

Town of Bartlett Office of Selectmen

Meeting Minutes: July 14, 2014

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 03:30 PM.

Ryan Mahan of JT Realty met with the Selectmen in reference to the property located at 361 Hurricane Mountain Road (4HURRI-70-L00). He is working with a client who has designs to host weddings at this exclusive location. Chairman Chandler inquired if he had first checked with the Kearsarge Lighting Precinct to see if their ordinance allows this type of activity. Mahan stated no and that he was looking for some overall guidance. Chairman Chandler stated that the Kearsarge Lighting Precinct has their own regulations and they have been established by legislature and are one of the only ones in the state to do so. Lynn Jones, AA, mentioned that whichever is the most strict of the rules applies. Chairman Chandler stated that under the Bartlett Zoning Ordinance that it is probably not allowed. However, he could go to the Zoning Board of Adjustment if the Selectmen say no as the big issue is that the property is not located in the commercial district. Mahan stated that his client likes the property and wants to get the best use out of it. Lynn Jones, AA, inquired as to how many bedrooms does the castle have. Mahan replied four. Lynn Jones, AA, stated that the septic designs are for three in the castle and two in the guest house. Chairman Chandler commented that they could have a 3 bedroom bed and breakfast there but either the owner or the manager would have to live there. Mahan commented that it sounds like hosting weddings is out. Selectman Garland stated yes but he does have the option to seek a variance. Chairman Chandler stated that sometimes the ZBA has to make decisions and they shouldn't grant this but they are a whole separate body. Selectman Patch reminded him that they also have to go to Kearsarge Lighting Precinct and deal with their hurdles. Chairman Chandler suggested that he check with Kearsarge Lighting Precinct and go from there. Mahan stated that the weddings would be from June-October so they would only be seasonal. Chairman Chandler commented that nothing in the ordinance is seasonal. Selectman Garland stated that it shouldn't make a difference but you don't know. Chairman Chandler also thinks that the neighbors might frown on weddings with loud music, etc. Mahan inquired if they had any suggestions for the property as it is a finely crafted unique building. Chairman Chandler suggested that he might want to look at high end rental.

The Selectmen received a telephone call from the town's attorney and legal issues were discussed.

Josh McAllister, PE, CPESC of HEB Engineers, Inc. met with the Selectmen and discussed the River Street Bridge project. McAllister is concerned about the increase in the construction prices that have happened since they started the calculations back in 2012. There is also a shortage of the precast culverts which is a big issue and they are 30-40% more expensive now. The estimates that were given the town and approved at the town meeting is higher than what was discussed and he is wondering if we have to go back to the voters to get more money approved. He feels we should push the project to

next spring. The bidding if we proceeded now would be in mid August and the paving plants usually close by mid November and 12 weeks is not a realistic time to get the project done. Chairman Chandler stated that if the Federal Highway money doesn't come by August 1st that a lot of projects will be stopped and he was wondering if this would help us. McAllister doesn't believe so. McAllister suggests that we put the project out to bid in Nov/Dec and select the contractors in January. The State (DOT) is willing to pay 80% and FEMA will pay all but 5% of the balance due which will be the responsibility of the town. Chairman Chandler looked in the town report and the town voters had approved the warrant article for \$32,500.00 and now there will be a \$10,000.00 increase for the town. Chairman Chandler inquired if the State (DOT) and FEMA have committed the money so that if we put the project off will they still pay. McAllister stated that the State (DOT) had committed and he will check further with FEMA. Selectman Garland is a little concerned that FEMA may be an issue. McAllister stated that he recommends delaying the construction. The only other way would be to do it without the paving, that way we could go into the winter as the bank stabilization could be done but he feels we would be better off to wait. Chairman Chandler stated that he has no problem with waiting as long as FEMA and DOT agree to it. McAllister will check it out with them. Chairman Chandler made a motion to delay the bidding of the River Street Bridge project as long as DOT and FEMA agree to it. Selectman Patch seconded the motion. Motion carried unanimously. Selectman Patch inquired if there were restrictions such as bonding, etc. for the contractors. McAllister stated that he has a prequalified list that they use and bonding is one of the requirements.

Bartlett Police Chief Timothy Connifey met with the Selectmen concerning his observations of the Pagliarulo property at 1226 US Rt. 302 (5VILLG-MAI-20). Notices of violation and cease & desist orders were sent.

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

Meeting adjourned at 05:30 PM.

Respectfully submitted,

Brenda Medeiros, Sec.