

Town of Bartlett Office of Selectmen
Meeting Minutes: December 21, 2012
Attendance: Chairman Gene Chandler, Douglas Garland, David Patch
Reporters: None

Meeting opened at 08:30 AM.

Dr. Rob Rose met with the Selectmen as a follow up visit in reference to opening a clinic at the Grant's Plaza (2RT302-9-L00). Rose presented additional paper work for the Selectmen to review. Chairman Chandler went over it and stated that we still needed something in writing from the septic designer that states that they meet the 75% density requirement. Chairman Chandler explained that per the Bartlett zoning ordinance not more than 75% of a lot or parcel of land's capacity for septic disposal can be utilized. Rose will pass the information on. Chairman Chandler inquired if they were changing the lighting. Rose stated that they hadn't dealt with that yet but he doesn't think there will be any changes. Selectman Garland stated that they need to show that they are in compliance with the proper lumens. Chairman Chandler also instructed Rose that we need a sketch of the parking plans. Selectman Garland remarked that if it was sufficient for three businesses before now he believes that they are grandfathered on that one. Selectman Garland suggested that they could do the lighting when they do the sign permit. Rose replied that they were putting the sign on the inside of the existing framework. Chairman Chandler reminded him that they couldn't use the space below the sign and that they can have a 16 square foot sign over the door as well. Rose will hopefully have all the information gathered and delivered to the town hall by Wednesday to be reviewed prior to the next Selectmen's meeting on Friday.

Kevin Harriman (5VILLG-MCK-250) met with the Selectmen in reference to two issues. The first issue is that he received the tax bill for 49 McKiel Road and he doesn't own that property. The property is owned by the Rogerson's. His second issue is that his one acre of land is valued at \$50,000.00 and the Rogerson's have 5.5 acres and their value is \$42,000.00 and he wanted to know how that can be. Chairman Chandler explained that the first acre is assessed at \$50,000.00 and the extra acres are assessed at \$1000.00 per acre. Both properties were started at \$50,000.00 but for some reason the appraisal group depreciated Rogerson's by 25% and we don't know why they did that. The Selectmen will have to go take a look at the property. Harriman stated that $\frac{3}{4}$ of his land is wet. Chairman Chandler stated that they will have to take a look at the property and make a determination. Chairman Chandler also suggested that Harriman fill out an abatement form. Lynn Jones, AA mentioned that if he had anything from a survey company that they could take a look at that would be helpful. Chairman Chandler also suggested that to avoid paying interest he might want to pay his tax bill as we don't abate interest; we only deal with the principle.

John Magazzu has recently purchased the Christmas Mountain Amenities building (2RT016-182-REC) and he is looking for some guidance. Chairman Chandler inquired as to why the association didn't purchase the building. Magazzu stated that they couldn't get everyone to agree. Magazzu informed the Selectmen that he has had the State inspector there and everything passed. He would like to try and get the building up and running for the Christmas Mountain condo owners to use by June and if not he will make it into his own home. He will charge the condo owners if it is open to the public. The Selectmen informed him that he would need to sign a contract with the town's commercial inspector, S. Bergeron, to do the inspections for life safety codes if it is open to the public. Magazzu signed the contract.

Chairman Chandler made a motion at 10:05 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. Selectman Garland made a motion at 10:25 AM to end the nonpublic session and to seal the minutes. Selectman Patch seconded the motion. Motion carried unanimously.

Peter Gagne gave the Selectmen the forms and checks for the Carroll County Registry of Deeds for lot 54 in Holiday Ridge that he purchased from the tax deeded auction. Gagne also informed the Selectmen that he has purchased 12 acres of land on Thorn Hill Road that is in current use and he wasn't clear on how current use works. Chairman Chandler said you can't "take it" out of current use and went on to explain that you have to do something to disqualify the property for it to be taken out of current use. Traditionally you would have to have an acre for a house but if you have a long driveway, barn etc. you could take out two acres and still keep 10 in current use. The value changes when the property comes out of current use and the land use change tax is generally 10% of market value at the time the land is disqualified. Gagne stated that he doesn't know if he is going to subdivide the land into four three acre lots, or just do a two acre and 10 acre lot. Gagne also inquired if when the town truck gets to the end of Albany Avenue if they could just swing through (not plow) the parking lot. Selectmen Garland inquired if they plow up/back up and do a three point turn. Gagne stated yes. Chairman Chandler stated that he would talk to the highway department about it.

Police Chief Timothy Connifey met with the Selectmen to let them know that he has been working with the school since the tragic school shooting in Connecticut. They have a shelter in place, are having parental meetings and have a parental chat room. Chairman Chandler stated that the School Board should review the situation as you can walk right in right now. It tells you to check with the receptionist but he doesn't believe a shooter would stop to do that.

Chairman Chandler had to leave the meeting at 10:45 AM.

Connifey informed the Selectmen that car #104 is all set up now except he is looking at getting the cage cut and rewelded and asked if it was ok to ask the road agent if this was something he might be interested in doing. The Selectmen were fine with this.

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

Meeting adjourned at 11:00 AM.

Respectfully submitted,

Brenda Medeiros, Sec.