SUNAPEE SELECTBOARD BUDGET ADVISORY COMMITTEE MEETING AGENDA

6:30PM TOWN OFFICE MEETING ROOM

Monday, December 4th, 2023

Join us on Zoom: https://us06web.zoom.us/j/86066395397

1. BUDGET ADVISORY MEETING:

- Warrant Article Discussion
- Funding of Outside Agencies
- Revenue/Expenditure Discussion
- Preliminary Town Manager Prioritization Discussion
- ARPA Discussion

2. CALL SELECTBOARD MEETING TO ORDER:

3. REVIEW AND APPROVE MINUTES:

4. REVIEW OF ITEMS FOR SIGNATURE:

CZC's

- Parcel ID: 0115-0030-0000, North Shore Road, Vacation Homes LLC
- Parcel ID: 0125-0023-0000, 1 White Shutters Road, Jennifer & James Shea
- Parcel ID: 0118-0045-0000, 88 Burma Road, Maureen Binzel
- Parcel ID: 0218-0007-0000, 22 Chippendale Drive

LAND DISTURBANCE

Parcel ID: 0115-0030-0000, North Shore Road, Vacation Homes LLC

DRIVEWAY PERMIT

• Parcel ID: 0115-0030-0000, North Shore Road, Vacation Homes LLC

PERMIT TO EXCAVATE

• Parcel ID: 0115-0030-0000, North Shore Road, Vacation Homes LLC

SIGN PERMIT

• Parcel ID: 0146-0029-0000, 77 Upper Bay Road, Woodley Family Revocable Trust

USE OF FACILITIES

5. APPOINTMENTS:

• 8:00 PM-Peter Hoekstra

6. PUBLIC COMMENT:

7. SELECTBOARD ACTION:

• Motion to enter nonpublic under RSA 91-A:3 II(c)--Matters discussed in public likely to affect reputation.

8. TOWN MANAGER REPORT:

- Audit Finding Discussion ~Spreadsheet
- Formal Approval of FY 2024 Holiday Schedule

9. SELECTBOARD MEMBERS' REPORT:

UPCOMING MEETINGS:

•	Conservation Committee Meeting:	December 6, 2023	7:00 PM
•	Zoning Board of Adjustments Meeting	December 7, 2023	6:30 PM
•	Sunapee Selectboard Meeting:	December 18, 2023	6:30 PM

NONPUBLIC: The Board of Selectmen may enter a nonpublic session, if so voted, to discuss items listed under RSA 91-A:3, II

SUNAPEE SELECTBOARD BUDGET ADVISORY COMMITTEE MEETING MINUTES TOWN OFFICE MEETING ROOM Monday, November 27, 2023, 6:30 p.m.

Present: Chair Carol Wallace; Vice Chair Suzanne Gottling; Member Josh Trow.

Also present: Town Manager Shannon Martinez; Emily Wrenn

1. BUDGET ADVISORY MEETING

Town Manager Martinez updated the Advisory Budget Committee (ABC) on the status of the budget, incorporating the suggestions of the Committee from last month's presentation. There will be follow-up meetings with the Fire Wards to discuss the growth and development of the Fire Department. The Supreme Court decisions on education financing could also affect the upcoming budget.

The Committee requested a revenue estimate and a review of the specific components of the budget for the next meeting. Ms. Martinez explained the correlation between budget limitations and the Town's desire to move forward and be innovative.

Ms. Wrenn presented a review of staffing and compensation, including the challenges of hiring and retaining employees in today's market. Wages and the lack of affordable housing are some of the issues. They discussed conducting a compensation survey to compare wages, benefits, turnover, and so on with other towns in the region. The Committee noted the importance of retention and the need for a retention policy and a more robust employee evaluation process tied to compensation.

Chair Wallace asked if the Committee has discussed putting staff positions in a warrant article as opposed to embedding them in the budget. The Board agreed this should be discussed on a case-by-case basis to consider the possible consequences of each route.

2. CALL SELECTBOARD MEETING TO ORDER

Chair Wallace called the Selectboard Meeting to order at 7:28 p.m. and led the Pledge of Allegiance.

3. REVIEW OF MINUTES

In section 4, bullet 7, change Chair White to Chair Wallace.

MOTION to approve the minutes as amended for the November 13, 2023, Select Board meeting made by Member Trow, seconded by Member Gottling. All voted in favor.

