April 3, 2018**

**CALL TO ORDER:** At 6:00 p.m. Chairman Harry Viens called the Board of Selectmen's meeting to order. Selectmen Richard Hanson (via speakerphone) and Richard Drenkhahn were present. Police Chief Mark Chase and Selectmen's Administrative Assistant Robin Woodaman were also present.

**AGENDA REVIEW:** Mr. Viens reported Police Chief Mark Chase requested a meeting with the Selectmen regarding the Police Department's Prosecutor's position. He reported the appointment with Road Agent Jeff Haines was rescheduled due to the Selectmen's meeting being moved to Tuesday, from Wednesday, and having to be a brief meeting because the Planning Board meeting will begin at 7:00 p.m.

**MEETING MINUTES:**

- **March 28, 2018 Board of Selectmen's meeting minutes:** Mr. Drenkhahn motioned to accept the minutes of the March 28, 2018 Board of Selectmen's meeting as presented electronically. Mr. Hanson seconded the motion and the vote was unanimous.

**APPOINTMENTS:**

**POLICE CHIEF MARK CHASE:**

- **Prosecutor contract:** Chief Chase reported the Police Department Prosecutor Robert Libby has retired. He submitted an agreement with the Meredith Police Department for contracting prosecutor services with them. Chief Chase reported the contract fee is \$7,000 per year (from April 1, 2018 through April 1, 2019) and may be terminated upon thirty days written notice, with or without cause, by either party. Mr. Viens motioned to contract with the Meredith Police Department for prosecutor services, in the amount of \$7,000, from April 1, 2018 to April 1, 2019. Mr. Hanson seconded the motion and the vote was unanimous.

**PUBLIC INPUT:** None

**SELECTMEN'S REPORTS:**

**MR. VIENS:**

- **Planning Board (PB):** Mr. Viens reported the PB will be meeting this evening; representatives of the Center Harbor Inn are scheduled to have an informal discussion regarding the possibility of increasing the number of moorings/dock rentals per the Selectmen's 1996 ruling on the matter.

**MR. DRENKHAHN:**

- **Energy Committee (EC):** Mr. Drenkhahn reported the EC will meet Thursday, April 5, 2018. Two of the members whom the Selectmen will reappoint this evening will be sworn in at the meeting.

**UNFINISHED BUSINESS:**

### **MUNICIPAL BUILDING'S HEATING SYSTEMS:**

- **Repairs:** Mr. Viens reported speaking with Northern Peabody, Inc. (NPI) service manager regarding this winter's issues with the Municipal Building's HVAC system. He reported ice built up inside the unit; NPI's service manager feels this is either a faulty unit or the installation was faulty.
- **Service maintenance agreements:**
  - **Fire Station oil burners:** Mr. Viens motioned to enter into a service maintenance agreement with Dead River for the two oil burners in the Fire Station at a cost of \$280 each. Mr. Drenkhahn seconded the motion and the vote was unanimous.
  - **Municipal Building:** Mr. Drenkhahn motioned to enter into a preventive maintenance agreement with NPI for the Municipal Building's HVAC system. Mr. Viens seconded the motion and the vote was unanimous.

### **NEW BUSINESS:**

**COMMITTEE/BOARD APPOINTMENTS:** Mr. Drenkhahn motioned to appoint the following for three year terms:

Bernie Volz	Energy Committee and Zoning Board of Adjustment
Christopher Williams	Energy Committee
George Lamprey	Zoning Board of Adjustment

Mr. Hanson seconded the motion and the vote was unanimous.

**SUPPLEMENTAL TAX WARRANT:** Mr. Drenkhahn motioned to sign a supplemental property tax warrant in the amount of \$4,345.71. Mr. Viens seconded the motion and the vote was unanimous.

**INTERMUNICIPAL AMBULANCE SERVICE MEETING:** The Selectmen received notification of possible dates for an Intermunicipal Ambulance Service meeting. Mr. Viens reported Charley Hanson, the Town's representative at these meetings, has resigned. He reported he has attended past meetings and will attend the upcoming meeting; he has forwarded his available dates to Moultonborough Fire Chief Dave Bengston.

### **ADDITIONAL BUSINESS:**

**MEADOWS MOTEL:** The Selectmen reviewed the following:

#### ***In the Matter of the Meadows Motel, Shee H and Lana C. Lee***

After consideration of the records of the town and the testimony and other evidence provided by Shee H. Lee and Lana C. Lee at the public meeting held September 27, 1996, the Selectmen make the following findings and rulings:

1. The use of three dock slips and one mooring for rental by the proprietors of the Meadows Motel to persons or entities not motel guests is a use which predated the passage of the Zoning Ordinance in March, 1974, and is therefore entitled to continue

as a valid pre-existing, non-conforming use indefinitely until abandoned or otherwise terminated in the future according to law.

