

Board of Selectmen
Minutes June 04, 2019

Convened at 6:00 pm

Present: Robert Mantegari, Chair
Andrew Artimovich
Ken Christiansen
William Faria

Mantegari called the meeting to order. The board opened the meeting with the Pledge of Allegiance.

The Board met and reviewed payroll, accounts payable and signed the register. The Selectmen reviewed and signed the recreation register.

Jonathan Ellis was in to present the weekly Treasurer's report. Please see last page to view report.

Christiansen made a motion, 2nd by Faria to approve the public minutes of 05/28/2019 as written. The motion carries with Mantegari abstaining as he was not present at that meeting.

Christiansen made a motion, 2nd by Faria to approve the nonpublic minutes of 05/21/2019 as written. The motion carries with Artimovich abstaining as he was not present at that meeting.

Kip Kaiser, Building Inspector, had the following permits to be signed this week:

- Chris Kenny, 16 Idyllwood Drive, plumbing permit: signed by Board
- Chris Kenny, 16 Idyllwood Drive, attic renovation: signed by Board
- The Brew, 313 Rte. 125 Suite A, electrical permit: signed by Board
- The Brew, 313 Rte. 125 Suite A, plumbing permit: signed by Board
- Rob Rouillard, 66 Deer Hill Road, pergola: signed by Board
- Dan Wicks, 74 Lake Road, electrical for kitchen remodel: signed by Board
- 3 Ponds LLC, 4 Sunset Lane, plumbing permit for new dwelling: signed by Board
- 3 Ponds LLC, 1 Sunset Lane, electrical permit for new dwelling: signed by Board
- 3 Ponds LLC, 6 Sunset Lane, plumbing permit for new dwelling: signed by Board
- 3 Ponds LLC, 2 Sunset Lane, electrical permit for new dwelling: signed by Board
- William Kenyon, 164 North Road, new dwelling: signed by Board pending final review of building inspector.

The board reviewed Kaiser's memo in reference to the following outstanding items:

- 153 B Pickpocket Road – spoke with property owner and he has agreed to present a demolition permit or set a meeting to discuss the possibility of a garage portion.
- 424 Rte. 125 – Property is working to correct the site plan violation. No living units are approved on this site. Christiansen made a motion, 2nd by Faria to authorize 30 days to correct issue or show progress. All were in favor.
- 140 Crawley Falls Road – electric furnace repair is complete. Kaiser has met with electricians to set a path to light the new stairwell and some receptacles.
- 207 Middle Road – Kaiser has advised Robinson, Road Agent, to remove the shed over dumpster.
- 9 Mary Vey Drive – a list of items being warehoused and sold online has been received. This will be reviewed by planning to ensure compliance with a home occupation. Property owner will meet with Kaiser to discuss options for ensuring compliance with building code.

Faria made a motion, 2nd by Christiansen to adjourn the meeting at 3:21 pm. All were in favor.

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Joe Bird, Fire Chief, said he has a per diem employee resigning but will stay on the call force. Mantegari made a motion, 2nd by Artimovich to accept Michael Kilrain's resignation as a per diem firefighter. All were in favor.

Artimovich made a motion, 2nd by Christiansen to post the per diem position. All were in favor.

Bird said he now has 2 per diem employees. He would like to adjust the schedule rotation to 3 on, 2 off. He said this could cause some instances of hours in a pay period over 32 hours. Christiansen said he saw no problem with that as long as the current budget can support it. The board agreed.

Bird said he had concerns over the sprinklers being installed at 3 Ponds LLC. He said the plans were engineered with an out of state stamp and there were some inconsistencies. He has set up a meeting with the property owner, sprinkler installer, and fire inspector to verify the location and plans.

Mantegari announced that the town has hired Sean Seely, a new part time police officer at \$20.16 per hour.

Christiansen made a motion, 2nd by Faria to sign Seely's appointment slip until March 2020. All were in favor.

Faria made a motion, 2nd by Artimovich to sign Seely's employment contract. All were in favor.

