

**Town of Warner –Planning Board
Meeting Minutes
December 6, 2010 7:00 PM
Warner Town Hall, Main Hall**

Members Present: Barbara Annis, Paul Violette, Dan Watts, Ed Mical, Rick Davies, Peter Wyman, and David Hartman

Members Excused: None

Members Absent: None

Members Arriving Late: None

Alternates Present: J.D. Colcord and Aedan Sherman.

Alternates Excused: None

Alternates Arriving Late: None

OPEN MEETING AT 7:00 PM
ROLL CALL

Barbara Annis opened the meeting at 7:00 PM. The roll call was taken.

1. MINUTES

Approve minutes of November 1, 2010

Approve minutes of November 15, 2010 Work Session

Paul Violette made a **MOTION** to **APPROVE** as **AMENDED** November 1, 2010 meeting minutes as Amended. Ed Mical seconded the motion all were in favor. November 1, 2010 meeting minutes were **APPROVED** as **AMENDED**.

Ed Mical made a **MOTION** to **APPROVE** as **AMENDED** November 15, 2010 Work Session minutes. Paul Violette seconded the motion and all were in favor. November 15, 2010 Work Session minutes were **APPROVED** as **AMENDED**.

2. LOT LINE ADJUSTMENT

Applicant Property Owners: Allan and Betty L. Brown

Property Location: 164 Mason Hill Road, Warner, NH 03278

Map 15, Lot 43; Zoning District R-3

Description: Lot line adjustment between Map 15 Lot 43 and Lot 53-1- no changes contemplated in existing use.

J.D. Colcord recused himself and sat in the audience.

Allan Brown introduced himself as the property owner. Mr. Brown explained that he wanted to do a lot line adjustment for 6.37 Acres of his 40 acres to his son Nate Brown.

The Board reviewed the plan provided by Allan Brown with the proposed lot line adjustment.

Rick Davies said the dimensions of the larger piece that Allan and Betty Brown will be left with are missing on the plan. He said it is obvious there is more than the minimum required land left but suggested that information be on the plan. Rick Davies said the setbacks are on the plan and there would not be an issue with road frontage.

Mr. Brown said he needs to do a lot line adjustment because when he built his hay barn it was built over the boundary line approximately 1 foot. Mr. Brown said after the lot line adjustment he will be left with approximately 32 acres of land with the house.

Paul Violette made a **MOTION** to **APPROVE** the Lot Line Adjustment. David Hartman seconded the **MOTION**.

Rick Davies asked if there was a Public Hearing for a Lot Line Adjustment.

Barbara Annis said there is no Public Hearing for Lot Line Adjustments.

Ed Mical asked if there was a requirement that the tax map be supplied with Lot Line Adjustments.

Barbara Annis said she did not think they had that requirement since it was being annexed to an existing lot. Paul Violette said the lot numbers would not be changed. Ed Mical said that the tax maps still need to be changed to show the increase/decrease in acreage. Ed Mical said he thought there was a statement in the Subdivision Regulation stating that the applicant must provide a copy of the plan to the scale of the Warner tax map. A brief discussion was held. Ed Mical said he would do more research into Subdivision Regulations.

The Lot Line Adjustment was **APPROVED** by a unanimous vote.

Allan Brown thanked the Board and left the meeting.

J.D. Colcord rejoined the Board at the table.

There was a change in the order of the Agenda for the Minor Subdivision for Linda Connors. Jeff Evans the agent was not present, therefore: Ms. Connors said she would wait for him to come before presenting her application to the Board.

Barbara Annis asked Doug Sweet if he would like to present his first Minor Subdivision application.

3. MINOR SUBDIVISION

Applicant and Property Owner: R. Peter Ingold

Agent: Bristol, Sweet and Associates, Inc

Property Location: 340 West Joppa Road, Warner, NH, 03278
Map 6, Lot 8, Zoning Districts R-3 and OR-1

Description: Minor Subdivision to create two (2) buildable lots.

