

TOWN OF HEBRON  
SELECT BOARD MEETING MINUTES  
JULY 21, 2016

PRESENT: Patrick Moriarty, John Dunklee, Ellie Lonske, and Karen Corliss, Town Administrator

OTHERS PRESENT: Travis Austin (Police Chief), Alan Barnard (surveyor), Audrey Johnson, Curtis Mooney, Bruce Platts and Faye Foster (owners of 23 West Shore Road), John Black, Marion Weber, Bob Berti and Tom Hahn (representatives for Green Acre Woodlands, Inc.)

7:00 P.M. **PUBLIC HEARING – EXPEND FUNDS FROM THE GOVERNMENT BUILDING REPAIR CAPITAL RESERVE FUND:** Chair Moriarty opened the public hearing for expending funds from the Government Building Repair Capital Reserve Fund to replace the windows in the Hebron Library. Member Lonske informed the audience that the Select Board received two quotes and recommendations from Joe Hogan and Raymond “Biff” Wisner. Member Lonske noted that the NH Preservation Alliance and the Land Community Heritage Investment Program both recommend keeping the windows as historical as possible in historic buildings and highly recommend wood for replacement windows. Vice-Chair Dunklee recommended Joe Hogan’s quote for Marvin single thick glass, ADL authentic divided glass, 7/8” mullions vinyl windows. Member Lonske noted the study performed by an architect recommended wood windows in historical buildings. Vice-Chair Dunklee moved to replace the windows in the Library with vinyl since this had worked well in the Selectmen’s Office Building. There was no second to the motion. Member Lonske moved to move forward with the proposal from Joe Hogan for the wood replacement windows, seconded by Chair Moriarty. Chair Moriarty and Member Lonske voted in favor of the motion. Vice-Chair Dunklee voted against the motion. Member Lonske noted that she spoke with Tracey Steenbergen, Town Clerk, about the age of the windows in the Town Clerk and Tax Collectors Office Building. Mrs. Steenbergen felt that they were the original windows. Member Lonske would like to discuss this at a future meeting.

7:07 P.M. **ACTION ITEMS:**

- The Select Board signed the **accounting manifest**.
- The Select Board signed the **Notice of Intent to Cut Wood form** for Tom and Diane Tessier to harvest timber from property located from Kill Mountain Road (Tax Map 19 Lot 003).
- Mrs. Corliss relayed to the Board that Chief Fischer requested **secure key access cards for the Public Safety Building be issued to the following fire fighters:** Samuel Comeau, Jason Gaudette, Frank Hobart, and Ben Oakley. Vice-Chair Dunklee moved to issue the secure key access cards to the fire fighters as requested, seconded by Member Lonske. The vote was unanimous.
- Vice-Chair Dunklee noted that the **roof over an exit door on the bay section of the Public Safety Building needs to be reattached to the building** and some vinyl siding needs to be repaired. Vice-Chair Dunklee asked Mrs. Corliss to have Raymond “Biff” Wisner look into making the repairs. Curtis Mooney asked about performing background checks on the firefighters before issuing the secure key access cards for the Public Safety Building. Audrey Johnson replied that the background check were performed at the time of hire.
- The Select Board signed the **Application for Payment** from the Trustees of Trust Funds to withdraw funds from the **Assessment Services Contract Payment Capital Reserve Fund** in the amount of \$29,340 and the Application for Payment from the Trustee of Trust Funds to withdraw funds from the **Government Building Repair Capital Reserve Fund** in the amount of \$5,038.05.
- The Select Board signed the **letter to Ed Gempka** regarding returning the secure key access card to the town.
- The Select Board signed the **letter to Lee and Octavia Mogil** regarding work being performed at their property located on North Shore Road (Tax Map 8.008.006) and concerns with the closeness to the #4 designated wetland referenced in the Hebron Zoning Ordinance.
- Vice-Chair Dunklee moved to **reappoint Maynard Young as the Town Radio and Generator Coordinator** until March 2019, seconded by Member Lonske. The vote was unanimous. The Board signed the appointment letter to Mr. Young.

7:16 P.M. **DISCUSSION ITEMS:**

- The Board discussed the email from Les Mills regarding **accessing the Hebron Beach and use by people that are not taxpayers in Hebron**. Member Lonske did not see a need, or think it was

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reasonable, for taxpayers to purchase bracelets or tags to be worn around their neck in order to utilize the Hebron Memorial Beach. Chair Moriarty stated that he uses the beach frequently and does not see any parking issues. Chair Moriarty commented that the beach cannot be patrolled twenty-four hours a day to ensure that only Hebron residents and taxpayers access the property.