Ellen Arcieri, Police Chief, introduced Seely to the board. Seely was sworn into office by Daphne Woss, Town Clerk.

Frank and Cheryl Albert formerly of 3 Mink Run, have been residents of Brentwood for 30+ years. They recently sold their home and moved in with their daughter on Lake Road. They are looking to build an accessory unit on Lake Road and are hoping to break ground next week. The home on Lake Road was part of the Harbor Road subdivision and paid an impact fee in 2017. They would like to request a waiver of the impact fee on the accessory unit. Kaiser said the impact fee would be \$7339. Christiansen said he would like to see a reduced fee. Faria asked on what basis. Christiansen said it was an existing lot of record, and they have already paid an impact fee. Mantegari said it is still a new dwelling. Clement said such waivers have been granted in the past but she would need to research for basis for each one. The board agreed to table this discussion until that research was done.

Albert said they have a second topic to discuss. Their driveway on Lake Road is very close to the dirt portion of Ole Gordon Road. F. Albert said he believed this to be an old cart road. He has witnessed on 2 separate occasions vehicles coming down the road at fast speeds and on one occasion the car nearly rolled. Artimovich asked if this was reported to the police. F. Albert said no. C. Albert said she walks her grandchildren down that road and the cars go fast. She went on to say that she was not sure why there are even cars on that road. Butch Whitehouse, 130 Ole Gordon Road, said there are cars on that road because it is still a road albeit a dirt road and closed subject to gates and bars. C. Albert suggested better signage, such as "children at play". Liz Faria, 209 South Road, said she was not sure how the cars even got going that fast because it is such a short road. Artimovich suggested the Albert's contact the police department to look into this further.

Wayne Robinson, Road Agent, said the shed at the highway building over the dumpster has been removed. Mantegari said there are trees on Deer Hill Road and Gallant Drive that need to be trimmed back. They are over hanging the street. Robinson said he will take a look. Faria asked for an update on the Pickpocket Road Bridge. Robinson said he is waiting on a quote from Bell and Flynn. Once received he will take it to Exeter.

Clement said Dan Henderson, 6 Northrup Drive, came by the office last Thursday to complain that the transfer station was closed. He was advised that the transfer station was closed while the staff attended training required by the state

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to maintain their solid waste license, which is required to accept the material at the transfer station. The closure was also posted on the website. Henderson did not want to wait and had a trailer full of brush. Clement advised him that he could take the material to the Raymond Transfer Station but was not sure if there would be a fee. Henderson did dispose of his brush at the Raymond Transfer Station and was charged \$49.92. He is requesting to be reimbursed by the Town. The board agreed that it was Henderson's choice to take it to Raymond and denied his request. Artimovich suggested using the electronic message board outside the highway shed in the future. Robinson said it was on.

Corey Beem, 148 South Road, sent Faria an email with a complaint in reference to work being done on South Road and concerns that this was not in compliance with conservation easements. Jeff Donald, conservation commission chair, was present to address the complaint. Mantegari thanked Donald for being here. He said Donald is a volunteer and does a lot for the town. Faria said he spoke with Beem and he is concerned with hunting access being restricted. Donald said that is not part of the written complaint to which he is here to address, the policy on hunting will be addressed at the next conservation meeting on 8/14/19. Artimovich made a motion, 2nd by Mantegari to enter Beem's email into the official record, personal identifying information such as emails, will be redacted. All were in favor.

