

LYNDEBOROUGH BOARD OF SELECTMEN
MEETING MINUTES
October 1, 2014
FINAL

Members Present: Selectman Arnie Byam and Selectman Lee Mayhew.
Chairman Fred Douglas was not present.

Staff Present: Town Administrator Russ Boland

Public Present: None

Media Present: Jessie Salisbury arrived at 7:22 p.m.

Recorder: Kathleen Humphreys.
The meeting was called to order at 7:00 pm

Consent Agenda:

Review and signing of consent agenda items by Arnold Byam and Selectman Mayhew. Fred Douglas was not present

- a. Payroll – 10/2/14
- b. AP Warrants – 10/2/14
- c. Meeting Minutes – 9/17/14
- d. Non-Public Meeting Minutes – 9/17/14
- e. Forbearance Agreement 9/22/14
- f. Forbearance Agreement 9/29/14

Appointments:

NRPC Hazard Mitigation Plan Update and GIS Overview

Sarah Siskavich, GIS Manager from NRPC was present and submitted a large map of the town.

Ms. Siskavich stated that Jill Longval is asking for comments by Nov. 3, 2014 and they can be emailed directly to her at jill@nashuarpc.org.

Nashua Regional Planning Commission (NRPC) gave the town the new map they made which delineated important information such as hazardous mitigation, riverbank erosion and culvert assessment, helpful in town planning. She also provided a document package. (*see file*)

Sarah Siskavich explained the purpose for the maps and information on it and how future interactive information will be available. A newer proponent of the map is hazardous mitigation with information on the risk of river banks eroding. This reflects a study by NH DES of the Piscataquog and Souhegan watershed. Lyndeborough has a very minimum area impacted by erosion.

Of the five culverts assessed, 1 ranked compatible, 1 ranked partially compatible and 2 ranked mostly incompatible.

Town administrator Russ Boland asked if NRPC can help with a mutual aid map. Selectman Byam was curious if pump site coordinates could be added to the interactive maps and both were affirmative. Maps can be hardcopies or PDF files.

The maps can be utilized in laptops in police cruisers and also run on an iPad. The maps are built around the property database so it suited for application for address search. They can enter the property and get a picture of where they are going. It's not designed for response but it's functional.

Selectman Mayhew inquired if it can be printed to 18x24" for the town office to have available upon requests. Street maps are designed to be 35x45".

NRPC monitors the registry of deeds and checks for subdivisions. This system can be used for tax map contracts. There is some start-up effort but once the conversion is made to their GIS database, updates are made at no charge for perpetuity and include all edits and reprint as part of doing business. Maps can have parcel boundaries, landmarks, street names, building footprints and so forth.

Cell Tower

VOTE: Selectman Mayhew made a motion to authorize the town administrator to contact Attorney Drescher and authorize town counsel to communicate with their attorney for the cell tower corporation regarding our concerns with the proposed contract for the cell tower. Selectman Byam seconded the motion. Motion passed.

Roger Lee C. Williams

Lyndeborough – Greenfield town line boundary.

Mr. Williams submitted a 2-piece Xerox copy of the 1806 town map and other documents.

He presented more documents and photographs such as one of a cap and pin near the most northern part of his 13 acres and a tree with diagonal blue strip is the corner.

Selectman Byam asked if the pin and cap set might just be a control point for Meridian. He used to work in the surveying business and explained at times they set up triangular site and take notes and have control points. They may or may not be a control point that is arbitrary to where they could see forwards and behind them for what they were doing. Usually there is a notation such as writing that says pin and cap set. There might be a piece of rebar with a yellow or orange cap and many times they will set them a couple of inches below grade and can find with a metal detector. You may find a cap that says control point which is not a boundary.

Mr. Williams said there is conflict with his other property in Greenfield and the two deeds overlap and he has property in two towns. A subdivision in Greenfield does not have clear title either on Cameron Way according to Mr. Williams.

Mr. Williams explained how in 2005 during a storm, the road purged and the water table went down and as a result the corner town boundaries are now above water.