4. REVIEW OF ITEMS FOR SIGNATURE

CZCs

- Parcel ID:0126-0024-0000, 8 Old Norcross Road, Michael & Janet Jesanis Trust
- Parcel ID: 0232-0018-0000, 46 Depot Road, 46 Depot Rd LLC, Jim Bruss

LAND DISTURBANCE

- Parcel ID: 0128-0031-0000, 90 Garnet Street, Michael & Sharon Kelly
- Parcel ID: 0125-0012-0000, 36 Jobs Creek Road, Duane & Elizabeth Delfosse

USE OF FACILITIES

• Retroactive Approval: November 20, 2023, Make A Wish Parade

INTENT TO CUT

• Parcel ID: 0234-0008-0000, Stagecoach Road, RH Webb Forest Preserve, LLC

Consent Agenda: MOTION to approve CZCs, Land Disturbance, Use of Facilities, and Intent to Cut made by Member Trow, seconded by Member Gottling. All voted in favor.

5. APPOINTMENTS

7:30 – Public Hearing for the Acceptance and Expenditure of Unanticipated Revenue from State of New Hampshire Highway Block Grant of \$35,295.52

Ms. Martinez said the Staff's recommendation is to earmark these funds for the evaluation of repairs needed for Georges Mill Bridge. These funds can only be used for specific purposes.

Chair Wallace invited public comment. Chris Whitehouse clarified that these funds would be used for the Georges Mill Bridge and the Board agreed.

Chair Wallace closed the public hearing.

MOTION to accept the Block Grant in the amount of \$35,295.52 to be directed towards Georges Mills Bridge made by Member Trow, seconded by Member Gottling. All voted in favor.

7:30 – Conservation Commission

Van Webb, Chair of the Sunapee Conservation Commission, and Matthias Nevins of Meadowsend Timberlands appeared before the Board to present an update on the restoration project of the meadow at Dewey Woods. Mr. Webb asked the Board to waive the timber tax of \$206. Mr. Nevins reviewed the project, which will include harvesting trees to return the meadow to its historic footprint. The trees will be transported along old Route 11 to the Town gravel pit before being taken to the mill. They are working with Highway Director Michael Martell on this. The Commission has funds to cover the cost of this project.

MOTION to approve waiving the timber tax made by Member Gottling, seconded by Member Trow. All voted in favor.

- **6. PUBLIC COMMENT:** (Public comments can be heard in full here, beginning at 7:46 p.m.)
 - Chris Whitehouse noted errors in the tax calculation information sent out by the Town. He directed a comment to Patrick Fine of the ABC, saying he does not agree that people want full-time positions put into the budget. He believes people want the chance to determine whether or not they want that position. He said the discs supplied by the Town with Right to Know information could have viruses on them, so he would like the information sent to him electronically. He said this information has been supplied to him electronically in the past and if the Town will not do this, they will have to print the information. He said the Town claiming they cannot send Right to Know information electronically is a lie. He noted the information presented regarding the budget did not include the retirement package and if the cost of someone doing a similar job in the civilian world is 25% more, then it is equal.
 - **Lisa Hoekstra** will be meeting with Town Manager Martinez regarding the STR registration process. She asked how many people have registered. Ms. Martinez said there have been five registrations. Ms. Hoekstra said two of the significant questions she is hearing are if there is a deadline, as one was not communicated in the letter sent out regarding registration, and about the proposed 120-day rental limit. She said this is muddying the waters of the registration process and is a huge concern for STR owners. She said it was disappointing that the Planning Board did not pay attention to the 65 people who said they did not want the 120-day limit. She offered to provide this information to the Selectboard.
 - John Augustine believes it was mentioned at a prior meeting that the Police and Fire Departments do not have a retention requirement, if individuals are sent for training. He asked why a requirement does not exist, as it would solve the retention problem. He believes that everyone getting a 2.5% step increase in addition to a COLA has an impact on retention. He thinks the increase should depend on performance and this would solve the retention issue. He understands the Town owes the County \$5 million by December 17, 2023. The tax bill due date is December 21, 2023. The first tax billing collected \$2 million. He encouraged the Board to think about how they are going to pay the remaining \$3 million. He thinks there should be discussion on why the due date is December 21. He believes this is due to the assessor not finishing the reevaluation process in time.
 - Christine Corey asked if "draft" watermark could be less visible on the draft minutes. She asked the Board reconsider the October 30, 2023, vote/motion to accept the new voting tabulation machine by Dominion and wait until the voters can vote on which type of machine they would like. Chair Wallace said this decision is in the purview of the Selectboard and that any concerns were mitigated by the \$800 million settlement. Ms. Corey said there are many other cases coming up. Mr. Trow suggested anyone with questions about the voting machine should speak with the Town Clerk. Ms. Corey said she believes the Board is wrong and they are doing the voters a huge disservice by not letting them vote on this.

