

Town of Bartlett Office of Selectmen

Meeting Minutes: October 31, 2016

Attendance: Chairman Gene Chandler, David Patch, Jonathan Hebert

Visitors: Peter Gagne

Reporters: None

Meeting opened at 03:30 PM.

Peter Gagne of Paddle Peaks (5VILLG-MAI-520-1328 US RT 302) met with the Selectmen in reference to clarification on his barn. Site plans were shown, and reviewed by the Selectmen. Gagne would like to move the location of the barn to where the paint shop was located which is about 10' back from its present location. This would make a bigger portion of the barn less nonconforming. Selectman Patch stated that this would probably be ok as long as he is not any closer to his boundary lines. Selectman Hebert commented that the questions that still remains is the issue of the building coming down and leaving a wall since it is nonconforming, have we come to terms on that. Chairman Chandler stated that he is concerned with the state law concerning this and will have to check further. Selectman Hebert commented that what Gagne is asking seems reasonable and we can't expect him to build around junk.

Chairman Chandler inquired from the other Selectmen that since we have money in the budget did they have any objection to ordering new blinds for the Selectmen's room, office and hallway of the town hall. The Selectmen all agreed to go ahead and order them.

Fire Chief L. Patrick Roberts had submitted a purchase order to have body work done and new tires purchased for Utility 1 which is a 1989 Ford that was previously used for an ambulance. Chairman Chandler doesn't think we should spend this much money (around \$2,000.00) as this would only be a temporary repair and Fire Chief Roberts had mentioned that he is planning on replacing the vehicle with a new Utility type vehicle during this year's Town Budget/Meeting.

Mark Dryjas (6SACO-33-HRO) met with the Selectmen in reference to the five acre lot he has on Spring Hill. Dryjas had a map of the area which was shown and discussed with the Selectmen. He and his wife would like to build a retirement home on the lot and he just wanted to check that there were no issues. He has a waiver from the planning board to put three houses on a driveway since it was determined that Highland extension is not a town road and he would have no other way to reach his property. Dryjas inquired as to what his next step is. Chairman Chandler replied that he needs to make out and submit a building permit. Selectman Patch requested that he needed to make a copy of the signed plans as the ones shown weren't and didn't have all the information that is necessary concerning the driveways, etc.. Dryjas will provide the proper plans.

Dryjas also mentioned that he has sold Will's Inn and the new owners would like to put an office back into the Top Notch Rental building that was removed in 2006 and perhaps rent it as a real estate office. Dryjas commented that there would not be any change in density. Chairman Chandler stated that they need to submit a change of use permit and we would go from there.

Engineer Burr Phillips (Civil Solutions, LLC) brought in plans and discussed them with the Selectmen in reference to the Beechwoods Roadway (1RT16A-218-00). The first issue discussed was guard rails which are not allowed per the Town of Bartlett street regulations. Phillips stated that he doesn't support leaving the road/wall as it is. A preferred option would be to replace the wall with a 4:1 slope. Phillips also mentioned that they would avoid the curve if they put in an intersection. Gagne commented that they have come before the planning board to relocate lot #23 to the end of the cul-de-sac and he was wondering if that would be an issue for a fire truck to get to and be able to turn around.

Phillips replied that if it is built properly it should be ok. It was decided to sit on #3 and #6 (street cross-section to be revised to show slopes no steeper than 4:1) until the planning board decides what they are doing. Gagne stated that if they aren't compliant that the planning board can't grant a waiver. Chairman Chandler stated that the state law was changed a few years ago concerning who has control over roads but he doesn't know if it applies to this since the project started before the law was changed. The planning board is in charge of the subdivision. Selectman Hebert commented that we have the ability to waive the guard rails but would it work. Phillips stated that it will do the job as long as they are legitimately designed. Chairman Chandler inquired if that is what we should do. Phillips stated that the waiver would have to state that this is an isolated incident. Item #4 was the issue of drainage and right of way. Lynn Jones, AA, mentioned that any waivers for this would have to be very clear that the town is not responsible and it will never be a town road because the original subdivision plan clearly had a statement on it that the road would never become a town road. Item #6 was street cross-section to be revised to show slopes no steeper than 4:1. Phillips recommends a 4:1 slope within 6 feet of the travel way, followed by a slope not steeper than 2:1, provided it is adequately stabilized. The Selectmen agreed to Phillips' recommendation. Item #7 concerns test borings. Phillips stated that there was not a real inspection of the road when it was built and we have no way of knowing what it is made up of. Selectman Hebert inquired if we cared since it won't be a town road. Chairman Chandler explained that they can petition to have the road accepted as a town road and we need to be prepared to go to court if we say no and the courts are more than lenient with these situations. Selectman Hebert commented that he is leaning toward having the test borings done. It was discussed and all agreed to have the borings done. Item #8 the cul-de-sac at the end of Beechwoods drive has been deleted and Phillips recommends it be added back in or a waiver approved. Gagne commented that this is an important one for the planning board since they want to move the lot to the end of the hammerhead. Phillips is concerned that they will be in the wetlands if they were to build the cul-de-sac. Gagne stated that they told the planning board that were are giving up on building Phase III of the development. Phillips commented that we could grant a waiver of no cul-de-sac. Gagne commented that if they put lot 23 with a house on the end of the cul-de-sac (hammerhead) there is no way to put a cul-de-sac in. Selectman Patch stated that if the fire chief is ok with it than he sees no need to build it. Selectman Hebert inquired as to what the justification would be for the next developer who might do this as we are rewarding them for bad behavior. Phillips inquired do you want them to fill in the wet lands. Gagne also mentioned that this development went through bankruptcy and the new developer is trying to straighten things out. Chairman Chandler stated that if nothing else happens out there, then the waiver could be issued. Item #9 was the sight distance for driveway off Dundee but this is no longer an issue as the lots are no longer part of Beechwoods. Item #11 is a building permit that was denied for lot 6 because of missing cul-de-sac (hammerhead). Phillips stated that if they were to build the house before the hammerhead that they need to give the town a bond. Chairman Chandler stated this was suppose to happen a long time ago but we heard nothing and we need a bond in a sufficient amount of money which the Selectmen will determine the what amount of bond will be in case the town has to build it.. Phillips will respond to Mike Horrigan of Beechwoods and explain what was discussed and the results of the discussions. Gagne requested that a copy of the letter be available to the planning board for their meeting on Monday night. Chairman Chandler reminded them that the Selectmen need to review the letter first.

Chairman Chandler let Phillips know that he has spoken to the road agent concerning the items Phillips requested be done at the Bartlett Jackson Transfer Station. The Bartlett town crew will do the leveling of the wind rows of gravel, construct the rock wall adjacent to the addition, fill adjacent to addition and rock wall, fine grade behind foundation wall, but they won't be doing the seeding of the back slopes as road agent feels this should be done in the Spring. Phillips mentioned that they have dormant seeds which work well in the winter months. Chairman Chandler replied that this is still up for discussion and a list of what Phillips wants done will be given to the road agent.

The Selectmen signed checks, reviewed correspondence and building permits throughout the meeting. There being no further business the Selectmen's meeting was adjourned at 05:35 PM.

Respectfully submitted,

Brenda Medeiros, Sec.