- a. Review Application- Accept/Reject/Continue
- b. Close Meeting and Open Public Hearing
- c. Close Public Hearing and Re-open Meeting.
- d. Action Taken- Approve/Disapprove

A. Review the Application-Accept/Reject/Continue

Doug Sweet from Bristol, Sweet and Associates introduced himself as the agent for R. Peter Ingold. Mr. Sweet said the property is owned by R. Peter Ingold. The property is about 37 acres. Mr. Sweet said they came up with a concept back in June very similar to the proposed plan for the Minor Subdivision. He said the difference was the lot created around the house was a little bit smaller with straighter lines than the concept design back in June.

Mr. Sweet explained when they went out to mark out the lines they discovered it was very close to the stone walls that they ended up using. He said they felt it did not make sense having the new line across from the stone wall so they decided to use the stone walls on the plan as the boundary line separating the two lots.

Mr. Sweet said the house lot would contain approximately 12 ¼ acres and the remaining lot will be just under 25 acres. Both lots will have frontage on Loud Lane and West Joppa Road as well as both having frontage on Bear Pond Road.

Mr. Sweet said the second page of the plans shows the soil types and the 3 buildable acres on each lot.

Barbara Annis verified with Doug Sweet that they were asking for some waivers. Mr. Sweet said yes they were.

Barbara Annis asked if the Board had any questions.

Rick Davies asked approximately how wide it was where the stone walls narrow down approximately 400-500 feet back up into the property. Doug Sweet said it was approximately 190 feet wide. Rick Davies asked what the boundary line was at the conceptual meeting in June. Doug Sweet showed the Board a copy of the Conceptual Design plan. Rick Davies agreed there was not much of a change. Mr. Sweet said it did not make sense to be so close to the stone wall and not use it as a boundary line.

Rick Davies said his point was that the frontage in an R-3 Zoning District is 250 feet and they are narrowing it down to 190 feet which is not necessarily recommended but he could see their situation. Doug Sweet said he thought he read somewhere they were encouraging people to use natural features such as stone walls.

Barbara Annis asked Aedan Sherman and Ed Mical to review page 1 of the Subdivision Checklist.

Barbara Annis asked Paul Violette and Dan Watts to review page 2 of the Checklist.

Barbara Annis asked Rick Davies and David Hartman to review page 3 of the Checklist.

Aedan Sherman and Ed Mical said page 1 was okay.

Paul Violette and Dan Watts said page 2 had a waiver request for contours from 10 to 20 feet. Paul Violette said they did not see any problems with that given the size of the property. Everything else was in order.

Rick Davies said waivers were requested and they did not see any issues with the verbiage in between the waivers. He said the soils are shown. For question #5 dealing with monuments the southwest corner did not have any type of markers; it is along the stone wall but there are no drill holes or pins, etc. Along the sweeping stone wall there are no indicators.

Doug Sweet said he had asked the Board if they could use the 1972 compass and tape survey for the balance of the large remaining area outside the house lot.

Paul Violette made a **MOTION** to **GRANT** the four (4) requested waivers. Dan Watts seconded the **MOTION** and all were in favor. The four requested waivers were **GRANTED** by unanimous vote.

Paul Violette made a **MOTION** to **ACCEPT** the application for Minor Subdivision. Dan Watts seconded the **MOTION** and all were in favor. The application for Minor Subdivision was **ACCEPTED** by unanimous vote.

B. Close Meeting and Open Public Hearing

Barbara Annis closed the meeting and opened the Public Hearing to abutters. There were no abutters present.

Barbara Annis asked if there were any comments or questions from anyone else from the public. There were none.

Barbara Annis closed the Public Hearing.

C. Close Public Hearing and Re-Open Meeting

Barbara Annis re-opened the meeting and asked the Board if there were any further discussions.

Barbara Annis stated that on the plan the property owner's name is written as R. Peter Ingold, however on the deed it is Rudolph Peter Ingold. Barbara Annis said she understands Mr. Ingold goes by Peter Ingold but she was concerned that there might be a problem legally with the name difference if he tried to sell the property/transfer the deed at a later date.

