

Town of Bartlett Office of Selectmen
Meeting Minutes: November 16, 2015
Attendance: Chairman Chandler, David Patch, Jonathan Hebert
Visitors: Erik Corbett, Ray Mitchell

Meeting opened at 03:00 PM.

Greg Grinnell met with the Selectmen in reference to his Beechwoods lot 22(1RT16A-218-H22) building permit application. The previous application he had submitted had been missing some information which he has now provided. Grinnell had three maps with him which he went over with the Selectmen. Chairman Chandler stated that one concern is that it appears that this is a third house on a driveway which isn't allowed. Grinnell replied that each home had its own driveway. Lynn Jones, AA, pointed out on the map that the road was only approved to that point. Selectman Patch went on to explain that is why it is considered a driveway which already has two homes on it. Lynn Jones, AA, commented that it is considered a driveway until the road is developed further. Chairman Chandler stated that we will have to check on the status of the road. Selectman Patch inquired if the road had been checked by the town engineer, Burr Phillips, to see if it met the town road ordinance. Chairman Chandler commented that he didn't think so but we would have to check. Grinnell mentioned that he would like to have the concrete poured and it is getting cold at night. Chairman Chandler instructed him to leave his application and we would have to check to see if the road was approved or not. Grinnell commented that he guesses he needs to plan for the worst and hope for the best. Selectman Patch inquired if the President of the Beechwoods Development might be able to provide any information as to the road status. Grinnell replied perhaps and his name is Mike Horrigan and he will get in contact with him.

At 03:30 PM Chairman Chandler moved to go into nonpublic session per NH RSA 91-A-3 II (d) to make a call to the town's attorney. Selectman Patch seconded the motion. Roll call vote was unanimous. Chairman Chandler made a motion to end the nonpublic session at 03:50 PM and to seal the minutes. Selectman Patch seconded the motion. Roll call vote was unanimous.

Chairman Chandler had a prior commitment and left the meeting.

Roger Lemay (3RT302-285-L01) met with the Selectmen to discuss his building permit application. Selectman Patch explained that we need the approved form from the State in reference to his driveway permit. Lemay made the comment that a lot line adjustment was done years ago and there can be no more additional driveway permits for that property. He has a copy of the approved State driveway permit as well as his septic design is all set. Selectman Patch stated that we would be willing to give him a conditional approval until we received the final approval from the State. Selectman Hebert inquired if this is the normal procedure. Lemay stated that the State will mail him the approval and he will get a copy to us. Selectman Patch commented that what we were given today is enough to get his building permit as what we had before was only a draft.

Selectman Patch informed Lemay that they would sign his building permit application and he was good to go.

Police Chief Janet Champlin updated the Selectmen on the following:

- 1.) She has met with homeowners on Intervale Lane concerning speeders. There is no speed limit sign on the road and she has advised them to write to the Selectmen to see about getting one.
- 2.) She would like to start discussing next year's budget within the next few weeks.
- 3.) She has ordered the new yellow parking tickets and they should be here shortly.
- 4.) The Bartlett Police Department has been assisting the Conway Police Department with the TD Bank robbery.
- 5.) They have been investigating the recent car breaks.
- 6.) Selectman Patch had some concerns about the cruiser being parked along side the road without the parking lights on late at night. He is concerned that the cruiser will be struck and the officer being injured. The Chief will address the situation.

Randy and Debbie Doucet met with the Selectmen in reference to the McCarthy Property located at 1066 NH Rte 16. D. Doucet stated that they had put an offer in on the property as it is zoned commercial/residential and she had wanted to put an office there. However, when they looked at the deed it states that it can only be used for residential. Selectman Patch explained that was put on the deed by the State of NH not the Town of Bartlett. They could speak to an attorney to see if there was anything that can be done to get the restriction lifted. Selectman Hebert commented that for whatever logic the State came up with this restriction. D. Doucet mentioned that they don't qualify for a home industry as they don't plan on living there which is a requirement. D. Doucet commented that when they made the offer they didn't realize it couldn't be used commercially so that certainly changes things.

Troy Carr met with the Selectmen in reference to finding out what he would be allowed to do on the property located at 1255 US RT302 (5VILLG-MAI-150) formerly known as A Better Life Cabins. Carr stated that he has a copy of an approved plan from back in 1982 as well as a copy of a ZBA approval for snow mobile rentals for the property that shows cabin, tent and RV sites. Carr mentioned that the existing cabins need to have roof repairs and siding put on them. Selectman Patch informed him that he will need to obtain a building permit. Carr commented that he would like to do some expansion on the buildings. Selectman Hebert inquired if he was planning on doing something different than was on the approved plans. Carr commented that he would like to do short term rentals and add some additional cabins for more rentals. Carr inquired if the approved plans would stay with a new owner. Selectman Patch stated that any special exceptions stay with the property as it has already gone through the Zoning Board of Adjustment. Selectman Hebert commented that we would need to pull the property files to be able to determine what was approved. Carr inquired about the convenience store and what he could put there. Selectman Hebert stated that what ever he has approvals for is ok but if he plans on making changes then he will have to come back. Selectman Patch also

mentioned that he does have State approvals and any deviations he does he will have to start over. Carr commented that he is considering changing the store to a drive thru coffee shop. Selectman Patch stated that he will have to submit a change of use application. Carr inquired if he used it for a store and didn’t change its use. Selectman Patch stated that would be ok. Carr commented that the existing septic was designed for 15 tent/RV sites and hasn’t been used so could he tie into that system with new cabins or does he need a new septic system. Selectman Patch stated that a building permit would be required and if they stay as rental units it shouldn’t be an issue. Carr inquired if temporary yurts needed to meet the setback requirements. Selectman Patch stated that they are considered structures and do have to meet the set backs. Selectman Patch stated that they may be doable but at the very least he needs to submit a building permit application. Selectman Hebert reinforced that any thing he changes he has to come back in to the office. Carr stated that they had plans to expand the store. Selectman Patch again stated that he will need a building permit and it would most likely fall under the 50 % one time expansion rule as it is a nonconforming building. Carr inquired as to what the setback needs to be from water. Selectman Patch read the following setback ordinance that states that any buildings or structures except wharves, piers, docks or bridges will be setback a minimum of 20 ft. from the normal high water mark of any watercourse or standing body of water. Selectman Hebert also mentioned that the Bartlett Zoning Ordinance is on line that might also help to answer a question that he has forgotten to ask.

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

There being no further business the meeting was adjourned at 06:45 PM.

Respectfully submitted,

Brenda Medeiros, Sec.