

Town of Bartlett Office of Selectmen

Meeting Minutes: May 5, 2014

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 03:30 PM.

Bartlett Recreation Director, Annette Libby and recreation committee member, William Fabrizio met with the Selectmen to discuss the following:

- 1.) Libby has spoken to David Ainsworth of the Bartlett Village Water Precinct about the possibility of having the rocks at Black Fly field removed by mid May. Ainsworth will see what he can do.
- 2.) The recreation department participated in the Valley Pride Day on Saturday the 3rd of May. One person found a \$20.00 bill and another one found a \$25.00 scratch ticket. The most items picked up were Bud light containers.
- 3.) Libby had one of the summer program employees want to take a weeks vacation in the middle of the six week program. Libby explained that wasn't possible and that there was time before or after the program so she would appreciate them taking their vacation then. The person decided not to come back so Libby has hired someone else.
- 4.) The Middle School students in grade five and six did a project with a mind craft game on what they would like to see on the Morrell site. A couple of the things they wanted to see were a walking path and a place to sell items to make money for further development of the land. The seventh and eight graders have done a more extensive wish list that is more drawn to scale and they will be doing a presentation at the school on May 30th and would welcome people to attend.
- 5.) Libby attended a meeting on the MWV recreation path project. This project is mostly done with grants and private funding. They would like to extend the path from Fryeburg to Conway to Intervale and then Bartlett. Selectman Patch asked if this is a paved bike path. Libby stated that it is and would be open to anyone but not motorized vehicles. Each community will have a sub committee. Chairman Chandler inquired as to where the path would be going. Libby stated that it would be along the rail lines. Chairman Chandler replied that that is done by Federal highway funding and this money should go toward roads. Selectman Garland stated that the biggest hurdles he is aware of is funding/ rivers/ and trussells. Libby has a brochure with more details and will see that the Selectmen get a copy of it.
- 6.) Fabrizio inquired about the hydraulic modeling and floodplain mapping at the Morrell site. Chairman Chandler apologized as he had meant to check this week as he believes that Congress is in the process of reverting back to the old 1980's FEMA maps as the ones they are using now are far from accurate. Fabrizio stated that Engineer Burr Phillips has spoken to the Region 1 FEMA people and no one seems to know anything about this. Chairman Chandler stated that he believes it started with our town first finding the maps incorrect and other towns have followed with similar issues so they are looking into this. Chairman Chandler commented that he doesn't know what effect this will have for the Morrell Site.

Selectman Garland stated that he understood Engineer Phillips to say that the site is outside of the FEMA jurisdiction. Lynn Jones, AA, inquired if they wanted her to email Chuck Henderson, the Special Assistant for policy and projects out of Senator Jeanne Shaheen's office to see if he could get some answers on this issue. Everyone thought this would be a good place to start.

Ken Rodgers, CMA President and Richard Corsett, Jr. CNHA Chief Assessor of KRT Appraisal met with the Selectmen to answer any questions the Selectmen had concerning their appraisal proposal. Chairman Chandler inquired as to what their experience was with commercial properties. Rodgers stated that he has over 20 years of experience and has done unique properties such as a naval base and the Old Orchard Piers. Chairman Chandler inquired if they were familiar with doing ski areas. Rodgers stated that he was as when he did the revaluation for Bethlehem that Bretton Woods was part of that reval. Chairman Chandler asked if he was familiar with doing amusement parks. Rodgers replied that he was as he did Canobie Lake Park in Salem, NH. Chairman Chandler mentioned that the price that they quoted included data entry and he was wondering if we could do our own data entry for a lower price. Lynn Jones, AA, explained that she has been employed for the town for over 30 years and has worked in the field doing measuring of sheds, decks, etc. and entered the information on the computer. She likes to be familiar with the property so that when someone comes in and asks a question she has some idea of what they are referring to. Rodgers stated that he would have to check on the reducing of the price as he didn't do the price quote. He also explained that they have a new laser technology that allows them to just walk around the building and it shows and measures everything and they are the only authorized company in the New England states that can do this.

Chairman Chandler also inquired if we can do the data entries for exemptions, credits and current use and if so would that change the parcel price. Lynn Jones, AA, explained that except for any new current use changes that we had worked with Mary Pinkham Langer of the NH Department of Revenue Administration and she has the current use all up to date. Rodgers saw no problem with the town continuing to do those. Chairman Chandler asked if it would be possible for Lynn Jones, AA, to go out in the field with the assessor. Rodgers stated that she could. Chairman Chandler explained that we had the town revaluation done in 2011 by Cross Country Appraisal and the company fell apart and we had issues getting our US PAP report. We have some large commercial abatement requests that are left over and need someone to defend them. He would appreciate it if Rodgers could look at them to see if they can be defended. Selectman Garland mentioned that some of the properties in question went down in value and they still aren't happy. We have received from the Board of Land and Tax Appeal an extension until June 30th to get these abatement issues resolved per the settlement meeting procedure. Chairman Chandler also let Rodgers know that one of the properties had been bought back at a foreclosure and they wanted the town to give them the foreclosure price. Chairman Chandler let them know that from the appraisal companies that submitted bids that we had narrowed it down to two and they were one of the two. Rodgers inquired as to how

many parcels the town has. Lynn Jones, AA, replied that we have 5290 parcels. Chairman Chandler commented that we have a lot of condos and a bunch of quarter share units. Chairman Chandler mentioned that we have a couple of places in town that need to be looked at especially ones with views. Rodgers inquired if they were inconsistent? Selectman Garland stated that they were and that some needed to go up and some needed to come down. Rodgers stated that they would need to look at things like the ratio study, data, and equalization assessment. Rodgers also mentioned that Corsett would be doing the assessing. Selectman Garland asked them to get back to the town and let them know how much they would knock off if we do the data entries. Rodgers stated that he would.

Russell Webster (1DNDRD-25-L00) brought in a diagram to show and explain to the Selectmen as to what was happening at his property. Webster stated that the homeowners above him had brought in an excavator and dug a 50-75 foot drainage ditch on his property which is now flooding his property with a foot to foot and half of water. Selectman Garland inquired if he had spoken to the homeowner? Webster stated no as they weren’t on the best of terms due to prior issues. Webster also mentioned that when they clear cut the lot that he believes that they cut trees that were on his property. Webster inquired if the Selectmen could write the owners a letter. Selectman Garland stated that it is illegal to dump water on other people’s property and the Selectmen would write a letter to the homeowner to let him know that but if that doesn’t correct the problem then Webster will need to go to the Department of Environmental Services.

The Selectmen reviewed and signed the Memorandum of Understanding between the Town of Bartlett and Conway to enable to “view only” the broadcasts presented on Channel 3.

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

Meeting adjourned at 06:00 PM.

Respectfully submitted,

Brenda Medeiros, Sec.