

TOWN OF BARTLETT, NH – OFFICE OF THE SELECTMEN

MINUTES: Selectmen's Meeting – Monday, October 21, 2019

ATTENDANCE: Selectmen Gene G. Chandler (Chair), David A. Patch, Vicki L. Garland

REPORTERS: None

Meeting opened at 3:40PM.

Chad Stearns, Community Banking Specialist from Mascoma Bank, attended the meeting to discuss the banking needs of the town. Stearns explained that they are a mutual bank which means they have no shareholders and they cover VT, NH, and ME and are looking to grow. His office is in Littleton, NH. Chandler asked if they do long term borrowing and tax anticipation notes and Stearns stated yes. Garland asked what other towns are clients and Stearns explained that he cannot disclose that due to privacy restrictions but there are towns in Carroll County and he would provide a list of references after getting permission from other towns to release their name. Chandler asked who the president or CEO was and Stearns responded Clay Adams. Chandler and Stearns discussed various mutual acquaintances.

Shawn Bergeron from Shawn Bergeron Technical Services attended the meeting (not on the agenda) to see if there were any questions or issues with the Lower Bartlett Water Precinct office building permit application for 1RT016-172L00. Chandler stated he hadn't seen any issues other than for Selectman Patch to review the lighting plan. Patch asked Bergeron about the lumens and was satisfied with the answer and stated it did comply. AA Lynn Jones stated that technically they did not have to comply since they are a government entity but it was nice of them to go through the process and then asked if we were waiving the permit fee. Selectmen agreed to waive the permit fee. No further issues and the permit was approved.

Robert Barnes attended the meeting (not on the agenda) along with his builder Dennis Egan regarding his building permit applications for Lots 16, 17, 18 off Skyline Drive (1SKYVW-16-0, 1SKYVW-17-0, 1SKYVW-18-0) which were initially returned to him for more info due to questions on the access issue. He provided further information but it still appears there will be more than four dwelling units on a driveway due to the right-of-way access being shown from his lot off Pendexter Woods Rd (4PENDX-6-0). Selectmen will have to review further and do a site visit before they can approve them.

Cathy Steesy and Rebecca Davis attended the meeting to discuss the status of their property located at 47 Spring Hill Loop which is planned to be put on the market for sale. Steesy explained that the house has always been at least three bedrooms which is what is says on the assessment card and was actually four bedrooms at one point (until they converted it to a den) but the State approved septic system (Approval for Construction/Operation No. 137581) was only for a two bedroom maximum. Chandler explained that assessors must assess what is actually there and do not verify whether things are legal or not. The State's septic approval takes precedence and the approval on this lot is somewhat unique in that it clearly states that it is a "Two Bedroom Maximum" which we have not seen on other approvals. He suspects due to the size of the lot of 0.2A, this limitation was put on it. Regardless of what the house actually is, it can only be represented as having two bedrooms unless she gets a State approved and installs a revised septic plan for the number of bedrooms there.

Susan and Jack Tymon, Squirrel Lane (5COBFM-9A00), attended the meeting to discuss a problem with the as-built location of their septic system and their house that is under construction. J. Tymon explained that when they initially located a property boundary marker, it was not the correct marker. When the surveyor came to do the as-built location for the septic system, the error was discovered. Chandler explained that the Selectmen can't do anything for them at this point other than to revoke their building permit, which would in effect be a denial, so that they can then go to the Zoning Board of Adjustment (ZBA). J. Tymon asked if he could cover the septic system since winter is approaching and the ZBA process takes time and Chandler explained that would have to be addressed with the State Inspector Rick Treiss. Selectmen will write a letter of denial so they can apply to the ZBA.

Gary Bardsley, 72 Cobb Farm Rd. (5COBRD-35RW0), William Duggan, 62 Cobb Farm Rd (5COBRD-34RW1) and Angela Huertas (5COBRD-45RWB&45RWF) from Cobb Farm Rd attended the meeting regarding an after-the-fact Wetlands Permit that Attitash Mt. Service Co. Inc (AMSCO) has applied for to the State on a driveway that serves two lots (5COBRD-45RWA-C-D-E-G-H) in the Stillings' Meadow development which abuts their properties. Bardsley explained that the water now floods his property. Duggan stated that he initially complained to the State anonymously last November 2018 and did not get much action, being told there is nothing the State could do according to Amy Hudnor, Environmentalist with NHDES. So he called Joe Berry of AMSCO to discuss the problem but got no resolution. Bardsley and Huertas called the Wetlands Bureau and spoke with Joseph Schmidl, Compliance Specialist. Huertas also wanted to have her letter entered into the minutes as follows: "October 17, 2019 RE: Follow up on Selectmen Meeting Minutes June 10, 2019 - Dear Selectmen, There was an inquiry during this meeting by Ron Lanigan regarding Langdon Lane a new driveway off of Cobb Farm Rd: "The driveway "Langdon Lane" has been built up and now the water can't flow and he is concerned about this. Chairman Chandler will have a road agent take a look at this." I'm asking if this has been done and what was the road agent's conclusion? Was the conservation commission involved in the initial construction of this driveway? As abutters, Ron and I have great concern about the impact of the wetlands and impediment of waters that naturally move through this area. The fact that an "After the Fact" application is just now being filed regarding the pond and the culvert to this driveway makes it a greater concern that it was not done in the first place. Please refer to the Wetlands Permit Application #2017-03761, Stilling's Meadow, Cobb Farm Road Bartlett, NH, filed on October 4, 2019 with the Bartlett Town Clerk's office. I'd like this memo entered into the meeting minutes October 21, 2019. Thank you, Angela H. Huertas, 102 Cobb Farm Road and Lot F owner of Stillings' Meadows, Bartlett, NH 03812 cc: Ronald Lanigan/Joseph Schmidl, NHDES" Chandler explained that this is a matter for the Wetlands Bureau of NHDES and not a town permit, however, we have written a letter asking NHDES to do a site visit during their review. Chandler also stated that copies of the Selectmen's letter requesting a site visit will be sent to the Bartlett Planning Board, Bartlett Conservation Commission, Exec. Counc. Mike Cryans, and Sen. Jeb Bradley and copies of the letter were provided to Bardsley and Huertas.

Selectmen received an email from James Campbell regarding being able to return to using the Bartlett Jackson Transfer Station for depositing trash by their hauling business. After discussion and contacting TS Manager Miller, Selectmen decided to allow them to return for a trial period of two months, which can be rescinded at any time for noncompliance, that they will be closely watched for compliance and they must follow rules of recycling and not depositing trash from other towns. A letter will be prepared for signing next week.

Selectmen received a letter from Atty. Chris Meier of Cooper Cargill Chant with regard to the grandfathered status of the buildings at the former Better Life Cabins located at 1255 US Rt. 302 (5VILLG-MAI150) now owned by Richard Goff Jr. and Richard Goff III. A letter will be written in response to their letter clarifying the status of the buildings and the permit process.

Selectmen received a letter from Atty. Chris Meier of Cooper Cargill Chant with regard to the accessory dwelling unit permit applied for by Jon Marshall of 286 Town Hall Road (1EBRAN-109L00). Selectmen will be preparing a response and may contact legal counsel for clarification.

Selectmen reviewed correspondence, signed checks, and reviewed building permits throughout the meeting as time allowed. Motion was made by Patch, seconded by Garland to adjourn. Vote =Meeting adjourned at 5:45PM.

Respectfully submitted,

Lynn P. Jones, Admin. Asst. to the Selectmen
(filling in for the absent Brenda Medeiros, Secretary)