Chair Wallace closed public comment.

7. SELECTBOARD ACTION

Certificate of Appointment – Ian Kirk, Recreation Committee

MOTION to appoint Ian Kirk to the Recreation Committee made by Member Trow, seconded by Member Gottling. All voted in favor.

8. TOWN MANAGER REPORT

- Tax Rate: Ms. Martinez reviewed the tax rate, which was set at \$9.68 per thousand, and how it was determined. Mr. Fine of the ABC asked the Town to consider the delta between revenue estimates and expenditure plans, and then determine what impact this will have on the amount of money needed from the citizens. Ms. Martinez said she believes they have done this, but they will review the process. Chair Wallace asked Mr. Fine to write down the process he is looking for, to ensure the Town Finance Department understands his request. The Board discussed the items they can control in the revenue estimates.
- Tax Bill: Ms. Martinez clarified that the reevaluation was not delayed; due to the number of people who wanted to speak with the assessor, the deadline was extended. Chair Wallace asked if there is an issue regarding the gap between the deadlines and Ms. Martinez said she is not concerned, although it is possible to obtain a TAN if necessary.

• Legal Update

- o November 21, 2023: KTP Hearing
- o November 29, 2023: Hoekstra Hearing
- o December 16, 2023: Weiss Hearing
- Coalition 2.0: There is a meeting on November 29, 2023, to try to get a better understanding of what it means regarding Sunapee becoming a donor town, if the cases stand. The Board discussed education funding and how it impacts the Town.
- **FY 2022 Audit:** Ms. Martinez updated the Board on the FY 2022 audit. Chair Wallace asked for a summary of the recommendations made and an action plan.
- **Meeting Room:** The Board discussed the possibility of reconfiguring the meeting room to provide more space.

9. SELECTBOARD MEMBERS' REPORTS

There were no Selectboard member reports.

10. UPCOMING MEETINGS

- Water and Sewer Commissioners Meeting: November 30, 2023, 5:30 PM
- Sunapee Selectboard Meeting: December 4, 2023, 6:30 PM
- Conservation Committee Meeting: December 6, 2023, 7:00 PM
- Zoning Board of Adjustments Meeting December 7, 2023, 6:30 PM
- Sunapee Selectboard Meeting: December 18, 2023, 6:30 PM

11. ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Respectfully submitted,

Beth Hanggeli Recording Secretary

Demolition Permit Application

TOWN OF SUNAPEE

23 Edgemont Rd., Sunapee, New Hampshire 03782 (603) 763-3194 - Email zoning@town.sunapee.nh.us Website www.town.sunapee.nh.us

Fee \$75 (unless associated with rebuilding projects)

FEE PAID: \$	METHOD:
ZONE:	
PARCEL ID:	
PERMIT APPROVAL #	
	Revised 2/21/2020
ne #:	

PROPERTY OWNER(s)	Y STREET ADDRESS: Name(s):				
	Mailing Address:				
					· · · · · · · · · · · · · · · · · · ·
	Preferred method of contact:				
NAME OF E	BUSINESS at this location (if applicable				
	TRUCTURE TO BE DEMOLISHED (ch				
☐ Tw		Boathouse Deck Dock		0 0 0	Municipal
	NTATION: Attach copy of any pho DESCRIPTION of building(s) to be de				
or sewer sys	BLIC WATER / SEWER: Will this prostem? IF YES, you must get an approval signed Edgemeent Rd., (603) 763-3115, sunwater and Source Department Signet to and Source Department Signet to a series of the series of	<u>nature</u> from the	Sunapee Wat	iter & Sewer Depar	rtment located at
VVa	ater and Sewer Department Signature:_				
Sugar River,	IES OVERLAY DISTRICT: This sect , Lake Sunapee, Ledge Pond, Mountain ECK HERE IF NOT APPLICABLE	tion is ONLY for 1 View Lake, Oth	properties loo ter Pond and F	ated within 250-fe Perkins Pond.	et of a public water body:
1.	Name of lake, river or pond abutting p	ronerty.			
	STATE PERMIT: Have you applied forIF YES, attach a copy. NH DES Contact State of NH Dept. of	r, or received, a Permit#	a permit from th		
3.	LAND DISTURBANCE / SHORELINE within 250-feet of the lake, pond or rive	S: Will any Land	d Disturbance,	, Construction, Filling	ing, Grading or Dredging occur
	plans for demolition.		Total pulled	John Co Show Cit	Jaion and acumentation control

IMPORTANT INFORMATION FOR PROPERTY OWNERS

About Dig Safe®: Be sure to contact Dig Safe® before you or your contractor does any digging, even for small projects. There are state laws and common-sense reasons why you must contact Dig Safe before you dig. Dig Safe® has a system to notify utility companies that might have underground services, so those companies can flag the utilities before someone starts digging. For more info, call 811 or visit www.digsafe.com.