Doug Sweet said he did not think there would be any problem.

D. Action Taken-Approve/Disapprove

Paul Violette made a **MOTION** to **APPROVE** the Minor Subdivision. David Hartman seconded the **MOTION**. All were in favor. The Minor Subdivision was **APPROVED** by unanimous vote.

4. MINOR SUBDIVISION

Applicant and Property Owner: Linda Conners

Agent: Jeffrey A, Evans

Property Location: 14 Iron Kettle Road, Warner, NH, 03278
Map 3, Lot 3, Zoning Districts R-2

Description: Minor Subdivision to create two (2) buildable lots.

- a. Review Application- Accept/Reject/Continue
- b. Close Meeting and Open Public Hearing
- c. Close Public Hearing and Re-open Meeting.
- d. Action Taken- Approve/Disapprove

Paul Violette recused himself as an abutter. Barbara Annis elevated Aedan Sherman to a voting member.

A. Review the Application-Accept/Reject/Continue

Jeff Evans introduced himself as the agent for Ms. Conners. Ms. Conners introduced herself as the property owner. Jeff Evans said the Minor Subdivision being requested is located at the junction of Iron Kettle Road and Rte 103 heading towards the area of Pleasant Pond, Tom's Pond and Exit 7. He said it is a large piece with stratified sands and gravels with a very nice layer of loam on top that has been farmed for quite a while. Mr. Evans said Ms. Conners is getting to the point of retirement and she does not want to hang onto the size of the house that she has and since she has enough land she would like to subdivide and down scale on the new piece that would be created.

Rick Davies asked about the buildable acreage. Jeff Evans said there are no deductions; there are no wetlands, no slopes over in excess. He said the land is mostly flat with a few “kettle holes”. He said there was a note stating there basically is no wetland. Rick Davies asked to have something put on the final plan stating that it is all buildable acreage. Barbara Annis said he may ask for that condition.

Rick Davies asked if a septic design was done on the new lot. Jeff Evans said no, one was not done on the new lot. Mr. Evans stated a test pit was done. Rick Davies said he saw the percolations information. Mr. Evans said the soils on the new lot are better than the existing lot.

Rick Davies said he thought that he remembered a conversation that a septic design is required if a lot is less than 5 acres. Barbara Annis said sometimes the State would require a septic design if it is multiple units. Jeff Evans agreed with Barbara Annis.

Barbara Annis asked Peter Wyman and J.D. Colcord to review page 1 of the Checklist.

Barbara Annis asked Rick Davies and David Hartman to review page 2 of the Checklist.

Barbara Annis asked Aedan Sherman, Dan Watts, and Ed Mical to review page 3 of the checklist.

Peter Wyman and J.D. Colcord said page 1 was in order.

Rick Davies questioned the Title and Deed reference being the same as the information referenced to the Merrimack County of Deeds. Jeff Evans said the Book and Page are one in the same as Title and Deed reference.

Rick Davies and David Hartman said the rest of page 2 was in order.

Dan Watts said on page 3 the Legend is missing on the plan and the monument at the road for the new lot is missing.

Dan Watts, Aedan Sherman and Ed Mical said the rest of page 3 was in order.

Rick Davies said he thinks that the State required a septic design for lots under 5 acres. Rick Davies said he remembers a subdivision in his area that required one for two 2 ½ acre lots. Jeff Evans said Subdivision approval is required but not septic designs. Rick Davies said because the acreage was less than 5 acres the reasoning being the smaller lots might have an issue and it should be found before a subdivision is approved. He said looking at the plan he did not think it would be an issue in this particular case. Rick Davies said he would do more research on it. He said he would like a statement of the buildable acreage be put on the final plan.

Rick Davies made a **MOTION** to **ACCEPT** the application. Peter Wyman seconded the **MOTION**. All were in favor. The application for a Minor Subdivision was **ACCEPTED** by unanimous vote.

