

**Selectmen's Department Head Meeting & Workshop**  
**Monday, November 16, 2015**

Chairman Morgan called the meeting to order at 3:00 PM. Present were Selectmen Richard Morgan, Franklin Riley, and Robert Freeman, and Ellen White, Town Administrator, who recorded the minutes. Also present was Zoning Enforcement Officer David Senecal.

Senecal reviewed the status of multiple projects in progress. He stated that the entity seeking to put in a gas/convenience store at the intersection of Routes 16 and 41 has received their variance and will be moving forward. Another entity has been looking at the former R&L Subs location for a gas station.

Discussion took place on potential changes needing to be made to the water resource districts.

Senecal stated that the new Irving is on schedule to be open mid-January 2016.

Senecal reviewed the former Kokopelli location and the way the building is set up. Riley stated that an informal discussion took place at the Planning Board for a convenience store and single gas pump at that location. Senecal stated that the building is set up with three fire-rated sections to eliminate the need of sprinklers.

Senecal stated that he has not received anything further from John Lee (9 Dorrs Corner Road). White stated that Lee did not present the information he said he would at the last Selectmen's Meeting. Discussion took place on how to proceed. Senecal was advised to contact Attorney Sager for further advice.

The Church located at 2330 Route 16 and repair shop located at 1845 Route 16 were both discussed. The Planning Board has requested that the Selectmen have Senecal review the properties that are operating without having sought Site Plan Review for their change in use. Riley stated that the Board needs to respond to the questions presented by the Planning Board. Additional discussion took place on whose responsibility it is to notify the Town when there is a change of use for leased buildings. Senecal has some notes on the properties that he will bring in for review. Senecal confirmed that it is part of his responsibilities to monitor the businesses and report any variations. Senecal stated that the applications to the ZBA and Planning Board have increased over the years as a result of his recommendations to the applicants.

Senecal stated that it is too late to make any further changes to the Zoning Ordinance aside from the change in the works which will allow 2-family dwellings on a residential lot, unless they come in on a warrant article. Riley stated that the discussion at the Planning Board level has created a split Board as certain members have concerns.

Morgan stated that additional changes will need to be made in the future to include the Water Resource Districts. Senecal added that changes will need to be made to the accessory structure setbacks and also to grandfather subdivisions that were created prior to the Zoning Ordinance taking effect. Senecal reiterated that there has been positive feedback received from the changes made on the commercial side.

Riley stated that the street light at the former Rite Price Auto was brought up as a concern by Bill Grover because it is blinding to northbound traffic at night. This is an ongoing issue.

The Board reviewed their request for Senecal to review the signs along Routes 16, 28 and 41. Senecal stated that Rick St. Jean will be accompanying him so he can take photos.

Senecal was dismissed at 4:00 PM.

White reviewed the estimated insurance figures for General Property, Worker's Compensation, and Unemployment Compensation.

Being no further input, Morgan made a motion to adjourn. Freeman seconded. A unanimous vote was taken.

Adjourned at 4:10 PM.

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Richard H. Morgan, Chairman

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Franklin R. Riley

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Robert C. Freeman

To be approved 11/23/2015