About Asbestos: The State of New Hampshire has established certain requirements for licensing asbestos contractors and addressing asbestos hazards. Many homeowners have asbestos-containing materials in their homes and there are requirements if a contractor or a homeowner disturbs or removes asbestos. The State has rules about where you can dispose of or how to get rid of materials that have asbestos. For more info, call the State of NH's Asbestos Management Division at (603) 271-1370 or visit www.des.nh.gov or www.des.nh.gov

SIGNATURE(S) & AUTHORIZATION

BY SIGNING BELOW, I certify that the representations contained herein are true and accurate to the best of my knowledge and I hereby acknowledge that the town is relying on my representations contained within this application to evaluate whether to issue the permit or certificate. I acknowledge that in evaluating this request, the town is not independently verifying or certifying any representations made by the applicant. I hereby grant permission for site visits and inspections by zoning officials(s).

Owner Signature:		_Printed Name:		Date:
Owner Signature:		_Printed Name:		Date:
TOWN APPROVAL	17 AE 18		建发展是影影	
Signature of Board of Selectmen:			Recommended Action:	
x	. x		APPROVED / DENIED	
x	. x		Reason for denial	
х			Signature of Zoning Administrato	r:
Date signed:			Date signed:	



Improperly removed asbestos from home renovation project.

What should I do with asbestos in my home?

Many homeowners have asbestos-containing materials in their homes. Although not required by the state, homeowners should have an inspection performed by a qualified asbestos inspector to properly identify these materials. Any asbestos-containing material that is in good condition and will not be disturbed should be left alone.

If these materials are deteriorating, or will be disturbed during renovation or demolition, they must be removed. Homeowners in single family, owner-occupied homes who do the work themselves are exempt from the state inspection and notification requirements, provided they will not be selling the home within six months. However, homeowners are required to package and dispose of the waste materials properly. Homeowners should use extreme caution when dealing with asbestos-containing materials, and should consider using a licensed asbestos abatement contractor for most removal

For More Information

For information on asbestos management and control in New Hampshire:

Asbestos Management & Control Program Air Resources Division

N.H. Department of Environmental Services PO Box 95

Concord, NH 03302-0095

(603) 271-1370

www.des.nh.gov (See "Asbestos Management" on the "A to Z LIST.")

For additional information on asbestos and its health impacts:

U.S. Environmental Protection Agency www.epa.gov/asbestos/



Printed on 198%, process chlorine free paper.

Renovation, Demolition &

Asbestos

What Building Owners
Se Contractors
in New Mampshire
Should Know



Damaged asbestos pipe insulation.

Z011 H. Department of Environmental Services

What is asbestos?

Asbestos is the common name for a group of naturally occurring mineral fibers that are known for their high tensile strength and thermal insulating properties. It is commonly found in a variety of building construction materials and products. Examples include:

Heating system insulation
Spray-applied insulation
Vinyl floor tiles
Vinyl sheet flooring
Ceiling tiles

Adhesives and construction mastics
Roofing paper and shingles
Cement siding shingles
Plaster and joint compound
Vermiculite



Vermiculite insulation found in an attic.

Why is asbestos a problem?

When asbestos is disturbed, it can break down into microscopic fibers that may become airborne. Once airborne, these fibers can be inhaled and trapped in the lungs, posing a health threat. Breathing asbestos can cause respiratory diseases including asbestosis, lung cancer, and mesothelioma, a fatal cancer of the chest cavity lining.

How should asbestos be managed to minimize health risks?

The greatest potential for exposure to asbestos fibers now occurs when asbestos-containing building materials are disturbed during either building renovations or demolitions. All building owners – residential and commercial – should be aware of what steps should be taken to properly identify and address asbestos hazards in structures prior to beginning any work that might disturb asbestos-containing materials.

What are the requirements for building renovation and demolition projects?

nspection

A thorough inspection must be conducted for the presence of asbestos-containing building materials prior to any building renovation or demolition project. The inspection must be conducted by a person accredited in the identification of asbestos-containing building materials.

If asbestos is found during the inspection and will be disturbed during any renovation or repair work, it must be properly removed and disposed of at an approved disposal facility. Likewise, all asbestos must be removed prior to any building demolition project. In most cases, asbestos abatement activities must be performed by a licensed abatement contractor.

