

Selectmen's Work Session
Monday, April 30, 2018

Chairman Morgan called the Work Session to order at 3:00 PM. This meeting was held in the upstairs conference room at Town Hall. Present were Selectmen Richard Morgan, Sandra Martin, and Martha Eldridge, and Ellen White, Town Administrator, who recorded the minutes.

Review of Red Folders, Accounts Payable and Payroll Manifests:

The Accounts Payable Manifest, Red Folder and Water & Sewer Red Folder were reviewed.

Other Discussion:

Steve McConarty, Zoning Enforcement Officer, Steven and Debra Meserve, and Natalie Hall entered at 3:25 PM.

Discussion took place on improvements made to the property located at 64 Hodsdon Shore Road which prompted a letter of violations that was issued by McConarty. Steven Meserve thanked the Board for taking the time to meet to resolve the issues they have. He then presented the Board with a response to the violation letter and reviewed the process by which trees were removed that were in striking distance of abutting properties and otherwise deemed unsafe/unhealthy, a shed that had been torn down and replaced with a new one of the same size but with an oversized roof overhang and increased roof pitch, and the condition of the existing septic.

Discussion took place on the interpretation of and the enforcement of the Zoning Ordinance requirements and shoreland permitting requirements. Morgan explained that proof of shoreland permitting is required as part of the building permit process. Additional discussion took place on the process for obtaining a special exception for the shed, or a variance for sideline setbacks for planned construction. The Meserves stated that they will be working on plans over the summer for future construction. Martin reviewed the filing dates for applying to the Zoning Board of Adjustment. The Meserves stated that they are contracting Mark McConkey to assist with site plan, septic design, and plot plan needs.

The FEMA requirements were discussed. McConarty stated that he would like to see additional straps installed on the shed to prevent it from lifting in the event of a flood.

McConarty also stated that permits are not granted for temporary electrical service hookup without an active building permit. It was suggested that a building permit application be filed to start the process for requesting a variance or special exception. Morgan suggested a waiver be drafted stating that the electrical service will be disconnected if a variance or special exception is not granted. Meserve agreed to this condition.

Being no further input, the work session was adjourned. Adjourned at 4:07 PM.

Richard H. Morgan, Chairman

Sandra P. Martin

Martha B. Eldridge

To be approved 5/7/2018