

Town of Bartlett Office of Selectmen

Meeting Minutes: October 5, 2012

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:30 AM.

Albert and Gail Yalenzian are looking at the possibility of purchasing the Forbes property on Riversbend Road (2ELLIS-CON 1-5) and inquired what problems would they encounter if they tore it down and rebuilt in the same location. Chairman Chandler stated that they would have to check with the town's attorney to see if it is necessary for them to leave at least one wall of the building. Lynn Jones, AA, did remind them that there are setback requirements to be met. Gale Yalenzian inquired about the setback from the river. Selectman Garland stated that they would need to determine the flood plain elevation. Chairman Chandler stated the broad answer to their question is that yes they can build. Selectman Garland stated but they wouldn't be able to increase the number of bedrooms. Lynn Jones, AA, also mentioned that the septic system could also be an issue. Gale Yalenzian stated that it would make sense that this is a multi unit and they would like to put one back there that is something nice. Chairman Chandler explained that the State Department of Environmental Service may make them have a septic plan at least designed in case the present system fails or they could just choose to have it installed. Selectman Patch inquired as to the size of the lot. Chairman Chandler replied that it is $\frac{3}{4}$ of an acre. Selectman Garland stated that at worse they have to leave a wall and build on the same footprint. Gail Yalenzian inquired if they would need to obtain a building permit. Chairman Chandler explained that if they were to build a multi unit that they would have to sign a contract with the towns building inspector. Chairman Chandler also suggested that they call Rick Treiss of the NH Department of Environmental Services with further questions about the septic system requirements. (His number was provided to them). Lynn Jones, AA, inquired about the water system as she believes this is a shared water system. Albert Yalenzian stated that there is a community well. Selectman Patch stated that future septic plans may be affected by the community well. Selectman Garland suggested that they contact the Lower Bartlett Water Precinct office to inquire about the status of hitching into their water system as that may be the best way to go. Selectman Patch commented that he thinks the septic is going to be their biggest issue.

Selectman Garland made a motion at 09:15 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A: 3 II (c). Chairman Chandler seconded the motion. Motion carried unanimously. Selectman Patch made a motion at 09:35 AM to end the nonpublic session and to seal the minutes. Selectman Garland seconded the motion. Motion carried unanimously.

Josh McAllister, PE, of H.E. Bergeron Engineers met with the Selectmen in reference to the River Street Bridge project. Selectman Garland inquired if we are over the amount of money put into the warrant article. McAllister believes it will be close but should be ok. McAllister informed the Selectmen that on October 3, 2012 he had a telephone conversation with the following: Mike Poirier, Homeland Security, Lance Harbour,

Homeland Security, Frank Evola, FEMA, John McGough, FEMA, Bob Grimley, FEMA and Dean Savramis, FEMA. They reviewed the Benefit-Cost Analysis (BCA) completed by FEMA with the BCA completed by Bergeron Engineers. Review of the BCA found the following discrepancies/differences. FEMA BCA included the \$48,704 in damage costs from the Tropical Storm Irene in 2011. Actual storm repair estimate is \$270,269.00 which is reflected on the draft project worksheet completed by FEMA. After this was pointed out FEMA indicated that this value would be revised. The second issue is that FEMA used a 30 year useful life vs. the 50 year standard value, because the bridge is not completely new. The 50 year standard value would be for a completely new structure. This will not be adjusted on the final BCA. The third issue is the storm event return interval. HEB explained the industry standard process of utilizing local rain gauge data to determine magnitude of 24 hour storm events. This magnitude is then compared to a New Hampshire Department of Environmental Services publication that outlines 24 hour rainfall for 1, 2, 5, 10, 24, 50 and 100 year storm events. HEB used this data to determine the return interval for the 1987, 1995, and 2011 storm events. FEMA explained that the return intervals utilized on the FEMA BCA was based on Saco River flow rates at the gauging station in Conway. HEB cautioned them about utilizing the flow rates at the Conway Gauge as the Saco River is a very different river in Conway than in Bartlett, primarily due to the distance between the two locations and the number of tributaries to the river after the River Street Bridge location. HEB further explained that the rain gauge in North Conway is closest to Bartlett, has been around since before the 1987 event and provides consistency in measurement. FEMA indicated they would review HEB's process and determine validity. FEMA also questioned information provided by HEB as being adequate to prove damage costs specifically for the 1995 storm. HEB is still gathering additional information on this and now believe they have acquired what they are looking for. FEMA is going to review the BCA and respond through Mike Poirier, Homeland Security within one week. Chairman Chandler inquired if McAllister can rebut the BCA? McAllister feels that with the additional information he has gathered that it will satisfy them. McAllister will keep the Selectman informed as soon as he has more information.

Joan Sikorsky of 50 Eagle Ridge Condo Road (1ALPEN-300-F50) dropped into the meeting to discuss the tree cutting project at the development. Two people are not in favor of the project so they want to be sure that they are doing everything correctly. Greg Tsoules is doing the project and wanted them to check to see if they needed to file an intent to cut form. A form was provided to Sikorsky which has all the rules and regulations listed on the back of the form. The Selectmen don't feel that they would qualify to have to pay a timber tax. Chairman Chandler stated that since someone is causing problems they may want to at least have Tsoules make out the form and if they do qualify at all it would be for not much money.

Chairman Chandler made a motion at 10:20 AM to enter nonpublic session to discuss a personnel issue with Chief Timothy Connifey under NH RSA 91-A:3 (a). Selectman Patch seconded the motion. Motion carried unanimously. Selectman Patch made a

motion at 10:35 AM to end the nonpublic session and to seal the minutes. Selectman Garland seconded the motion. Motion carried unanimously.

Selectman Garland made a motion at 10:40 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A 3 II (c). Selectman Patch seconded the motion. Motion carried unanimously. Chairman Chandler made a motion at 10:55 AM to end the nonpublic session and to seal the minutes. Selectman Garland seconded the motion. Motion carried unanimously.

The Selectmen reviewed correspondence, building permits, signed letters and checks prior to and throughout the meeting.

Meeting adjourned at 11:35 AM.

Respectfully submitted,

Brenda Medeiros, Sec.