



Emerald Lake Village District

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Board Attendees

Sara Auger, *Commissioner (Chair)*
Brett Taber *Commissioner*
Katie Page, *Commissioner*
Rick Rose, *Clerk*
Carolyn Renken, *Treasurer*

Residents

Melissa Taber, Debbie Kardaseski, Patty Coffin, Robert Coffin, Norm Hebert and Jim Czifrik

Non Resident: Laura Buono

Meeting called to order by Commissioner Auger at 6:30pm.

Agenda

ELVD Workshop meeting
Thursday September 9, 2021 @ 6:30 PM

~ Pledge of Allegiance

~ Roll Call & Quorum of Commissioners

~ Public Comment and Board response time:

Resident Melissa Taber wanted the board to know that the library/book swap boxes are almost done and should be completed by the end of the month.

She also inquired about lake testing and website postings. Commissioner Auger had emailed Melissa stating there were only 2 done (June and August) this Summer. Commissioner Page advised that she wasn't at the previous meeting when the results were ready, but she did ask the other board members what the results were and contacted Dave Stefanelli to post the results. Both tests came in well within allowable limits and didn't require any reporting.

Melissa also inquired about the RV on Deerpoint. Commissioner Page had sent an inquiry about this to Laura Buono as it concerned many residents. This RV has been permitted, by the Town, to be on this property through November. Laura Buono stated that per zoning, you are allowed to get a 90-day permit per year. The storing of a camper on a property does not require a permit. As long as the property owner of the lot has a curb stop and is on the water warrant then the RV is eligible to hook up to that water supply.

Resident Debbie Kardaseski inquired about the status of the beach sand. Commissioner Page explained that she had never done a permit with the State before and takes full responsibility in not knowing how lengthy the process took. She began the process in June writing up the permit, getting tax information for the lot, photographs and it then needed to go to the Town to get looked at by the Conservation Commission and needed signatures from the Town Clerk. Our Treasurer then needed to set up the payment and the check was issued to Commissioner Page this week and the permit will be sent out Monday and she should hear back within the next 10 days. This will all be completed within this budget year and ordered/placed on Emerald Beach.

Debbie inquired about the idea she proposed in June about quarterly billing for resident water bills. Commissioner Auger stated she thought quarterly billing was a good idea but it would incur extra work (and expense) for both the Town and the district.

Debbie also inquired about the status of the balance (\$190 left on a \$500 fine) on the water fine for 5 Melody Lane as the residents have recently moved. Commissioner Auger responded by stating that, unfortunately, we went after the renters and not the homeowner. Commissioner Taber stated that even though the renters signed a contract to pay the

fine, at this point it would cost more money in legal fees than the balance due. Commissioner Auger made a motion to waive the balance due, Commissioner Taber seconded, all accepted, motion passed.

Melissa brought up that there have been 4 notices of water violations sent out in August, 10 in July, 5 in June and 9 in May. The majority of these were just first violation notices and not many actual fines being sent.

Debbie also inquired about the manifests and the actual vs budget postings. Commissioner Auger advised the website is up to date with the manifests with the exception of August. For the budget piece, Commissioner Auger advised she will work with our new Treasurer to get this completed.

Business Agenda:

> Laura Buono - Hillsboro Town Admin: Laura is here on behalf of resident Norm Hebert and his prior request (from 2019) in obtaining a letter from the board that he can send to DES that states the district is no longer allowing water hook ups. He feels he has been misled and given misinformation for 2 years. The resident has spent money obtaining a septic design and hiring a well engineer. He was told by Commissioner Auger that she is awaiting more information from the State. She has made calls and sent emails for an update. Her main concern is the district's source water capacity and our need to truck in water. Laura asked Commissioner Auger if she has spoken to legal counsel regarding this matter and was told no, as she is still waiting to hear from DES.