B. Close Meeting and Open Public Hearing

Barbara Annis opened the Public Hearing to abutters. Charlie Betz introduced himself as an abutter and said he was in favor of the minor subdivision.

Paul Violette introduced himself as an abutter and said he and his wife are in favor of the minor subdivision.

Barbara Annis asked if anyone else from the public had any questions or comments. There were no other questions or comments. Barbara Annis closed the Public Hearing.

C. Close Public Hearing and Re-Open Meeting

Barbara Annis asked the Board if they had any further discussion.

There were no further discussions.

D. Action Taken-Approve/Disapprove

Rick Davies said he was going to add a condition regarding the septic design but looking at the plans using his own judgment he has decided not to place a condition regarding the septic design but will do some more research on the topic.

Ed Mical suggested a time limit be placed on receiving any additional information.

Peter Wyman made a **MOTION** to **APPROVE** the Minor Subdivision with the following **Conditions**:

1. Legend needs to be on the plan.
2. Monument on the road
3. Statement regarding the buildable area needs to be on the plan
4. 90 days to provide the information or the approval will be revoked.

Dan Watts seconded the **MOTION**. All were in favor. The Minor Subdivision was **APPROVED** with **CONDITIONS** by unanimous vote.

5. CONCEPTUAL CONSULTATION

Applicant and Property Owner: Edward and Geraldine Ordway

Agent: Bristol, Sweet and Associates, Inc

Property Location: Parade Ground Cemetery Road

Applicant and Property Owner: Sarah Bienvenue & Jacob Tingley

Agent: Bristol, Sweet and Associates, Inc

Property Location: West Joppa Road

Map 10; Lots 46 & 54-3 Zoning District R-3.

Description: Proposed multiple annexations and minor subdivision between properties owned by Edward & Geraldine Ordway as well as Sarah Bienvenue & Jacob Tingley.

Doug Sweet introduced himself as the agent for Edward and Geraldine Ordway as well as Sarah Bienvenue & Jacob Tingley. Mr. Sweet showed the Board the proposed project on the easel.

Doug Sweet said it involved the property of Sarah Bienvenue on West Joppa Road and Edward Ordway on West Joppa Road/Parade Ground Cemetery Road. Mr. Sweet said the Bienvenue lot has very little road frontage on West Joppa and if the Board would allow it they would like to have a small triangular piece from the Ordway's property and annex it to the Bienvenue lot to give more road frontage. Ms. Bienvenue would also like to get more protection on the east side of Bartlett Brook so they would like to annex another section of the Ordway's property to Ms. Bienvenue in that area.

Mr. Sweet said the Ordways would also like to get a subdivided lot. Mr. Sweet said the house site on the 5 acre lot is right on the property line between Bienvenue and Ordway. Since it is straddling the property line part of the Bienvenue property it will need to be annexed to the lot they are proposing to make out of the Ordway property.

Mr. Sweet said if the Board allows what is being proposed the road frontage would be increased for Bienvenue to comply with Zoning Regulations (the lot area would increase a little bit to approximately 2.1 acres from approximately 2 acres). There would be approximately a 16 acre remainder piece of property that the Ordway's own.

Mr. Sweet said that the when the Ordways put the property on the market for sale the abutters were contacted and the Bienvenue's said they would like to annex some property. They were hoping to get a separate lot for Sarah Bienvenue's father. Therefore, it would be more of multiple annexations and a subdivided lot.

The Board reviewed the plans that Doug Sweet provided.

Barbara Annis said she can see what they are trying to do and why they doing it but her questions were until Sarah Bienvenue and Jacob Tingley own the property once the Lot Line Adjustment is finished and recorded how can a subdivision be done without legally owning the property after the subdivision is recorded.

Doug Sweet said the Ordways would be doing the subdivision and both parties would be doing the annexations. Doug Sweet said he was wondering if they could do everything on one plan at one meeting. Barbara Annis said that is what she was questioning.

