

Selectmen's Department Head Meeting & Workshop
Monday, September 14, 2015

Selectman Morgan called the meeting to order at 2:10 PM. Present were Selectmen Richard Morgan, Franklin Riley, and Robert Freeman, and Ellen White, Town Administrator, who recorded the minutes. Also present was David Senecal, Zoning Enforcement Officer.

Senecal informed the Board that the concrete will be poured this week at the new Irving location. The approval is for a 5,000 square foot building and will include a market with deli and seating for 15. They are also approved for an additional 3,000 square foot addition if needed. Hannaford should be in this week or next to obtain their building permit for their approved expansion. Senecal also stated that Evans Brothers' new garage is almost complete; they are awaiting the overhead garage doors but should be ready to move in before winter. A church will be moving into the prior Ossipee Auction Barn. They will not be utilizing the apartment and the seating has been limited to 99 without a sprinkler in place. Senecal also reported that the railroad tracks behind Energy Resources are complete and there has been conversation about a tank farm for Eastern Propane. Gary Miller has received approval to relocate his auto dealership, Rite Price Auto, to the building in West Ossipee that was formerly operated as Pattiken's Fudge Shop. This move will take place by the end of the week. Senecal stated that Econo Lodge will be installing a new septic system to correct the system that has been in failure. Discussion took place about the gas/convenience store going in at the old Johnson's Gas building in West Ossipee.

Senecal stated that the Planning Board has been busy. He recommends a change to the zoning setbacks as an area to look into for older subdivisions; as well as a change to lakefront and road frontages, both which would alleviate the number of variances the ZBA handles.

Lengthy discussion took place on the property located at 9 Dorrs Corner Road. Senecal stated that the permit expired in August and no work has been completed. Discussion took place on HUD requirements and establishing a progress timeline for the next permit. Morgan requested that Senecal reach out to the landowner and report back to the Board with an update next Monday.

The complaint received from Jennifer Elliott was discussed. Senecal stated that he is still awaiting a status report from the septic company regarding the septic that is in failure. White stated that she has forwarded a copy of the complaint to Attorney Sager for his input.

Senecal stated that he is compiling a list of ideas for updates to the Zoning Ordinance to present to the Planning Board. Discussion took place on the Sign Ordinance. A draft revision was proposed to the Selectmen by the Planning Board in the past.

A property in Ossipee Mountain Estates that was recently taken by Tax Collector's Deed was discussed. A building permit has been issued and renovations are being made. Senecal will contact the person doing the renovations and request them to stop.

Senecal reviewed his budget needs stating there to be no increase other than health insurance.

Senecal reported that he visited the property on Danville Road where the house is falling into the lake. He stated there is a dumpster on site and the lawn has been mowed. He also contacted NH DES who will not do anything with the property. Freeman stated that a member of the Conservation Commission has visited the property and taken several photos of 50-gallon drums that are in the water. Discussion took place on the Town's authority when it comes to dilapidated and hazardous buildings.

The petition filed for a rooster on Dore Street was reviewed. Senecal stated that there is nothing in the ordinances to prevent the rooster.

Senecal was dismissed at 3:20 PM.

The comments received from Police Chief Eldridge on the Employee Manual were reviewed. Discussion ensued. The Board agreed that they are ready to adopt the Manual as a living document during the regular meeting.

A request for a part-time person for the Recreation Department was reviewed. Discussion ensued.

A draft Fund Balance Policy was reviewed. White stated that the current fund balance falls within the recommended percentage stated in the policy. The Board will act on the policy during the regular meeting.

Being no further input, the workshop adjourned at 4:05 PM.

Richard H. Morgan, Chairman

Franklin R. Riley

Robert C. Freeman

To be approved 9/21/2015