

Town of Bartlett Office of Selectmen

Meeting Minutes: May 3, 2013

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:35 AM.

Steve Hamilton, Director of Property Appraisal of the NH Revenue Administration (NHDRA) and Josephine Belville, Northern Supervisor NHDRA, met with the Board of Selectmen to see if they had any concerns or questions in regard to the outcome of the BTLA hearing, the 2011 revaluation, and the USPAP report submitted by Cross Country Appraisal. The Town did recommend that the NHDRA consider generating a list of towns that each company is contracted with so references other than those presented by appraisal companies can be contacted. They feel this would be beneficial to other towns when considering hiring or contracting with a company. The town has mailed RFP's for assessing services and is waiting for responses that are due 05/10/13. They are looking to hire a company to: do general maintenance; pick-ups; review and make recommendations on 2012 abatements; and, defend or review the abatements that were filed with the BTLA for 2011. Thorne Surveys is working on the new digitized tax maps. Lynn needs to review and comment on what has been completed, and ensure all the lots are on the maps and numbered correctly.

Bruce Poole, Mapleview North 1RT16A-7R01-6, met with the Selectmen to discuss the valuation of his property. Poole stated that when the revaluation was done he was never notified that the valuation on his property went up from \$72,000 to \$85,100. Poole went on to say that the upstairs unit is 500 feet larger, in fact it is the largest in the whole place, and yet their value went down to \$79,000 and he doesn't understand how this can be. Poole stated that he has an association document that lists each unit and their square footage and his unit is a basement apartment and his unit is 930 square feet and that is only because he added bay windows years ago. Selectman Garland stated that square footage does make a big difference but our records show that he has the second largest unit. Poole stated that wasn't correct. Lynn Jones, AA, had done up a comparison chart for the units which indicated the owner, current value, square footage, year built, and the previous value. Selectman Garland inquired if some units were newer than others. Poole stated that it was the old Carriage house building that had been renovated in 1980. Chairman Chandler informed Poole that we needed to look at them all and if he could drop off a copy of the association document that showed the square footage for each unit we could compare it to what our records show so that we could figure out what has happened. We will get back to Poole. Poole also inquired about money he had paid toward his lien and what the status is. Lynn Jones, AA, explained that the disabled lien is a little different but the money would have been credited to the earliest lien. Chairman Chandler told Poole that a letter explaining where the money was applied will be sent to him.

Josh McAllister, PE, of H. E. Bergeron Engineers, Inc. presented a scope of work for the River Street bridge project for the Selectmen to review that includes project

understanding, predesign, engineering study, preliminary design, permitting, final design, bidding, construction observation services, project closeout services, assumptions, schedule, fees, project management and the agreement. McAllister stated that he would expect the project close out would be December 2014. The draft scope of work has to be submitted to DOT and if ok he will come back with the final work project. Chairman Chandler questioned that under the project understanding that it states temporary repairs have been completed due to Tropical Storm Irene and he would like that to be modified to emergency repairs. McAllister stated that he would change that wording. Chairman Chandler inquired about the fees and reimbursable expenses. McAllister stated that the scope is associated to those numbers. Selectman Garland inquired if this is written mostly for DOT? McAllister replied that it may require additional meetings by the State and that may be extra but that would have to be looked at .McAllister stated that they are working within the estimate. Chairman Chandler stated that the engineering hasn't been put out to bid so how sure is he that their rates are competitive or at least in the ball park. McAllister replied that he is reasonably sure and that DOT will review his hours and the DOT does an annual review of hours and rates. Selectman Garland inquired about bonding. McAllister replied that they have professional liability. McAllister informed the Selectmen that they will be doing a detailed survey up and down the river by 500 feet of the bridge and a wetland delineation will be done. Chairman Chandler inquired if a DOT engineer would be present. McAllister stated that they won't be there but they would be reviewing the information. McAllister also mentioned that he doesn't have the exact cost of the boring contractor and had used the old costs as a guideline but this may come in higher as well as the predesign may change. Selectman Garland stated that he would like to review the scope of work information more thoroughly and inquired if any amendments could be made to it. McAllister replied that they can modify some changes if it doesn't affect the scope. McAllister requested that if there are any questions or comments that they get back to him so it can be updated and sent out to DOT. Chairman Chandler inquired if a decision had been made about if a temporary bridge would be installed. McAllister replied that that would be flushed out when the study is done.

Chairman Gene Chandler informed Selectman Garland and Selectman Patch that he had spoken to Mike Martin of the US Forest Service and they will be continuing to maintain the Sawyer River picnic area for the summer.

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

Meeting adjourned at 10:55 AM.

Respectfully submitted,

Brenda Medeiros, Sec.