Resident Norm Hebert stated DES has already approved his plans (for 2 of his properties) as he has room on his property and has satisfied any setback requirement and feels any information that Commissioner Auger is awaiting is unnecessary. The district doesn't own the aquifers. Laura stated that Commissioner Auger is holding up this resident from building on his own land. Commissioner Taber stated that he was trying to understand from DES charter information in regards to lot size and the placing of a well and stated the district was under a source water violation. Resident Hebert advised DES has already done all the analysis and is just looking to obtain the letter from the board so he can get his permits.

When Debbie Kardaseski was administrator she advised if she got any calls regarding wells she asked the size of their lot. It is not feasible to put a septic system and a well on a quarter acre lot, but if you have multiple lots, it can be done, especially if DES gives a resident approval. There is nothing in our charter that states everyone has to hook up to the district's water system.

Commissioner Page stated she did have concerns how the placing of a well could impact the district, specifically if it could limit the water capacity further. She has been in contact with the City of Nashua, as they are in possession of our charter, to obtain further information but has not heard back yet.

Commissioner Page made the motion to write a letter for Norm Hebert that states that the ELVD is currently no longer allowing water hookups. Motion seconded by Commissioner Taber and approved by Commissioners Taber and Page, opposed by Commissioner Auger, motion passed.

> Driveway permit request: This request was made by Robert & Patty Coffin, in attendance tonight. They provided their plan details, photos, application and payment. Commissioner Taber wanted to clarify with them the location of their septic tank. He also expressed concern for the Winter months with plowing and to make room to allow for extra spacing so damage to any vehicles doesn't occur.

Commissioner Auger made a motion to approve the driveway permit for 58 Emerald Drive, with modifications as discussed. Commissioner Page seconded, all approved, motion passed.

> Review district fireworks usage rules: This was brought up at the last meeting, but Commissioner Page wasn't present for the discussion. Commissioner Auger's stance is that this activity is safer if done beachside than done on personal property. She acknowledges insurance liability and believes they are going to say it's not a good idea. She also acknowledges the incident this season. She would like to eliminate any statements about fireworks in the Rules & Regulations (not allowing or disallowing) altogether and believes in doing so the district wouldn't be held responsible and to leave it up to the resident's responsibility to use district property responsibly.

Commissioner Taber's stance is whether it's said, approved or disapproved or not the district would still maintain liability and anyone injured looking to file a lawsuit would look to the district. The district does not have the ability to monitor/manage fireworks displays from residents or outside visitors. We've had 2 years in a row with instances that involved high chances of personal injury and property damage and that sets up the district for a potentially huge liability. Our insurance company does say not to allow fireworks and every municipality (Hillsboro & Sunapee) he spoke to does not allow them for the same reasons. Whether it's written in a rule or not, the district would still be liable. He stated that, unfortunately, it's usually the case that actions of one or a few that violate the rules make modifications necessary. He does not know if there is an insurance rider that would cover such liability or at what extra cost.

Commissioner Page stated that she shared both of the other Commissioner's concerns. She shared the liability concern and that residents would engage fireworks on their personal property, especially those close to wooded areas and the resident would take on full responsibility. She is leaning towards not allowing fireworks on district property. Commissioner Taber will check to see if the board can make changes to the Rules & Regulations on their own or if it has to be discussed at Annual Meeting. He will follow up with legal advice before any final decision can be made.

> Eugene "Skippy" Edwards Memorial Bridge sign dedication date: All the materials needed to place the sign have not arrived. Once the materials have arrived Commissioner Page will contact the Edwards Family to discuss a possible date for the dedication.

> Current water projects: The goals for this month are to obtain the road recommendations from Wright-Pierce and to finalize all the paperwork and bidding documents and put it out to bid. We are hoping to break ground next month. The monitoring waiver educational mailing has been completed and the certification application has been sent to DES this week. Last week Commissioner Auger sent the notice of violation correction on the zone meter and monitoring and the supporting evidence of that completion and we are therefore in compliance with these two items.

