

**Board of Selectmen  
July 27, 2005**

**Present:** Paul S. Morrill, Chairperson; John J. Blackwood; Robin L. Frost, Town Administrator; and Toni Bodah, Secretary.

Also present were Charlie McLaughlin and Larissa Mulkern, *The Granite State News*.

The posted meeting was called to order at 7:20 p.m. by Mr. Morrill, who then led those present in the Pledge of Allegiance.

Mr. Morrill advised that Mark Duffy is not present due to a death in his family, and a moment of silence was observed in memory of Maureen Duffy.

**1. Appointments**

**a) Charlie McLaughlin (not on agenda)** – Mr. Morrill advised that the Board has reviewed the Flow Assessments' reports, and it is the Board's preliminary sense that the hook-ups are not causing the current problem with the system. Therefore, the Board will continue to consider applications on a case-by-case basis. Mr. McLaughlin had previously submitted 4 applications, which the Board proceeded to review as follows:

Map 31, Lot 5: Planning Board has conditionally approved a new commercial building on this lot. This lot is adjacent to the existing sewer line. **Mr. Morrill moved to approve the application of McLaughlin Family Limited Partnership for a new hook-up to the Town's sewer system for Map 31, Lot 5. Mr. Blackwood seconded the motion, which passed 2-0.**

Map 31, Lot 185: Mr. McLaughlin advised he expects to present a plan to Planning Board for a mixed use on this lot. This lot is adjacent to the existing sewer line. **Mr. Morrill moved to approve the application of McLaughlin Family Limited Partnership for a new hook-up to the Town's sewer system for Map 31, Lot 185. Mr. Blackwood seconded the motion, which passed 2-0.**

Map 33, Lot 81B: Planning Board has accepted Mr. McLaughlin's application for this property; however, no action has been taken. Mr. McLaughlin will advise this Board when Planning Board has approved that application. The sewer connection permit application will be held until that time.

Map 31, Lot 5a: Mr. McLaughlin withdrew this application based upon previous Planning Board action.

**2. Old Business**

**a) Cartographic Mapping Project** – Ms. Frost expects the new maps early next week. Cartographics has arranged for public hearings on August 19 (9a.m. to 7 p.m.) and August 20 (8 a.m. to 2 p.m.), both at Town Hall.

Discussed the process of the public hearings and the recourse if property owners advise us after the fact that they do not agree with the results of Cartographics efforts. Ms. Frost will determine from Cartographics whether they can provide a list of significant conflicts between the old and new tax maps. She will also determine the time limit during which Cartographics will correct any errors determined to be theirs as part of the cost of the project.

Discussion followed regarding the fee to be charged for the set of new tax maps. We currently have 92 maps and charge \$1 per copy, or \$50 for a complete set. Discussed the process by which Cartographics makes digital maps of Wakefield available to those requesting it. Mr. Morrill questioned whether those requesting this information should pay a fee to the Town (unless they are Wakefield taxpayers). Ms. Frost will obtain more information. **Mr. Blackwood moved to charge \$125 for a complete set of the new tax maps. Mr. Morrill seconded the motion, which passed 2-0.**

### **3. New Business**

**a) 2002 Unpaid Property Tax** - Cathy Kinville, Tax Collector, provided to the Board for their information a preliminary list of properties in jeopardy of being deeded for non-payment of taxes. No action is required at this time.

### **4. Correspondence**

**a) Barbara Marsh (via Marsha Huntoon)** – The Board received a copy of the resignation of Babara Marsh as alternate member of the Zoning Board of Adjustment, effective immediately. **Mr. Morrill moved to accept, with regret, the resignation of Barbara Marsh as alternate member of the Zoning Board of Adjustment. Mr. Blackwood seconded the motion, which passed 2-0.**

### **5. Unscheduled Matters/Public Comment**

--Ms. Mulkern asked why the mapping project was necessary. Ms. Frost noted that it became difficult to plot new roads—roads created by subdivisions—onto the existing base tax maps. Therefore, it was decided to create new base maps, which are expected to be much more accurate. In creating these new maps, Cartographics reviewed deeds, surveys, and contacted property owners in an effort to review any available information. A relatively small percentage of properties are expected to be significantly affected.

### **6. Administrative Matters**

**a) Liaison Reports** – **Mr. Blackwood:** Planning Board approved, with conditions, a minor site plan for Murphy on White Mtn. Highway; accepted a boundary line application from Charlie McLaughlin for Map 33, Lots 81 & 81A; held preliminary discussions with Chuck Robbins regarding development of property on Route 16; and advised Mark Drena that he must reclaim his excavation site.

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The Highway Department is likely to complete the Pickpocket Road project as of today, including the application of calcium chloride.

Mr. Morrill: Attended public hearing with Councilor Ray Burton regarding the property around Turntable Park. Those also in attendance included Town Counsel Rick Sager, 2 representatives of the Heritage Commission, Ron Kinville and Peter Olkkola. DOT will conduct a property assessment. The railroad is willing to transfer ownership of part of their property to the Town. Letters of support of this project will go to Commissioner Murray. They will also hold a GACIT (Governor's Advisory Committee on Intermodal Transportation) meeting on September 22 at the Public Safety Building from 12-2p.m. The topic will be the next 10 years of the transportation plan. Mr. Morrill also met with the GWRC regarding the redirection of the water for the foundation project. The Dredge & Fill Application for this project has gone to DES. DES requires a 30-day waiting period prior to acting on these applications. Perhaps DES would be willing to expedite this application at the end of that 30-day waiting period.

**b) Administrator's Update**

- The Budget Committee held its quarterly meeting. Not many questions were asked regarding the Town's budget. There was a lot of discussion regarding the potential new school. The new Business Administrator for the SAU, Dean Anderson, was present.
- In accordance with the Town's Transfer Station Ordinance, Wakefield Disposal will not access the Transfer Station after July 31, 2005, as they no longer own property in town. The owner of Wakefield Disposal is seeking another way to continue his access.
- Ms. Frost expects an estimate for cleaning Town Hall from the company now cleaning the Public Safety Building. The Police Department is very happy with the work currently being done. The Board may consider changing to a contracted service rather than a part-time employee.
- The Code Enforcement Department has moved its offices to the conference room. An air conditioner will be purchased. Planning and Zoning will move into the vacated office within the next several weeks.

**c) Building Permit Releases** – **Mr. Blackwood moved to approve building permit releases for O'Clair on Thornhill and D'Amico on South Cove Road. Mr. Morrill seconded the motion, which passed 2-0.**

**d) Heritage Commission Appointment** – The Heritage Commission has recommended the reappointment of Peter Brown as a member for 3 years. **Mr. Morrill moved to approve the appointment of Peter G. Brown as a Heritage Commission member for 3 years, through March 2008. Mr. Blackwood seconded the motion, which passed 2-0.**

**e) Minutes** – **Mr. Morrill moved to approve the minutes of July 13, 2005, as presented. Mr. Blackwood seconded the motion, which passed 2-0.**

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**f) Non Public Session – Mr. Morrill moved to enter Non Public Session under RSA 91-A:3, II (a) & (e). Mr. Blackwood seconded the motion. Roll call vote: Mr. Blackwood – ‘aye’; Mr. Morrill – ‘aye’. Motion passed 2-0 and the Board entered Non Public Session at 8:33 p.m.**

The Board returned to public session at 9:07 p.m., at which time the meeting adjourned.

Respectfully submitted,  
Toni Bodah, Secretary

Approval of Minutes:

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Paul S. Morrill, Chairperson

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Mark P. Duffy

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John J. Blackwood