

**TOWN OF NEWFIELDS SELECT BOARD
MEETING MINUTES
TUESDAY JULY 11, 2023**

Select Board Present: Chairman Michael Sununu, Hoby Harmon

Others Include: Charlotte Legg, Dave Mason, Jeremiah Vernon & his builder, Doug Gaines and Scott Wachsmuth

Call to order at 7:00 pm.

The Select Board reviewed and approved the following items:

Checks Dated	07/07/23:	Accounts Payable Manifest	\$18,682.33
Checks Dated	07/14/23:	Accounts Payable Manifest	\$ 3,493.88

Fall Festival

Charlotte Legg discussed the Annual Fall Festival which will be held on Saturday, September 23rd from 4:00 – 7:00 pm (time is tentative). There will be various vendors, children’s activities, and music. She informed the Board of her discussion with Police Chief Young who will submit the permits for the road closure. Police Chief Young communicated with Dunkin Donuts who will provide donuts for children to decorate. Charlotte indicated that she would like to rent a porta potty instead of having the Town Hall open due to the number of unattended children playing in the Town Hall during past events.

Vernon Family Farm:

Building Inspector

Michael reached out to Tom Clark who indicated his interest in being the building inspector for the Vernon farm. Tom has not yet returned a call to the Building Inspector, Larry Shaw. In the meantime, Michael will reach out to Jim Maxfield to see if he would be interested.

Doug Gaines asked if Jack Steiner could do the inspection with Larry overseeing the paperwork. Michael replied that Jack recused himself due to conflict of issues.

Stonewall Removal Agreement

The Stonewall Removal Agreement was provided to the Select Board by Attorney Durbin, with changes made by the Vernon’s attorney. This agreement pertains to opening the stonewall in front of the Vernon Family Farm property on Piscassic Rd to put in a driveway.

Dave Mason, a Conservation Commission representative, said that the Conservation Commission does not have any issues with the removal of the wall.

Michael asked for a motion to accept the removal of the stonewall. Hoby motioned for acceptance. Michael did not second it. Michael stated that the language in the conservation

easement is clear and does not desire the stonewalls to be opened, especially along the road. They want to protect the views along the road & farms.

Jeremiah informed the Board that there was already a break in the stonewall and questioned how the conservation plays a part in it if it's not on the easement.

Michael replied that the agreement that the Vernon's are asking the Town to sign deals with many other things and not just the stonewall.

Jeremiah questioned whether the Town wants him to have a driveway.

Michael responded that this location is unacceptable due to the conservation easement language. The stonewall complies with the easement and the fact that some of it has fallen does not change the language of the easement where the prior owners wanted the stonewalls preserved. It says it directly in the easement. Michael added that the other Board members can bring it up at the next meeting if they choose.

Jeremiah asked if there would be any other discussions about the farm - other than the sign complaint, taking place tonight. When Michael said no, Jeremiah referred to a prior meeting discussion about the farm's noise level that was not on the agenda and took place after he left the meeting. Michael informed him that it was just a discussion, and no formal action was taken.

Badger Park Tree Removal

Hoby motioned, seconded by Michael, to accept the \$1200.00 quote to remove the dying tree at Badger Park, loam and seeded. All were in favor and the motion carried.

Great Bay Watershed

The Board was informed of the Municipal Alliance for Adaptive Management's meeting on July 13th at the Rochester Publics Works at 1:00pm to discuss the Conservation Law Foundation petition for Residual Designation Authority which has the potential to affect communities in the Great Bay Watershed. In Michael's opinion, the petition is asking the EPA to assume statutory powers beyond its regulatory restriction to impose a variety of regulatory oversight to the communities of the Great Bay Watershed. Some communities have concerns with this, especially those under the General Permit, who have been actively pursuing a variety of measures to mitigate nitrogen outflow to the Great Bay. Michael intends to participate via zoom.

Evergreen Estates Deed

The quitclaim deed to the Town is for an 18-acres parcel of land in Evergreen Estates which abuts the rail trail & NH Fish & Game land. Access to the property is through the final lot which was recently sold. Michael motioned, seconded by Hoby, to approve the quitclaim deed as presented regarding the Evergreen Estates. All were in favor and the motion carried.

