

**Enfield Board of Selectmen  
Enfield Center Town Hall  
Enfield, New Hampshire**

**NON-PUBLIC MINUTES of August 4, 2008**

**Board of Selectmen:** Rebecca S. Stewart, Chairman; Donald J. Crate, Sr.; John W. Kluge

**Administrative Staff:** Steven Schneider, Town Manager; Alisa D. Bonnette, Recording Secretary

**Others:** Robert LaCroix

Mrs. Stewart moved to enter non-public session at 7:34 PM, RSA 91-A:3 II (a) & (d); Mr. Kluge seconded. Roll call vote: Mrs. Stewart – aye, Mr. Kluge – aye, Mr. Crate – aye, motion carried.

**State-Owned Land:**

Prior to the discussion of non-public property issues with the Board, Mr. LaCroix brought up this separate topic that was not strictly a non-public issue.

Robert LaCroix informed the Board that one of the pictures provided by Dwight Marchetti during the meeting preceding this non-public session was of his property (the bigger one that's mowed). [The property in question lies between Mascoma Lake and the Rail Trail and abuts the Shaker Bridge Landing property.] His family put in a dock 30 years ago. The railroad lease would have to be looked at. There may be problems with others as well.

One person has moved onto another spot that has nothing to do with the old railroad lease, they simply mowed a path and put in a dock.

The State is under the impression it is State property and when they're done with the Main Street realignment project they plan to turn over the property to the Town.

Mr. LaCroix pointed out that there is also property opposite Daniels Acres that people have squatted on. It was explained to Mr. LaCroix that these people have lifetime leases. The lease cannot be handed down to other family members and is also void if the current people move away.

**7:42 PM, Property Available in Wellhead Protection Area:**

Mr. LaCroix explained that when he purchased the property where he put in Enfield Storage, there was some controversy regarding the wellhead protection area. The property was surveyed and the surveyor drew the wellhead protection area line on the survey. This upset the previous owner that sold to Mr. LaCroix. When the storage building was constructed Mr. LaCroix stayed off the wellhead protection area. The wellhead protection area falls within an approximately 3-acre parcel of land that was offered to the Town about 4 years ago for \$50,000. Mr. LaCroix never heard any more about it.

Someone now wants to invest in that property. Mr. LaCroix owns the property next to Lake Sunapee Bank, which abuts a parcel of about 1 acre. This 1-acre lot is old railroad land and now belongs to the State. Mr. LaCroix proposes that the Town obtain the property from the State, then swap the 1-acre parcel for Mr. LaCroix's 3-acre parcel, and allow a house to be built on the 1-acre parcel.

Mr. LaCroix has a letter from the State that if they were to sell the property it would have to go to bid, but they would give the Town the right of first refusal.

Part of the 3-acre parcel is not within the wellhead protection area, so it could be developed. The wellhead protection area does cause a problem, but only for driveway access.

Mr. Schneider stated that it would take some politicking to have the State declare the 1-acre parcel surplus property.

Mr. Schneider added that he can have Jim Taylor and Ken Daniels look into it.

Mr. Crate stated that he has to recuse himself as Mr. LaCroix is his brother-in-law.

Mr. Kluge said the Town could look into it. Mrs. Stewart agreed that looking into it is prudent.

Mr. LaCroix informed the Board that it's only a bargain if the Town can work something out with the State.

Mrs. Stewart asked Mr. LaCroix his intentions for the 3-acre parcel. He replied that he intends to sell it. The buyer could only build a house on it. It's a buildable lot, you just can't pave the driveway. The Town can't deny access, but if the Town wants to acquire it, now is the time.

**Lovejoy Brook Road Culvert:**

Mr. LaCroix reported that an 8' culvert on Lovejoy Brook Road was replaced with two 3' culverts. One is higher than the other. There have been problems with erosion because the culverts are too small.

7:54 PM, Mr. LaCroix and Alisa Bonnette left the meeting.

**Personnel Issue:**

The Board discussed a personnel issue.

Mr. Kluge moved to come out of non-public session at 8:00 PM, Mr. Crate seconded; vote unanimous.

**Adjournment:**

Mr. Crate moved to adjourn at 8:00 PM, Kluge seconded; vote unanimous.