

APPROVED
HDC MEETING
NOVEMBER 5, 2020

Members Present: Chair Rodney Rowland, Vice Chair Jeff Hughes, Tom Maher, Kate Murray, Irene Bush and Judy Groppa

Absent: Elaine Nollet

Due to Covid 19, the meeting was held via Zoom.

The Chair opened the meeting at 7:03 p.m. as the recording secretary had trouble logging on.

1. Approve Minutes from September 2020

M/S/P Jeff Hughes moved to approve the minutes of September 3, 2020 as amended; Irene Bush seconded; All approved.

2. Any New Business

New Castle has a new building inspector, Russ Bookholz, a full time employee who has taken the place of the two part time inspectors. Bookholz reached out to Chair Rowland to obtain information as to what the HDC does, its purview, etc. The Chair advised that keeping the lines of communication open is very important and encouraged him to reach out and ask questions. Rowland was heartened as Bookholz has already done so.

Maher provided Russ Bookholz's background to board members. Bookholz was working in Rye part time and used to be a contractor. Maher stated that he thought it was difficult for Ian to live in town, be a contractor and be an inspector. Graves was the town's point person but has not been coming in because of Covid as his wife has health conditions. Bookholz has some background with the town and was recommended to us. He lives in Sandown, has municipal experience and contracting experience. The town is encouraged because he follows through, he is diligent, focused and has a plan. Maher stated that Bookholz has been very good so far and holds people accountable. Maher also believes the fact that he does not live in town is good.

Chair Rowland stated Bookholz brought to his attention that there have been changes to the fish/lobster dock on Steamboat Lane that should have come before the HDC. The owner has been apologetic and has taken pictures to submit after the fact. Rowland stated the board can review the changes, however, Irene Bush stated she has seen the changes and the Board should not approve them.

The Certified Local Government grant was stalled due to Covid and the State extended the grants for a year. When Preservation Company received the

extension, New Castle's time slot moved and the company has not moved forward with the survey for six months. They have now resumed work on the survey and have reached out to Jim Cerny. The company stated they will not ask for another extension and will hopefully provide a draft by year end.

Chair Rowland received an email today from Peggy Lamb of 12 Cranfield Street about their dock. This property has come before the board in the past. Peggy Lamb and her husband, Steve Joselow, have a proposal to extend their dock 100 feet or more. Kate Murray stated it is longer than 100 feet and goes all the way out to an eel grass field. Murray stated the Planning Board gave approval for work on the shore but it's going to be a very, very long dock. Rowland stated that Mary Ann Driscoll reached out to get land use boards to weigh in and asked what their opinions were. Rowland stated that HDC does not have a lot of jurisdiction over docks but Darcy Horgan, the Planning Board Chair, checked with the town attorney who advised that land use boards cannot issue opinions on docks. Rowland stated that the HDC board will see the Lambs at the next meeting for changes to shutters, etc. but it will get risky legally if we make any comment on the dock. Horgan has asked that individual members of the HDC submit comments, especially if you are an abutter or if the dock negatively impacts your view from your home, but to please make it clear in your letter that it is personal and not as a member of the HDC board.

Kate Murray stated Lamb and Joselow have to go before the DES which determines how the dock impacts other people's use of the water. People who are paddle boarding, kayaking, etc. will have to go all the way out around the dock and eel grass and it will affect how people use the water.

Rowland advised that there should be two hearings before the Board next month: 1. Peggy Lamb and 2. another for the McCormacks who have had an open file for a very long time yet haven't brought supporting documents before the Board.

The town has bought new software for the Building Inspector to use which ties into Avitar. Rowland stated that when someone comes in with an application, the address automatically tells the Building Inspector that the property is in the historic district. Bookholz is working to connect this to GIS.

Tom Maher stated that beginning January 1st, everything will run on that software which will make it more usable. One of the big reasons the Selectmen hired the new Building Inspector is that he liked the software and uses it.

M/S/P

Jeff Hughes moved to adjourn; Maher seconded. All approved.

Adjourned 7:28 p.m.

Respectfully submitted,
Diane L. Cooley, Recording Secretary