- The Board discussed the **letter from Linda Kriss (taxpayer) regarding the concerns with the installation of rumble strips on the center line and the white line on Route 3-A in Plymouth, NH** with future installation on Route 3-A in Hebron. Mrs. Kriss stated in the letter how business where the rumble strips are located are suffering and how the noise affects residences along Route 3-A. Vice-Chair Dunklee felt that the strips were being installed for safety reasons due to accidents involving vehicles crossing the centerline. Chair Moriarty asked Chief Austin for his thoughts. Chief Austin replied that the NH Department of Transportation received a grant for installing the rumble strips. Audrey Johnson noted that they would definitely help with head on collisions. Chair Moriarty stated that this issue was out of the Board's jurisdiction since the strips are on a State road.
- Vice-Chair Dunklee agreed to complete the **survey regarding businesses in the area** and what the community would like to see for growth.
- The Board discussed the **email from Jocelyn Kaye (resident of Cross Road) requesting signage to be installed on Cross Road** to divert commercial vehicles and large trucks from utilizing the road. The road is dirt and the traffic causes dust to be stirred up very frequently. Member Lonske stated that she had been in contact with Ms. Kaye and relayed that Cross Road was scheduled to be paved in 2017. Vice-Chair Dunklee moved to let Ms. Kaye know that the Select Board had done everything within their power possible for the road, seconded by Member Lonske. The vote was unanimous.
- Member Lonske reviewed with the Board the **Tree Inventory of the Hebron Common as prepared by Terrain Planning and Design, LLC**. Member Lonske relayed to the Board that she met with Eric Buck (representative from Terrain Planning and Design, LLC), Mavis Brittelli and Patricia Karlsen on the Hebron Common to review the recommendation for the trees on the Hebron Common. Member Lonske noted that the plan gives recommendations for types of trees to replace the trees that should be removed due to poor health.

7:34 P.M. **HEBRON COMMON BOUNDARY – DISCREPANCY:** Alan Barnard, Bruce Platts and Faye Foster approached the Select Board to address the letter mailed to each of them from Town Counsel regarding a boundary line discrepancy. Mr. Platts shared with the Board the reasons his wife and he had chosen Hebron to retire for choosing the house located at 23 West Shore Road (Tax Map 17 Lot 018). Mr. Platts stated that his wife and he were unaware of the proposed addition to the Selectmen's Office Building until after the purchase of the property and would hope that the town would find a less costly way to expand the town offices area. Mr. Platts was not aware of any property line dispute until Alan Barnard brought it to his attention when he received the letter from Town Counsel. Mr. Platts informed the Board that he felt the property line issue could be resolved reasonably between both parties. Chair Moriarty relayed to Mr. Platts and Mrs. Foster that the Select Board feels that the Hebron Common was very precious to them as well as the townspeople and that Mr. Barnard had informed the Board about three months ago of a boundary line issue that would need to be resolved before moving forward with plans for an addition to the Selectmen's Office building.

Curtis Mooney asked if the Select Board voted to send the letter to Mr. Barnard and Mr. Platts. Chair Moriarty replied no, but another committee requested that a letter be sent. Vice-Chair Dunklee relayed to Mr. Platts and Mrs. Foster his apologies for the letter and stated that he had no knowledge of a letter even being drafted by Town Counsel regarding the issue. Vice-Chair Dunklee stated that the Board had no authority to send the letter. Member Lonske stated that the Board was not shown the letter before it was mailed by Town Counsel.

Member Lonske stated that the survey given to the Select Board did not indicate any boundary line discrepancy with the Settele's (owner's of 23 West Shore Road at the time the survey was performed) boundary. Member Lonske stated that the invoice from Barnard Surveying Associates, Inc. was marked final survey of the Hebron Common and paid in full by the town. Member Lonske felt that the recent comments about a boundary line discrepancy was a shock to the Board since the Hebron Common survey document delivered to the Board did not mention this issue. Mr. Barnard relayed to Member Lonske that he felt insulted by her comments and that there no lifetime guarantees on property surveys. Mr. Barnard pointed out that the report submitted in 2010 to the Town from Christopher P. Williams (architect) and Norman Larson entitled *Architectural Analysis* noted that the lot was just larger than the building itself. Mr. Barnard stated that the survey given to the town was not recordable or complete. Curtis Mooney relayed to the Board that at the time he was a Selectman, he was involved in all three agreements with the Sycamore's, the Alexander's, and the Settele's, but unfortunately left the position before any of the issues were resolved.

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Mr. Barnard expressed displeasure with the letter that was sent to Mr. Platts and Mrs. Foster and himself, especially the 60 day timeframe to provide the town with evidence of the discrepancy. Mr. Barnard reviewed the maps he recently prepared for Mr. Platts and Mrs. Foster that outlined the boundary discrepancy. Mr. Barnard reviewed the deed information with the Board that supported the boundary line as outlined on the map prepared for this meeting. Mr. Barnard reviewed with the Board the proposed agreement with Mr. Platts and Mrs. Foster to settle the issue.

Member Lonske relayed to Mr. Barnard that she had read all of the Select Board Meeting minutes for the time frame which Mr. Barnard had been hired to perform the survey of the Hebron Common and there was no mention of this issue. Only two issues were mentioned – the Alexander’s and the Sycamore’s. Member Lonske stated that this issue was brought up when she had inquired to Mr. Barnard about the septic system question on the Hebron Village Store. Member Lonske stated that the town should perform a title search on this boundary. Mr. Barnard informed Member Lonske that a title search would be subject to a survey.