Donald said the conservation commission contracted with Moosewood Ecological (with the BOS' approval) to review 3 properties and give recommendations on the best way to utilize each property. He said the South Road property was one of those 3 properties. The Martin property is town owned but not eased, and the Steven's property is eased. Donald reviewed the management plan with the board. Some of the recommendations was to create one acre patch cuts to increase shrubbery, develop an invasive plant management plan, improve trails and mark them, and to build a bridge to span over the river ultimately connecting the two trails. Rob Wofchuck, conservation commission, said this has been discussed over 3 years. They have received approvals from the BOS all along the way and there were updates in the newsletter. Faria said hunters, hikers, and all residents use the land. Faria said there is a perception that the land is being "ruined" and not being conserved for recreational purposes. Donald said there is a clearing and the mistake the commission may have made was cutting near the opening, but once you get past that area the forest is full like you are used to seeing it. Wofchuck said that was the best place to do the clearing as it was the worst forest and wetlands. Wofchuck said the meetings are all public, they are posted, and minutes are done, there is information in the newsletter and if people do not want to utilize the resources that are available to them, how do you convince one or town people that they are not doing anything wrong when they cannot even come to a meeting after they filed a complaint. Wofchuck went on to say that one complaint by someone that could not come to this meeting is not a community misperception. Wofchuck said this complaint is unfounded and would hope that the board would back that up as they have approved the project every step of the way.

Liz Faria, 209 South Road, said there is also a perception that the hunters are on one side and the conservation is on the other side. Donald said that will be addressed at the August conservation meeting. Donald said the complainant does not mention hunting at all. As far as the bridge or the logging, there were no violations to the easement that is in place. Jody Kaufman, conservation commission, said the bridge was there for years and years. It became damaged and was dismantled and is going to be replaced in kind. It is not for a commercial use. Wofchuck said the logging proceeds will pay for the bridge.

Donald says that the complaint also mentions agendas or minutes not being posted. Donald says the April meeting was not properly posted and no meeting was held. The minutes are required to be available as a draft within 5 business days, there is no requirement to post them online. The approved copy then goes to the town clerk. Donald says he does try and get them online but certainly they are always available within the 5 day requirement.

Wofchuck said he wants to be sure they were allowed to proceed with the project as previously approved. The board agreed yes.

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Christiansen made a motion, 2nd by Artimovich to sign a failed septic waiver for 80 Lyford Lane. All were in favor.

Artimovich made a motion, 2nd by Faria to approve an elderly exemption that meets all qualifying criteria. All were in favor.

Christiansen made a motion, 2nd by Artimovich to approve a veteran's credit that meets all qualifying criteria. All were in favor.

Christiansen made a motion, 2nd by Faria to close Peabody Drive from 25-33 on 8/24 for a block party per the property owner's request. This was reviewed and approved by fire and police. All were in favor.

The Smith family has requested to waive the rental fee of the BRC for their family reunion as their grandfather donated the land to the town. Christiansen made a motion, 2nd by Faria to approve waiving the rental fee for the Smith family. All were in favor.

Faria made a motion, 2nd by Artimovich to sign the warrant for unlicensed dogs. All were in favor.

Clement reviewed quotes received for new security cameras. The board discussed the pros and cons of each quote and the reasons to update the equipment. Christiansen made a motion, 2nd by Faria to approve the Pelmac quote for \$9271. All were in favor.

Faria said the conference table will be complete on Friday.

Clement said the copier will be installed on 6/5/19. The speakers on 6/12/19.

Artimovich said he would like to implement an employee appreciation program. Any employee who has worked 24+ hours weekly for a month and has no discipline or complaints from the public, will be entered to win a \$10 gift card of their choice to a local business. Artimovich made a motion, 2nd by Mantegari to adopt this program and begin it next on the 18th for hours worked in May. All were in favor.

Faria asked for an update on Humvees. Clement said nothing new to report. Artimovich said East Kingston just listed some for sale; we should watch and see what happens with those.

Butch Whitehouse, 130 Ole Gordon Road, asked who posts the minutes. Clement said planning posts their own, she posts budget and conservation when they are received.

Whitehouse commented that the unsafe conditions on the closed portion of Ole Gordon Road may be caused by a lack of clear and concise signage. When the subdivision went in there were concerns of public safety brought to the planning board.

Liz Faria, 209 South Road, asked about police overtime last week. Mantegari said 45 hours.

Christiansen made a motion, 2nd by Artimovich to adjourn the meeting at 7:50 pm. All were in favor.

