

Town of Bartlett Office of Selectmen

Meeting Minutes: August 12, 2019

Attendance: Chairman Gene Chandler, Selectman David Patch, Selectman Vicki Garland

Visitors: Barry Trudeau, Kevin McEnaney

Reporters: None

Meeting opened at 03:35 PM.

Douglas Lamb (1-INTPK-SPR-80) informed the Selectmen that he was sorry about the misunderstanding in reference to the apartment in the former garage. He has discovered that he never did get a permit for the dwelling unit in it and he will be changing it back to just a garage. Chairman Chandler stated that we did try to find paper work on the garage apartment but were also unable to do so.

Annette Libby, Bartlett Recreation Director, stated that John Magazzu (2RT016-182-REC) of Christmas Mountain has made a proposal to the non profit organization, Bartlett Recreation Department. He will sell to them the club house for \$400,000.00 which is \$100,000.00 below the asking price. Libby is excited and feels it will be a great opportunity for the kids and the community. It doesn't need renovations and she would like the Selectmen to support raising the money or for her to raise the money. She feels it is the best bang for the buck. Chairman Chandler questioned if she had the correct selling price figure as he had heard it was being sold for \$600,000.00. Libby believes she has the correct dollar amount for the non profit organization. Chairman Chandler stated he would want a building inspector to do an inspection before he makes up his mind. Selectman Patch mentioned that the building has been neglected over the years. Chairman Chandler inquired if the building has a fire sprinkler system. Libby replied "no". Chairman Chandler also mentioned that there will be on going maintenance and heat to pay for. Libby stated that her friend Jerry would probably do the home inspection for nothing. Selectman Patch commented that he believes Jerry does residential inspections not commercial. Selectman Garland suggested that maybe she could join forces with other groups to raise money. Libby would like to meet with the Jackson Selectmen to see what their thoughts are since their children are part of the recreation group. Chairman Chandler inquired as to how she plans to pay for the maintenance. Libby replied by membership fees. Chairman Chandler inquired can you charge. Libby replied that North Conway does so she believes she can. Selectman Garland commented that Libby needs to have the commercial building inspected as well as get the thoughts of the Jackson Selectmen. Chairman Chandler stated as well as check on the selling price and initial maintenance costs. Selectman Garland suggested that she check with the organization called REI as they have grants for recreation departments. Libby will meet with the Selectmen on September 9th to give them updates.

Selectman Garland read into the minutes the following from Bartlett's Poet Laureate, Dan Bianchino: To the Town of Bartlett, August 5, 2019. I want to thank you all for the privilege you bestowed on me by making me your poet laureate for the last 20 plus years. But now it's time for me to let that go, so another can have the same privilege. It truly has been my honor in representing our town in this way. Hopefully I did it a justice considering my simple ways. The Selectmen accepted his letter with regret.

Jon Marshall and his wife Stacey (1EBRAN-109-R00/R01) met with the Selectmen in reference to building a mother-in-law apartment. J. Marshall stated that it was very urgent as his mother-in-law has to be out of her place in two weeks. Chairman Chandler explained that the dwelling unit they want to put in doesn't meet the minimum land area requirement (MLAR). Selectman Patch stated that they need a septic system for a 3 bedroom house and an additional 1 ½ bedroom for the added dwelling unit. J. Marshall commented that the river doesn't break up the lot. Chairman Chandler replied that per the MLAR requirements the lot has to be contiguous. J. Marshall wanted to know where it says that. Selectman Patch commented that you can't leach your septic through the river.

J. Marshall stated that this is a real hardship for them and the zoning ordinance doesn't say that. Chairman Chandler stated that he can make out a building permit application, submit it to the selectmen and they will deny it. The next step would then be to go to the zoning board of adjustment (ZBA). S. Marshall wanted to know what classifies it as a dwelling unit. Lynn Jones, AA, replied that when it has a kitchen with 3 appliances. J. Marshall stated he felt they were being discriminated against. Selectman Garland commented that they go the ZBA route as the selectmen can't make decision on being nice. They have to follow what the zoning ordinance says. J. Marshall commented they aren't clear. Selectman Patch stated that there is no gray area and they need to go to the ZBA. J. Marshall stated that his engineer had done a MLAR calculation form. Lynn Jones, AA, replied that per the state regulations the land needs to be contiguous and you can't use the river in the calculations. S. Marshall commented then we need a 4 ½ bedroom septic. Selectman Patch said he would agree with that. Material put in the ground can't go into the river.

John Difeo, Contractor, is interested in multi-family homes and wanted to know what is involved. He would like to either renovate an existing building or build a new one. Chairman Chandler informed him that it relies on an approved state septic plan and the town has a minimum land area requirement (MLAR) that has to be met. Selectman Garland mentioned that we don't prohibit short term rentals but depending on the number of people there are fire code issues that need to be met. Difeo inquired if the town has any land available. Selectman Patch replied that he didn't think so.

Bonnie Cross, Chadbourne Road, wanted to thank the Selectmen for getting rid of the dumpsters that had been placed at the end of the road. Her other issue is the condition of the road itself. She was thankful that the pot holes had been fixed today. Chairman Chandler stated that he is having the culvert looked at by the road agent to see about the condition of the culvert and the dip in the road. The road crew will also try to stay on top of keeping the pot holes fixed. Cross inquired about a new road. Chairman Chandler replied that it wouldn't be fixed this year as it was a tough year on a number of roads.

Craig DuVarney, (6 SACOR-37-HR1), stated that the town is not plowing the Highland extension portion of the road that has 6 homes on. He has done some research and in 1984 a special article was passed to accept 500 feet of road in the development of Saco Ridge Village which is a continuance of Highland Road. Chairman Chandler stated that the town does plow it. DuVarney replied that at times they don't and he showed the Selectmen pictures. Chairman Chandler mentioned that we can not find any where that the road has met town specs which is also a part of the special article that states it is subject to specifications approval by the Selectmen. DuVarney mentioned that the road must be ok as most of it is paved. DuVarney would like to know who is responsible for doing any road maintenance as he believes it is the town's responsibility. He pays taxes and would like the town to plow and maintain the road as it is starting to degrade. Chairman Chandler replies that there are lots of roads like that. Chairman Chandler is wondering why the pavement stops at the cul-de-sac and would like clarification on who is responsible. He will check this out and get back to DuVarney.

The Selectmen signed checks, building permits and correspondence during the course of the meeting.

There being no further business the meeting was adjourned at 05:45 PM.

Respectfully submitted,

Brenda Medeiros, Sec.