Mr. Williams said during the first six months of the town in 1791 a landowner moved the town boundaries and was caught. The Supreme Court said the boundaries should be by the original maps but neither town moved their town bounds back and Mr. Williams believes the towns have been using bogus maps since. Mr. Williams added that Concord said that is state law and it has the description. Map April 30, 1806

Mr. Williams stated it's not the right of a civilian to straighten out a town boundary and he has the right for clear title and the towns are on notice they are breaking state law for 260 years.

Lyndeborough sent a letter to Greenfield and they have not responded. The first set of documentation went to Attorney Drescher and the Board will send the new set of documents and get his opinion on what can be done.

It was suggested if it is possible to ask the Nashua Regional Planning Commission to review with Greenfield's Southwestern Regional Planning Commission for the two towns.

It was suggested that Mr. Williams has continued conversations and updates with Mr. Beltag who owned the subdivision in Greenfield.

Discussed if Bill Drescher should make Greenfield's attorney aware of the situation.

Community Forum

Jessie Salisbury said there is a map in the original town history book, not the reprint edition, which should be a lot and range map. They are all marked out on that map.

Mrs. Salisbury will be doing a talk in Wilton on how Lyndeborough got it's funny shape.

Mrs. Salisbury inquired if Tom Chrisenton did anything with the old graves up on his property for the Blaney graves. Most of the graves were moved but 2-3 stayed on the property. It was noted that Dr. Hager's property also has graves, along the driveway going up the hill.

Old Business

-Town Building Security System Bids

Five bids were submitted.

-Mountain Road Engineering Study Bids

Mountain Road engineering bids closed Oct. 1, 2014 and three bids were received. Mr. Boland will develop a spread sheet.

New Business

Library Trustee Vacancy

The library has vacancy for a trustee. They plan to conduct interviews and recommend a candidate to the Board.

Proposed Property Statistical Update Contract

The current contract is \$9,000 less than the previous contract.

Town Administrator Report

The tree cutting for better line of sight at Crooked S and Mountain Roads intersection should start next week. The man who owns the log home from South Dartmouth called in response to the letter sent and he has no objection. He understands it's the shrub trees being cut but does not want the big trees cut. Road Agent Kent Perry will have a conversation with him.

Town Administrator Boland attended a contract class

The Area Administrator meeting was last week. Mr. Boland stated that it was good and they can talk and learn from each other.

Mr. Boland asked about the COLA guidance and is there a number suggested. The answer was 2%.

The town is applying for a Federal Grant for the Putnam Conservation area. Mr. Boland had a conversation with Bill Grieves and will be attending a workshop on Oct. 8, 2014.

Mrs. Salisbury commented the Bruce Geiger Memorial Pond needs a better parking area. Mr. Byam also mentioned that area needs to be mowed.

The Snow Ordinance public notice will not appear in the paper this week as scheduled unless the town paid an extra 24% but it will be in Monadnock Ledger-Transcript next week.

The town asked for bids for paving the parking lot at Citizens' Hall. None were received yet.

The Hillsborough County Prisoner Program is being reinstated. The town may consider the services.

Kent Perry and Russ Boland met with Milford DPW Director Rick Riendeau and looked at trucks in their fleet including a freightliner with 4-wheel drive that can carry the big plows but does not require a CDL. It is designed to take the abuse that the 550s are not standing up to. Milford had identical problems with their 550s.

Mr. Riendeau pointed out in Milford's DPW office, a machine that looks like a Coke machine that dispenses cans of Fastenal oils and has different oils available. There is a \$300 installation fee. Good points are: being able to get oil at odd hours, such as the middle of the night and trips to Wilton cost gas and lost time that add up and would be cover the \$300 dollar fee to install the machine.

Mr. Boland and Mr. Perry went to Brennan and MacKay's for the Center Hall refrigerator.

Town Administrator Boland attended a budget and finance meeting put on by NHMA.

Non-Public Meeting: RSA 91-A:32 c

VOTE: Selectman Mayhew moved to go into a non-public session, RSA 91-A:32 c. Selectman Byam seconded the motion. Motion passed at 8:36pm.

Came out of non-public at 9:07pm.

Adjournment:

All scheduled items having been addressed, the public meeting was adjourned at 9:07pm.

Date:

Kathleen Humphreys, Transcriber

Fred Douglas
Chairman

Arnie Byam III

Lee Mayhew

APPROVED BY BOARD OF SELECTMEN ON OCTOBER 22, 2014