

TOWN OF BARTLETT SELECTMEN'S OFFICE

MINUTES: *Tuesday, October 20, 2015 – Selectmen's Meeting

ATTENDANCE: Selectmen Gene G. Chandler, Chair; Jonathan Hebert; David A. Patch

REPORTERS: None

VISITORS: Ray Mitchell

*NOTE: Selectmen met on Tuesday (rather than Monday) due to inability to get a quorum on Monday.

Meeting opened at 3:35PM.

Peter Gagne, Paddle Peaks LLC, met with the Selectmen to see if they had an answer to his previously submitted question about the demolition of a 40' x 50' grandfathered building on his property located at 1328 US Rt. 302 (Map 5VILLG/MAI520) that is located totally within the setbacks. Chandler presented a letter to him that basically stated the following: "Two recent situations come to mind (although there may have been others) where we have had this situation previously; 1) it was with this particular property under a previous owner (although the work was never done) and 2) the current Sport Thoma building. In order to grandfather the status of the subject building, due to its nonconformity with the required setback, you must do the following: 1) Provide an accurate site plan depicting the location of all existing buildings, their dimensions, and their setbacks to the property lines; 2) If you plan to replace a nonconforming building, you must leave at least one wall during the demolition, because this is what grandfathered this nonconforming structure. If you were to tear down the entire structure, all grandfathering status would be negated and you could only reconstruct a building that meets current setback requirements.

We will close our remarks by saying that until we have a definitive proposal with measurements, uses, setbacks, etc., that our answer to your question remains theoretical. There are many intricacies to the grandfathering aspect of zoning and without details, our answers are general and nonbinding in nature." Chandler went on to explain about leaving the wall and drew a rough sketch. Gagne indicated he understood and would submit a permit.

Gagne then asked if could inquire, as somebody had asked him, about how Sport Thoma could have the tent sale all summer. Chandler stated that they had a permit and that there is no time limit on them unless they start to become permanent, which would impact their septic requirements or perhaps require fire inspection due to the type of tent used. The tent meets the definition of a structure and must meet setbacks. The time limit would only apply if they are trying to circumvent the Ordinance or impact septic.

Ray Mitchell asked if the Selectmen had any answer to the outstanding property tax issue. Hebert stated that the Selectmen hadn't met since we last discussed it, so no not yet.

Selectmen then discussed the screened sand proposal offered by Road Agent Travis Chick. The proposal included working with the Town of Madison. There have been problems with the quality of the sand we have used in the last few years due to wetness since it came out of a pond and not being coarse enough resulting in clumping. Good quality sand is located at Brandon Drew's in Madison. Selectmen agreed to get 1500 yds of sand from the Madison source, two Town of Madison trucks would be hauling along with possibly up to 4 rented trucks, and in exchange, the Town of Madison can use our mower for two weeks in 2016.

Selectmen then discussed the Linderhof water (and thus road) project which is coming to a close. Chandler explained that the issue is where to start the reclaiming of the road in the vicinity of Linderhof A Buildings Lane. The problem is if they start at that road, there will be a major differential in the height of the roads where they meet, which can be blended but would result in a hump in the road. For about \$13,100 they could start reclaiming at Rt. 16 and then it would be all the same level. Chandler stated that we still have the money in the warrant article but it cuts it very close and doesn't leave much of a buffer for other problems that may arise. Unfortunately, Chandler just found out about this on Monday and they plan on starting this work on Wed. or Thurs., however, he offered for the other Selectmen to go look at it first before making a final decision. One issue of note is that the wide entrance where it connects with Rt. 16 by Kringles will become more narrow by about 10 ft. Hebert expressed concern over this as the advantage of this wider entrance is that when people can't get up the road in the winter due to inappropriate tires or lack of winter driving skills, it gave an area for them to park out of the way until the road was plowed or made passable. Selectmen agreed to go ahead with the full reclamation down to Rt. 16.

Selectmen reviewed the notice and schedule to revise the parking fines as follows:

“The Board of Selectmen will be holding a Public Hearing as noticed above in order to revise the parking fines for violations in the Town of Bartlett, NH. The proposed fine schedule will be as follows:

	<u>Current</u>	<u>Proposed</u>
Parking in front of a fire hydrant	10.00	50.00
24 hr Parking Ban	10.00	50.00
Overtime Parking	10.00	50.00
Double Parking	10.00	50.00
Parking Away from Curb	10.00	50.00
Improper Parking	10.00	50.00
Restricted Area	10.00	50.00
Blocking Alley/Street	10.00	50.00
Blocking Driveway	10.00	50.00
Left Side to Curb	10.00	50.00
Rear Wheels to Curb	10.00	50.00
Winter Parking Ban	10.00	50.00
Plowing Across Road	10.00	50.00
Handicap Parking	10.00	250.00

These fines do not include any towing charges which are to be paid separately to the tow company. Public comment is welcome.”

Motion was made by Hebert, seconded by Patch to go ahead with the parking fee schedule as shown and hold the Public Hearing on Monday, November 2, 2015 at 5:00PM at the Town Hall. Vote: PASSED.

Selectmen discussed the recently tax deeded properties and what action they will take next. The process was discussed and Hebert didn't think that we have to send another notice to the property owner. Chandler stated that is what the law says we have to do. NH RSA 80:89 was given to Hebert and he said he would have to look into this more as that is not what he thought was supposed to happen. However, Selectmen agreed to go forward with the process of notification as prescribed by law.

Selectmen were reminded that there is a Bartlett Jackson Transfer Station Meeting scheduled for Monday, October 26, 2015 at 5:00PM at the Bartlett Town Hall which will be a Non Public Session under NH RSA 91-A:3 II (a).

Selectman Hebert inquired if anyone had looked into switching from Fairpoint Communications to Time Warner Cable as they are offering a great \$10.00 a month deal. Chairman Chandler made a motion that Selectman Hebert look into this further. Selectman Patch seconded the motion. Vote was unanimous.

The Selectmen discussed the request from Jon Edgerly, manager of the Bartlett Jackson Transfer Station to hire Mobile Mike to do the following maintenance on the equipment:

1. Regular oil changes on equipment.
2. Thermostatic device repaired on the skid steer.
3. Cab fan in backhoe for heat/defrost needs to be fixed.
4. Water separator on roll-off truck needs attention.

The Selectmen all agreed it was ok with them to have this done, and that we would check with Jackson Selectmen to see if they were ok with it as well. Edgerly also had stated that he can obtain an open container to store tin for a fee of \$450.00. He is presently storing tin in TV boxes and is running out of room while he waits to hopefully get a new baler voted in at next town meeting. The Selectmen questioned if this was a purchase or rental price for the container. Edgerly will be contacted.

The Selectmen discussed having the auditor do the audit as soon as possible. They also discussed the fee amount and it was agreed that they would be willing to increase the amount as it was a small amount to pay for what the auditor has to do. There is a State form that he has to fill out as well as meet and go over the paper work with various departments such as the Treasurer of the Library, Town Clerk, Town Treasurer, Trustee of the Trust Funds, etc.

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

Respectfully submitted,

Lynn P. Jones, Admin. Asst. to the Selectmen (for some portions)

Brenda Medeiros, Secretary to the Selectmen (for some portions)