Lists of certified asbestos inspectors, licensed abatement contractors, and approved disposal facilities are maintained by the N.H. Department of Environmental Services.

RSA 141-E and the N.H. Code of Administrative Rules establish certain requirements for licensing abatement contractors and to properly address and abate asbestos hazards.

Notification

Each facility owner must provide written notification to the Department of Environmental Services and the local health officer at least ten working days before any building demolition activity occurs. This notification is required for all building demolition projects, regardless of the amount of asbestos present, even when no asbestos is present.

For renovation projects, written notification is required at least len working days prior to any asbestos abatement performed as part of the renovation if the abatement involves greater than 10 linear feet, or 25 square feet of asbestos-containing building material.

No notification is required for renovations if the amount of asbestos-containing material is less than this, or if there is no asbestos-containing material present that will be disturbed during the renovation.

A special **Demolition/Renovation Notification Form** must be used for the written notification to the Department of Environmental Services. A fee may be required depending on the amount of asbestos being removed.



APPLICATION FOR PERMIT TO DEMOLISH (\$50 PERMIT FEE)

DEMOLITION PERMIT	#
DATE RECEIVED:	
DATE APPROVED:	

TOWN OF LINCOLN, NEW HAMPSHIRE 148 MAIN STREET, P.O. BOX 25 LINCOLN, NH 03251-0025

PHONE: (603) 745-8527 FAX: (603) 745-6743 planning@lincolnnh.org

(Applies only to the demolition of an entire structure.)

Date:	Permit Number:		
Owner Information	Contractor Information		
Owner Name:	Contractor Name:		
Address:	Address:		
Phone:	Phone:		
E-Mail:	E-Mail:		
Applicant's Signature:	Contractor's Signature:		
Print Name:	Print Name:		
The building to be demolished is located on th	e following property:		
E-9-1-1/Street Address:	Tax Map#:Lot #		
Zone:	Year Built:		
Book/Page:	Type of Construction:		
Assessed Value of Structure:	Square Footage:		
Describe Former Use of the Building:			
O One/Two Family O Multi-Family O Co	ommercial O Storage O Other		
# of Dwelling Units:	Building Height:		
Cost to remove buildings and materials: \$			
	Approximate Finish Date:		

Demolition of structures must comply with the provisions of the 2021 International Building Code (ICC IBC-2021) and the 2021 Residential Building Code (IRC) with NH Amendments (2022). The "New Hampshire Building Code" (or "State Building Code" or "Building Code of the State of New Hampshire") is really several codes as adopted by the State of New Hampshire (RSA 155-A) and amended by administrative rule (BCR 300). If asbestos or other similar material of hazardous classification is to be removed, approval must be obtained from the State of NH Department of Environmental Services.

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De	emolition Review Please blacken the circles that apply:			
0	I have reviewed the NH DES Flyer "Renovation, Demolition & Asbestos: What Building Owners & Contractors in NH Should Know."			
0	A <u>thorough inspection</u> of the building to be demolished has been conducted <u>by a person</u> <u>accredited</u> in the identification or asbestos –containing building materials.			
	O Asbestos containing building materials <u>were not found</u> and <u>I have attached a copy of the report</u> to this application.			
	O Asbestos containing building materials <u>were found</u> , <u>but the abatement involves less</u> than 10 linear feet, or 25 square feet of asbestos-containing building material and <u>I have</u> attached a copy of the report to this application.			
	O Asbestos containing building material were found and will be properly removed by a licensed abatement contractor and disposed of at an approved disposal facility and <u>I have attached a copy of the report</u> to this application.			
0	Asbestos abatement is required. I have notified the State of New Hampshire Department of Environmental Services of my proposed demolition project by filling out NH Department of Environmental Services – Air Resources Division Form "Asbestos Demolition/Renovation Notification Form"			
0	I have mailed the above named form and fee payment to: Asbestos Program, NHDES-ARD 29 Hazen Drive, P.O. Box 95 Concord, NH 03302-0095			
0	I have attached a copy of completed "Asbestos Demolition/Renovation Notification Form" I submitted to NHDES-ARD.			
Ha	ve all hazardous material been removed? O Yes O No			
_	Building to be demolished is "manufactured housing" and I have paid all of the Lincoln Property Taxes owed to the date of demolition to the Lincoln Tax Collector. I have included the Lincoln Demolition Application Fee of \$50.			
	he building contains asbestos,			
	me of Licensed Asbestos Abatement Contractor who will remove the asbestos:			
— Add	dress of Contractor:			
- 10				