Paul Violette said it did not seem too complicated and he felt it could probably be all done simultaneously.

The Board held a brief discussion regarding the property meeting Subdivision Regulations.

Doug Sweet said they had a wetland investigation done last week and he did not have the entire survey done yet, however there are some steep slopes associated with Bartlett Brook so he knows that out of the five acres they will not have 5 buildable acres but he is pretty sure they will have 3 buildable acres or they will make an adjustment to be sure they have the required buildable acreage. He said the problem is the best house site on the entire 5 acres is right on the lot line.

Dan Watts said in his point of view as long as it meets all the requirements it could be handled in one night.

Rick Davies asked about the 2.1 acres after annexation as proposed parcel A not having 3 acres for the R-3 Zoning District requirements. Doug Sweet said the property started out with 1.9 acres and they are making it a little bigger, the land is not available to make it any larger. Rick Davies verified it was a non-conforming lot. Doug Sweet said they are making it less non-conforming and making it conform by road frontage after the annexation. Rick Davies asked what class road West Joppa is. Barbara Annis said it is a Class 5 Road.

Rick Davies said that Barbara Annis's point with the ownership is more of a step 1, step 2 type situation. He asked if that would be something that could be placed on a time limit.

Paul Violette said in his opinion for all of this to be complete everything needs to happen simultaneously. One thing triggers another until everything is completed.

Rick Davies asked what Barbara Annis was concerned with as far as ownership. Barbara Annis said that the Ordways were going to annex to the Bienvenues and they are going to use part of what they are annexing to them as part of their subdivision; so her question is how can the Bienvenues be granted a subdivision if they do not own the land. Peter Wyman said the Bienvenue's are not requesting the subdivision the Ordways are. The Bienvenues are requesting the annexation. Doug Sweet confirmed that the Ordways are annexing property to the Bienvenues and doing a subdivision. The Bienvenues are doing an annexation to the Ordways.

The Board held a brief conversation whether to do everything in one night or at two separate times. The majority of the Board felt everything could be presented in the same evening.

Mr. Bienvenue asked he if could make a comment. Barbara Annis asked the Board if it would be okay for him to speak. Mr. Bienvenue said he talked with Edward Ordway and they agreed that if they had to go larger than 5 acres to get the 3 buildable acres an

arrangement in the sales agreement would be made to accommodate the necessary amount of land to reach the goal.

Rick Davies asked if there were any questions about the numbering of the lots. Doug Sweet said he would speak with Martha Mical, Accessing Clerk, about that information.

Doug Sweet said he had a few questions for the Board regarding possible waivers of the large remaining lot.

Mr. Sweet asked if the Board would mind waiving the test pit and onsite topographic map. He said they will show the 3 buildable acres on the lot. They will show the 20 foot contour. Mr. Sweet said there is sand but there are also a lot of good upland areas. Dan Watts said they have done that in the past and he would not have a problem with that request. The Board said they would consider the request.

Doug Sweet asked if the Board would consider waiving the wetland delineation of the remaining larger lot since there are a lot of uplands. He said he knows there are some wetlands. The Board agreed they would consider the request.

Doug Sweet said in Section IV B of the Subdivision Regulations it states that once you do a minor subdivision you cannot do another minor subdivision within five years. The Ordway's Minor Subdivision was approved in 09/07. He asked if the Board would consider waiving the requirement to call the proposed subdivision a Major Subdivision because the Ordways could have had 3 lots at that time but they chose to have 2 large lots instead. Barbara Annis said no, they cannot give a waiver for a Zoning Ordinance.

It was suggested that they could wait until after the March Town Meeting if possible since a Zoning Amendment is being proposed by the Planning Board for the definition of Major Subdivision. If the Town approved the Amendment then the proposed subdivision would be considered a Minor Subdivision.

Dan Watts explained that the proposed wording would state "A Major Subdivision is 4 or more lots within a five year period". Therefore you would still be able to have a total of 3 lots within 5 years.