2. The docking or mooring of boats owned by motel guests who leave the motel for a short period, but have written reservations to return on a specific future date, is a permitted use which requires no further permitting. A “short period” for this purpose is not more than two weeks separating nights of registered occupation of a motel unit.
3. Any additional commercial operations on the property, such as charter fishing, require Site Plan approval by the Center Harbor Planning Board. Absent Site Plan approval, any such additional commercial operations constitute violations of the Zoning Ordinance and Site Plan Review Regulations. However, dockage or mooring of a boat used for a commercial purpose at one of the non-guest slips or the mooring allowed under paragraph 1 above is not a violation of this provision if all pick-up and landing of persons who are not registered motel guests takes place off the Meadows Motel site.
4. The owners of the Meadows Motel shall on a monthly or more frequent basis provide to the Selectmen the names, addresses and boat registration numbers for all boats occupying the slips and docks allowed under paragraph 1 above. The Selectmen shall be notified in writing of any changes in paragraph 1 above. The initial notification shall be given on May 1, 1997.

**INTER-LAKES SCHOOL DISTRICT (ILSD):** Mr. Viens reported he heard from someone who attended the ILSD budget hearing, that the Inter-Lakes Elementary School would be eliminating grading students on their work and that teachers would be known as “facilitators”. Mr. Hanson, Chairman of the Inter-Lakes School Board reported that is not true, but the Elementary School will be combining some grades as they do at the Sandwich Elementary School.

**REQUEST FOR INVESTIGATION:** Code Enforcement Officer Ken Ballance submitted a “Request for Investigation” he received from Alex Beal regarding construction being performed on the Mannion property on Owl’s Head Road. Mr. Ballance reported to Mr. Beal that the Mannion’s construction project was in compliance.

**STATE OF NEW HAMPSHIRE:**

- **State of New Hampshire Department of Environmental Services (NH DES):**
  - **NH DES Shoreland Permit Application:** The Selectmen received notification of a NH DES Shoreland Permit Application being filed for:

Gasparoni

TML 215-28

Code Enforcement Officer Ken Ballance submitted a copy of an email he sent to Mr. Gasparoni reporting the permit application was received by the Town today and it is incomplete. Mr. Ballance reported the Town requires a detailed map of cutting so the grid system can be applied; if the plan does not meet the points factor, he must apply to the Zoning Board of Adjustment for relief from the ordinance. Mr. Viens motioned to send a letter to Mr. Gasparoni reporting, when the Shoreland Permit Application is approved, a construction permit is required for any work (including landscaping) with an estimated value of \$1,500 or more and that all work must comply with the Town’s Water Resources Ordinance. Mr. Drenkhahn seconded the motion and the vote was unanimous.

- **State of New Hampshire Department of Revenue Administration (NH DRA):**

- **NH DRA “Notice of Intent to Excavate”**: Mr. Viens motioned to sign the following NH DRA “Notice of Intent to Excavate”:

Ambrose Brothers, Inc.

TML 220-29

Mr. Drenkhahn seconded the motion and the vote was unanimous.

- **NH DRA “Report of Wood or Timber Cut”**: Mr. Hanson motioned to sign letters to the following property owners reminding them that the NH DRA “Report of Wood or Timber Cut” is due within 60 days of completion or by May 15<sup>th</sup>, whichever comes first:

NE Forestry Foundation

TML 213-11

Thompson

TML 214-14

Halsey

TML 211-17

Edward Dane Trust

TML 216-21, 211-12, 211-4

Mr. Drenkhahn seconded the motion and the vote was unanimous.

**CONSTRUCTION PERMIT APPLICATIONS**: The Selectmen reviewed the following approved construction permit applications:

Hornkohl

TML 212-27

Wachman 2005 Revocable Trust

TML 212-11

Paul

TML 206-10

Volz

TML 223-30

**CURRENT BILLS PAYABLE**: The Selectmen reviewed, and approved, the payroll and accounts payable manifests as presented.

**PUBLIC INPUT**: None

**ADJOURNMENT**: At 6:33 p.m. Mr. Drenkhahn motioned to adjourn the Board of Selectmen’s meeting. Mr. Viens seconded the motion and the vote was unanimous.

Respectfully submitted,

Robin Woodaman  
Selectmen’s Administrative Assistant