Chair Moriarty stated that a reasonable compromise was presented and the Board should take time to consider the agreement with Mr. Platts and Mrs. Foster. Mr. Barnard informed the Board that the agreement presented would clear any title search. Chair Moriarty stated that the Board should provide this information to Town Counsel for review. Curtis Mooney stated that he would like to add that the Select Board hired Mr. Barnard to perform a survey before the Charrette which Mr. Barnard turned over a survey, a booklet of deeds, and a site plan with the three areas with discrepancies listed. The Board did not follow through to meet with the property owners. Mr. Mooney stated that he, as a taxpayer, was concerned with conversations being acted upon outside of Select Board Meetings resulting in fire storms being brought before the town. Vice-Chair Dunklee stated that he would like to see the town follow its own property setback rules as outlined in the Hebron Zoning Ordinance. Chair Moriarty stated that the Board would take this information to Town Counsel and get back to Mr. Platts and Mrs. Foster with the results of the conversation.

8:22 P.M. **TENNEY HILL ROAD – BOND POSTING:** Bob Berti and Tom Hahn approached the Select Board to discuss the amount of bond to be posted for a Class VI Road which they requested to fix up in order to remove timber from Green Acre Woodlands, Inc. property. Mr. Berti informed the Board that he was representing Green Acre Woodlands, Inc. which have owned the property in Hebron since 1946. Mr. Berti stated that he was shocked with the amount of bond to be posted of \$15,000 and wanted to know the reason behind the amount. Mr. Berti stated that he was not aware of any road bond policy or ordinance in the Town of Hebron. Mr. Berti stated that they planned on clearing brush and adding gravel to a couple areas. Mr. Berti read that the logger on Wade Road was required to post a bond of \$10,000 and would like to know why their amount was \$15,000. Mr. Berti asked the Board to reconsider the amount to be posted. Vice-Chair Dunklee moved to adjust the amount of bond to be posted to \$5,000. Chair Moriarty informed Mr. Berti and Mr. Hahn that the Board relies on Casey Kuplin’s, Highway Supervisor, judgement, but the Board is willing to compromise. Vice-Chair Dunklee stated that Mr. Kuplin may have included Braley Road and Tenney Hill Road. Mr. Berti stated that he was willing to meet with Mr. Kuplin to review the work to be done on the road and renegotiate the road bond. The Board agreed with Mr. Berti suggestion to meet with Mr. Kuplin to renegotiate the bond amount.

8:37 P.M. **CORRESPONDENCE:**

- **Letter from NH Department of Environmental Services** to Spectacle Pond Association – results of the Dam and Dike inspection
- **Spectacle Pond Association – Annual Meeting** – Saturday, August 13, 2016 at 2:00 p.m. at the Circle Camp
- **Notice from Madeleine MacDougall, Tax Collector**, about attending the Grafton County Tax Collector’s Annual Meeting.
- **Profit and Loss Detail report** from the Bridgewater-Hebron Village District
- **Invitation from the Newfound Lake Region Association** to a leadership giving celebration on Friday, August 19, 2016.
- **Estimated 2016-2017 Newfound Area School District billing** – monthly payment increased by \$4,977.
- **Thank you letter from American Red Cross** for the 2016 contribution.
- **Household Hazardous Waste Collection Day** to be held on Saturday, August 6, 2016 at the Bristol Transfer Station, Bristol.

8:38 P.M. **ANY OTHER BUSINESS:**

- Chair Moriarty relayed to the Board that Terry Murphy, Hebron-Bridgewater Refuse District Commissioner, said the **NH DES would be performing testing** at the Refuse Facility for Teflon and the standard is 1 particle per 400 million.

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- Mrs. Corliss relayed to the Board that **Phil and Betsy Twombly invited the Board** to tour their property that was recently added to the National Historic Register.

8:42 P.M. **APPROVAL OF THE MINUTES:** The Select Board reviewed the Select Board Meeting minutes of June 30, 2016 and made the following changes: page 1, fifth paragraph, first sentence – change “layed” to “laid”, page 2, first bullet under *Discussion Items*, change “taxpayers” to “historic preservation experts”, page 3, third bullet from the top of the page, third sentence from the bottom of the paragraph – add “Any attempts to interfere with logging operations through the zoning ordinance would result in a lawsuit from the NH Timberland Owners Association.”, page 3, last sentence of the third bullet from the top – add after “protest” “,threat of lawsuit, and attorney advisement.”, page 3 under Any Other Business, first bullet – change “spit” to “split”. Member Lonske moved to accept the Select Board Meeting minutes of June 30, 2016 as amended, seconded by Vice-Chair Dunklee. The vote was unanimous.

8:52 P.M. **MEETING ADJOURNED:** Vice-Chair Dunklee moved to adjourn the meeting at 8:52 p.m., seconded by Member Lonske. The vote was unanimous.

Respectfully submitted,

Karen Corliss  
Town Administrator

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