Doug Sweet said he is not sure if they would be much ahead of March anyway.

Paul Violette said there is no guarantee it will pass. Rick Davies said there is no way of the Planning Board waiving a Zoning Ordinance.

It was suggested that if they do not want to wait until March they could go before the Zoning Board of Adjustment for a Variance.

Doug Sweet said a lot of the requirements for a Major Subdivision do not apply. He asked if they could waive some of those requirements separately. Rick Davies said that

the requirement for Open Space is part of the Zoning Ordinance and the Planning Board cannot waive the requirement.

Doug Sweet thanked the Board for their help.

6. RENEWAL OF GRAVEL PIT PERMITS

Rick Davies asked if an issue arises do the Selectmen deal with gravel pits. Barbara Annis said they are the enforcing agent.

Courser Family Trust Gravel Pit, Map 7; Lot 60

Paul Violette made a **MOTION** to **APPROVE** the application for renewal of the gravel pit permit. Dan Watts seconded the **MOTION**.

Rick Davies asked David Hartman if the Board of Selectmen know of any issues with the gravel pit. David Hartman said no, he did not know of any issues.

Barbara Annis said she liked how they went into detail of what they are doing to reclaim as they are going along.

All were in favor. The application for gravel pit renewal was **APPROVED** by unanimous vote.

O. Fred and Tammy Hill Gravel Pit, Map 7; Lot 64

Paul Violette made a **MOTION** to **APPROVE** the application for renewal of the gravel pit permit. Peter Wyman seconded the **MOTION**.

Rick Davies asked David Hartman if the Board of Selectmen know of any issues with the gravel pit. David Hartman said no, he did not know of any negative issues.

Rick Davies said they did not talk about what they were doing as ongoing. Barbara Annis said they are not reclaiming at this point.

All were in favor. The application for gravel pit renewal was **APPROVED** by unanimous vote.

Warner Aggregates, LLC Map 3; Lot 59 and 84-10A

Rick Davies asked David Hartman if the Board of Selectmen know of any issues with the gravel pit. David Hartman said there are always questions about the Warner Aggregates scale of operations but nothing has surfaced that he can report as negative.

Barbara Annis said she questioned their comment sent to the Board “however an approved reclamation plan will be followed if this becomes necessary”. She said they bring up the subject but what is their reclamation plan going to be.

David Hartman said if someone complains about one of the gravel pits the Selectmen would go down and investigate the complaint.

Rick Davies asked if they ever had a reclamation plan before or not. The secretary got the old file for the Board to review. After a brief discussion regarding Warner Aggregates’ gravel pit regarding reclamation it was decided to write a letter to Warner Aggregates requesting more information.

David Hartman said the Board of Selectmen have not developed a monitoring program for the gravel pits. He said it might be something they may need to talk about.

Paul Violette said he thinks they are suggesting in the letter that they would be willing to provide the information if the Planning Board requests it any time. Barbara Annis agreed with Paul Violette.

David Hartman said in the past people have complained about other uses of the site for stock piling off site material that was brought in. Peter Wyman said the Selectmen sent him down to check that out about 2-3 years ago.

Rick Davies said if they approve the permit renewal a letter should be written requesting an updated reclamation plan. J.D. Colcord also suggested having them give an update on their 2007 reclamation plan. Rick Davies said they could send a cover letter describing how they are going to implement their plan. Barbara Annis said the letter should include where they have extended their operations.

Rick Davies made a **MOTION** to **APPROVE** the gravel pit renewal with the **CONDITION** that the information requested in the Planning Board letter is received. Dan Watts seconded the MOTION and all were in favor.

7 SUBCOMMITTEE REPORTS

A. CDPC (COMMERCIAL DISTRICT PLANNING COMMITTEE)

Paul Violette said after the input the subcommittee received from the last Planning Board Work Session it was decided to drop the proposed pitched roof heights amendment.

