

**Board of Selectmen
September 26, 2007**

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

Also present were Charlie McLaughlin and Sandra Lebel.

The posted meeting was called to order at 7:00 p.m. by Mr. Morrill, who then led those present in the Pledge of Allegiance.

1. Appointments

a) Sandra Lebel – Ms. Lebel has expressed interest in becoming an alternate member of the Zoning Board of Adjustment. She advised that she has attended several ZBA meetings and has had discussions with various ZBA members. Mr. Morrill stressed the significant responsibility of the members of the ZBA. He noted that this board must make difficult decisions. Ms. Lebel expressed confidence that she would be able to apply the rules of the Town, which, in her opinion, must come first. Both Mr. Morrill and Mr. Blackwood stressed the importance of attending all ZBA meetings if possible. Ms. Lebel looks forward to the challenge! **Mr. Morrill moved to appoint Sandra Lebel as an alternate member to the Zoning Board of Adjustment, for a term through March 2008, as recommended by the Zoning Board of Adjustment. Mr. Blackwood seconded the motion, which passed 2-0.**

2. Old Business

a) Theberge v. Town of Wakefield – The Court has issued an Order to Dismiss this case and has awarded the Town reasonable attorney's fees, plus \$1000.

Noticing Mr. McLaughlin in the audience, Mr. Morrill referred to Mr. McLaughlin's proposal regarding Map 179, Lots 118 & 119, which he presented to the Board on September 12. Mr. Morrill advised that the Planner has reviewed the proposal and has advised that several variances would be required. Mr. Morrill indicated that Mr. McLaughlin should first approach the Planning Board and Zoning Board of Adjustment, adding that he does not believe that either of those boards would waive any rules at the Board of Selectmen's request. Mr. McLaughlin stated that he is merely looking for a letter of support from the Selectmen. Mr. Morrill stated that he is not comfortable with offering this support in view of the various Planning/Zoning restrictions involved. Mr. McLaughlin stressed that his proposal would not impact anyone in Town (although it would impact the Planning/Zoning regulations). However, he believes that the benefit to the Town of additional parking spaces would outweigh the impact to those regulations. Mr. Morrill stressed that he is not able to decide whether Mr. McLaughlin should be allowed to subdivide the lots in question. Mr. McLaughlin believes that the Planning Board would refer him to the ZBA, and he does not believe that the ZBA would consider the plan without the support of the Selectmen.

Discussion followed regarding the current proposal compared to Mr. McLaughlin's original plan for subdivision of this property. Mr. McLaughlin advised that his company (Shamrock Builders) owns the property with commercial buildings, while he and his wife own the other property. After review of Mr. McLaughlin's proposal, Mr. Blackwood suggested that Mr. McLaughlin approach the Planning Board.

Mr. Morrill agreed that the Town would benefit from the proposal; however, so would Mr. McLaughlin (to which Mr. McLaughlin agreed). Mr. Morrill is concerned that the Selectmen's involvement in this issue could impact future issues. He is not willing at this time to execute a letter of support; however, he will make an effort to meet with the Planner and Town Administrator in order to better understand possible future ramifications of this proposal. Mr. McLaughlin will be contacted prior to October 4 (when he is scheduled to meet with Planning Board).

3. New Business

a) Animal Control Expenses – The Animal Control Officer submitted breakdown of expenses for two issues, for which he believes the Town should attempt to recoup expenditures. No policy currently exists for this action. The Board may consider establishing such a policy in the future if similar issues continue to exist.

4. Correspondence

a) Animal Control Update – This information was presented by Henry Blanton for the Board's information only. (No action required.)

b) Resignation of David Nason – **Mr. Morrill moved to accept, with regret, the resignation of David Nason, effective November 30, 2007, as well as with thanks for his many years of services to the Town. Mr. Blackwood seconded the motion, which passed 2-0.** Mr. Nason will be invited to the November 28 Selectmen's meeting in order for him to be publicly thanked.

5. Unscheduled Matters/Public Comment – None forthcoming.

6. Administrative Matters

a) Liaison Reports – **Mr. Blackwood:** Planning Board continues to discuss regulations for contractors' yards. Discussion followed as to the quantity of regulations that the Town has to enforce.

Mr. Morrill: The School Building Committee met to consider the option of joining the Governor Wentworth Regional School District.

b) Administrator's Update

--The Dredge & Fill and Sludge Management Plan Applications are ready for the Board's execution. **Mr. Morrill moved to execute the Dredge & Fill and Sludge Management Plan Applications as presented. Mr. Blackwood seconded the motion, which passed 2-0.**

--Ms. Frost shared worksheets outlining the cost of transactions for the Remick, McLaughlin and Laurion properties. Discussion followed regarding possible annual fees associated with the various land/building rights acquisitions. The Board executed the Purchase & Sale Agreement for the Laurion property.

--The auction will be held on October 20 at 9 a.m. Town Counsel has suggested that the Town charge each successful bidder a 10% purchasing fee, which fee would be retained by his office. The would cover his time, the time of his associate, preparation of all advertisements, bidding packets, deeds, etc. The Board agreed by consensus.

Mr. Morrill moved to enter Non Public Session. Mr. Blackwood seconded the motion. Roll call vote: Mr. Blackwood – ‘aye’; Mr. Morrill – ‘aye’. The motion passed 2-0 and the Board entered Non Public Session at 8:03 p.m.

The Board returned to public session at 8:25 p.m.

6. Administrative Matters (cont.)

c) Building Permit Releases – Mr. Morrill moved to approve building permit releases as follows: Musser on North Shore Drive; Levasseur on Francis Road; Webb/Goyette on Maid Marion Drive; Cobb on Heron Cove Road; Doyle on Olde Pine Road; McLaughlin on Tanager Street; Tomlinson on Access Road; and Joy on Access Road. Mr. Blackwood seconded the motion, which passed 2-0.

d) Minutes – Mr. Morrill moved to approve the minutes of September 12, 2007, as presented. Mr. Blackwood seconded the motion, which passed 2-0.

e) Trick or Treat – The Board agreed to have Trick or Treating on Wednesday, October 31, 2007, from 5 p.m. to 8 p.m.

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,
Toni Bodah, Secretary

Approval of Minutes:

Paul S. Morrill, Chairperson

John J. Blackwood