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Respectfully submitted,

Karen Clement

WEEKLY TREASURER'S REPORT				
DATE:		6/4/2019		
Citizens General Fund:				
	Previous Balance:	29,169.78		
	Deposits:	434,891.12		
	Payroll:	27,560.54	DD: \$21666.10	CK: \$5894.44
	FICA:	7,274.21		
	to Impact Fees	9,385.00		
	A/P: Regular	\$767,026.71	Co-op: \$535,771	Swasey: \$201,651
	Non-A/P			
	void checks			
	From MMA	375,000.00		
	To Rec	3,000.00		
	TO MMA			
	Account Balance:	24,814.44		
	Interest Earned YTD:	14.57		
	CD's	-		
MMA:	Unrestricted Balance	911,710.00		
	Total Invested Funds:	911,710.00		
	Interest Earned YTD:	20,626.37		

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Xfinity Connect

corey beam [REDACTED]

To [REDACTED]

5/21/2019 4:10 PM [REDACTED]

Mr. Faria,

My apologies for not being present at the meeting to present this, but I fear waiting will allow further degradation of the South Rd property. Below is my request which I have shared and received support from other town members on.

I would like the Selectmen to place a hold on the Conservation Committees actions which are to allow the placement of additional trails, parking areas and bridges on easement properties donated to the town of Brentwood. They are taking permanent actions on this property which clearly states that signage and structures and other developments shall be done when NECESSARY. Minus the logging, which is arguable, none of these projects are necessary. In fact, I argue that it takes away from the natural beauty for all, to make it easier for a few.

I believe the Conservation Committee has failed to uphold the values set forth in the easement deed.

The increased public use, to include placement of kiosks and structural bridges in the donated land off South Rd appears to be jeopardizing the intent of the easement for the South Road and martin Properties.

In the easement it states that "no outdoor advertising such as signs and billboards shall be displayed; yet we have erected the kiosk off South Rd. To place the kiosk, along with the advertising on multiple websites of the trail system in the parcel is a move to, if not arrival at commercial use of that property.

Additionally, the bridge that is proposed to go over little river is an additional step at commercial use of this property. The easement also states that "no structure or improvement" "shall be constructed" unless "necessary in the accomplishment of agricultural, forestry, conservation, or noncommercial outdoor recreational use of the property."

The proposed bridge is being placed right at a major animal crossing area that local hunters have utilized for years; most likely before the easement was ever issued. If we are trying to conserve the land, why are we adding unnecessary structures on it and digging right next to our river? In fact, members of the Stevens family hunted that property for many years.

There is also talk and intent in the Conservation Committee to create parking areas for this property. Again, the intent of the easement is being broken. I believe the Stevens family would be upset with how the town has allowed the Conservation Committee to establish a trail system in an area that was never intended for that use.

Having moved to Brentwood a few years ago, I feel that the Conservation Committee has far overstepped their role as advisors and made decisions without due diligence of public notification. Late minutes, failure to advertise meetings properly and the failure to uphold the purpose of this easement are a few examples I have found. The logging that took place destroyed a great amount of wildlife habitat for "hiking" trails. I feel the Conservation Committee has benefited from the logging, made a name for themselves by making additional trails and tried to gain too much exposure for our town land; only to benefit a small group and alienate the rest.

I also feel they have been less than forthcoming with their intent in projects and outcomes and have not operated in a transparent method to allow the town proper insight of what is happening to our forested areas. I also would like to highlight that the conservation commission is less than compliant in meeting minutes and their intents. For instance, they altered minutes at a March meeting, from a February meeting, but never posted the minutes from March as of last Friday.

This easement has been in place for nearly 20 years, why now is it now ok and needed to deforest the area and create an "open space" when there are already three large fields right there? Why do we all of a sudden need an additional bridge when there is already a bridge spanning the river on old Haigh Rd. Why do hikers need a bridge in the first place? These are not necessary and take away from the beauty of the donated land.

I also would like to highlight that the conservation commission is less than compliant in meeting minutes and their intents. For instance, they altered minutes at a March meeting, from a February meeting, but never posted the minutes from March as of last Friday.