Paul Violette said Amendment #1 pertains to the expansion of the C-1 District in Davisville. Rick Davies said Dan Watts went to the Tax Office to get some acreages and they have rounded them off to come up with around 70 acres they are talking about. The only other change made was that in the reasoning section it states that the adjacent lot 59 will remain OC-1. Paul Violette said there may be questions or comments regarding the

Shoreline Protection Act and any buffers in the area going east where the C-1 District abuts the Warner River. Paul Violette said based on what he heard from the comments from the representative from the Conservation Commission it sounded like the Board was going in the right direction.

Paul Violette said Amendment #2 pertains to the sign ordinance.

Rick Davies said that since they dropped the proposed pitched roofs height amendment he moved the proposed sign changes to #2. He said if the Board wished any other one could be moved into that slot. The Board agreed to leave it as is.

Paul Violette said Amendment #3 had some minor verbiage changes.

Rick Davies said in the first sentence at the top under Draft Proposal it had more verbiage stating it was part of a warrant article; he said it took that statement out.

Barbara Annis asked if cross outs and underlines would be used. She suggested using blue and black ink. Peter Wyman said there are people who may be color blind. The Board agreed to use cross outs and underlines.

Rick Davies said he thinks he will have a Tick list ready for the Public Hearing because no matter how well things are explained there will be questions on changes.

The Board reviewed the proposed amendments and agreed to the verbiage. The full version of the amendments will be posted at the Town Hall and on the Town Website. Barbara Annis asked if some copies could be given at the Chamber of Commerce meeting. Dan Watts said he couldn't see why not. Dan Watts said they are not meeting in December.

Rick Davies asked what the next step was. Barbara Annis said the Ad for the Public Hearing would go into the paper and a copy of the proposed Amendments would be posted at the Town Hall as well as the Town Website. Once the Public Hearing is finished a decision can be made whether to vote yes or no to present them on the ballot. After the Public Hearing the Board would vote on the verbiage of the proposed amendments.

Rick Davies asked if the map was going to be included in packets. He said it is more or less for a reference for the Public Hearing. Barbara Annis said they may consider enlarging the map for the Public Hearing.

B. BOARD OF SELECTMEN'S REPORT

David Hartman said the Selectmen are working on the Operating Budget as well as the Capital Improvements Budget that will be discussed in January 2011.

The Transfer Station is currently having the trailers relocated to a more convenient site near the building. David Hartman said this was a Capital Improvements item and the Town of Warner crew had some time to move material and build up the site and flatten out the area to the north end of the Transfer Station making an area for both those storage trailers and a new loading dock. Little by little a better arrangement will be created using the old building and facilities while adding to it a little bit as time goes on.

The Board of Selectmen has hired Matt Waite as the Public Works Director starting in January 2011 to fill Allan Brown's position. They are currently accepting applications for the Foreman position that Matt Waite will be vacating.

J.D. Colcord suggested eliminating the Foreman position to save money. David Hartman thanked him for his advice.

C. TRANSPORTATION COMMITTEE

Barbara Annis said the subcommittee met and all efforts to contact Jim Marshall of NH DOT via e-mail and telephone have failed. Laura Buono, Town Administrator also tried to contact him on behalf of the Board of Selectmen with no response. The subcommittee decided to compose a letter and send it Jim Marshall as well as Nancy Mayville of NH DOT. The subcommittee is hoping to have some of their questions answered. Barbara Annis said Jim Marshall had told her and Paul Violette some information verbally previously but they do not have anything in writing.

4. COMMUNICATIONS AND MISCELLANEOUS

David Hartman asked when the Board would be reviewing the Draft Copy of the Energy Chapter they received in their meeting packet. Paul Violette said Vanessa Goold would be present at the December 20, 2010 meeting to discuss the Energy Chapter.

5. PUBLIC COMMENTS

There were no public comments.

6. ADJOURN

Peter Wyman made a **MOTION** to **ADJOURN**. Dan Watts seconded the motion and all were in favor. The meeting was adjourned at 9:15.