Next for the Eastman well piloting was running the greensand and granulated activated carbon (GAC) testing and it's a proven treatment for organics in water and volatile organic compounds (VOC) are found at this site and treated through an absorption media which removes any foul taste and odor. The greensand is used as filtration for the iron and manganese. Hopefully, these prove beneficial in the treatment of our water. No timeline has been given for its completion. Lately, our water operators have had to address a few leaks.

Well transducers (currently has a notice of violation) are the next project that will need to be discussed with Aquamen. These were due at the end of this month and we will not meet this deadline. We will be asking Aquamen when they might be able to complete this project. However, Commissioner Taber has stressed our focus should be on completing the pilot testing on the new well. This needs to be completed for budget and other project concerns.

> End of season items:

Lake drawdown will be started the week of September 19th and completed the week after Columbus Day. The State only allows up to 3" a day to occur. We normally do 6" a week within a 30-day span. The pulling in of the rafts will also begin the week of the 19th.

The porta-potties will all be removed by the end of this month. Commissioner Auger will contact the company to ask if they can remove these the week of September 19th and if not, the following week.

The Emerald Beach gate was left open the entire season, without incident, and it was decided that it will remain open as long as that is the case so residents may be able to enjoy the lake over the Winter.

Commissioner Taber has asked Aquamen to disperse the excess materials left over (some of it is on a residents property) from the zone meters projects in order for us to have use of it to enable final cleanup at Burnham Park.

> Review water service Rule & Regulations - Section 3: There will be more clarification on the permit for the water hookup fee to differentiate that from the installation/construction fees.

A change will be to have a "base fee" to "basic water service rate".

> Review upcoming meeting dates: Future meetings (all at 6:30) will be held on September 22, October 7th, October 21st, November 4th, November 18th, December 2nd, December 16th and January 6th.

> Approve 8/12, 8/18 and 8/26 meeting minutes: Commissioner Auger made a motion to accept the 8/12 minutes as written, the 8/18 minutes were amended with the addition that when/if the ELVD Event Committee meets at the ELVD office a commissioner must be present, and on the 8/26 minutes the stamps needed (for the Income Survey) was changed from 600 to 800. Also, at the basketball court the bench needed repair, not the basketball hoop. The motion was seconded by Commissioner Page and approved by all, motion passed.

> Road agent update: Commissioners Page and Auger said they'd like Primex (our insurance carrier) to review the contract. Once done it can be sent to Bow Smith for final approval and to be signed. Gary Edwards is, for the time being, fine with us storing and equipment/materials on his lot and may sell this property.

> Commissioner Page made a motion to purchase 2 rolls of stamps for the office. The motion was seconded by Commissioner Taber, approved by all, motion passed.

> Delivery for the insulation for Meetinghouse is occurring Friday.

> Commissioner Taber made a motion to make Treasurer Carolyn Renken the primary signature with the Bar Harbor Bank with Commissioner Taber as the secondary. Commissioner Auger seconded the motion, motion passed.

> The Town Code Enforcement was following up regarding the residence next to Meetinghouse about the snow fencing that has since degraded and is now falling apart. The district needs to clean that up and replace it. This will be discussed at the future budget meetings.

> Commissioner Taber stated that the roads are in need of attention due to overgrown grasses/vegetation. Hiring an outside contractor to do this would cost about \$150 an hour and would be a considerable budget expense. He suggests that we could rent a tractor with an attachment that could cut vegetation back 3-4 feet. Property owners are responsible for maintaining the vegetation on their land. Our potential road agent does not include this in his scope of

work.

> Sign any necessary bills

Adjournment of Meeting: Commissioner Auger made a motion to adjourn the meeting. Commissioner Page seconded. All commissioners accepted, motion passed. The meeting was adjourned at 8:44 pm.

* The Agenda is subject to change at the Commissioner's discretion up to and during the meeting.

Rick Rose, *ELVD Clerk*

Approved by:

Sara Auger, *Commissioner (Chair)*

Brett Taber, *Commissioner*

Katie Page, *Commissioner*

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