Land Use/Change Tax

Michael motioned, seconded by Hoby, to approve the Land Use Change Tax for Lila Drive map 208/15.6. All were in favor and the motion carried.

PA-28 Taxable Inventory Form

Hoby is opposed to using this form. He feels it is intrusive. The Town has assessments and building permit data to utilize instead. The Board decided to table the decision so Board Member Mike K. can weigh in on the decision.

Credit Card Policy

Michael motioned, seconded by Hobo, to approve the credit card policy as written. All were in favor and the motion carried.

IT Policy

Michael motioned, seconded by Hobo, to accept the IT Policy after removing letter F from page two as it seemed too restrictive. All were in favor and the motion carried.

Frysalis Abatement

Michael provided some background - Chris Frysalis had property that was assessed as a buildable lot since 2006 but is not a buildable lot as was discovered at a recent Planning Board meeting when Chris discussed developing the property. This was an oversight by many people, including Chris, the Town & the Town Assessor. The Board is considering an abatement. The Board left this matter open until they receive further information from Attorney Durbin.

Scott Wachsmuth Correspondence

The Board discussed a letter received by resident Scott Wachsmuth at the end of the last Board meeting concerning the number of signs on the Vernon Family Farm. He feels they may be in violation of the Town's ordinance. Michael told Scott of a letter he received by the Vernons indicating their removal of the sandwich signs and that the remaining signs hanging off the building have been in place for eight years. Michael said that there are currently eleven signs on the property, but he did not have any measurements.

Hoby referred to the Town's sign ordinance, section 4.6.1.5, page 10, which limits the size of signs in Residential/Agricultural zone to six square feet.

Hoby believes the Vernons have more than one sign and is unsure as to whether they conform to the footage. Michael expressed his opinion that there appears to be more signs now than what was installed originally. There are currently eleven signs hanging from the building.

Hoby referenced to 2015 meeting minutes where it was stated the Vernons would comply with all town regulations as far as signage and that the building inspector would sign off prior to installation.

Scott said that the Vernons went before the Board in 2015 originally asking for permission to install a 40 sq foot sign. Scott also mentioned possible violation of the 10ft setback from the road.

Michael said he does not feel the Board should police signage, but the Board needs to address any issues that come before them. Michael suggested the Board measure the signs, review and then inform the parties involved of any decisions.

Miscellaneous

The Board acknowledged the notification of the water analysis from the Newfields Water and Sewer District.

The Board reviewed June revenues & expenses.

Michael mentioned discussing the Fall Cleanup at a later date.

Michael motioned, seconded by Hoby to approve the 5/30/23 minutes.

The Board reviewed fellow Board member, Mike K.'s letter updating the Board of the Conservation Commission's recent meeting and a request to put the Conservation Commission's comments in the 5/30 Select Board meeting minutes. Kisha will update the minutes.

The 6/13/23 meeting minutes were deferred to the next meeting.

Michael mentioned the informational public meeting that will be held on Tuesday, July 18th at 7:00pm to discuss the possible acquisition of the Rugg property.

Hoby advised Michael that Rye Beach will repair the Town Hall steps later this month. And Jeff Feenstra has identified some audio equipment that he would like to try out for the meetings.

Perambulation

Michael also informed Hoby of the State required perambulation measurement of the Town's borders, that is to take place every seven years. Normally, the older towns reach out to the newer towns to initiate the surveying process. Since the older towns have not done so, Michael will contact them to have them submit the formal request to Newfields. Michael believes November may be best as the leaves will have fallen by then and will be easier to see the monument markers placed at the Town lines. There are 20-30 of them around the Town. Michael suggested using a GPS to record the exact location of each monument.

Rain Gardens

Michael notified Hoby that the rain gardens have been designed, they just need to get quotes. The Library's rain garden and the Town Hall fence may need to be deferred until next year due to funding.

Hoby and Michael discussed trimming the trees in the back of the Town Hall and will reach out to the abutters for permission.

At 7:50 pm, Michael motioned, seconded by Hoby, to adjourn the meeting. All were in favor and the motion carried.

Respectfully submitted,

Kisha Therrien