

Town of Bartlett Office of Selectmen

Meeting Minutes: 03/17/14

Attendance: Chairman Gene Chandler, Douglas Garland, David A. Patch

Reporters: None

Meeting opened at 03:30 PM.

The meeting opened with the swearing in of Cheryl Nealley as the Town Clerk/Tax Collector and David A. Patch as Selectman.

Josh McAllister, Senior Civil Engineer and Kevin Tilton, LLS, Staff Surveyor of HEB Engineers, Inc. met with the Selectmen to discuss the surveyor's report that outlines the history associated with the right-of way of River Street in the vicinity of the Saco River. Tilton discussed that they had looked at the town records back to 1930 to see where the town property came from and although there was no lay out of River Street they did find that it had been town maintained before 1968. There was also a right of way which was built when there used to be a covered bridge over the river and this is documented by 1966 State plans. Easements will need to be obtained from the abutting land owners. Chairman Chandler mentioned that when the Bartlett Village water line was installed that a lay out of the street was done and this was adopted by the Town. McAllister suggested that a copy of the surveyor's report be sent to the town's attorney to double check that there are no issues and if the attorney has any questions he could call and speak to Tilton. Selectman Garland commented that we are not expanding so there shouldn't be any issues. McAllister stated that scour protection would be necessary and at this time they don't know the extent that will be needed. Chairman Chandler commented that we need to meet with the land owners soon. McAllister stated in about a week and a half the plans will be all ready. Selectman Garland inquired as to what happens if we aren't granted an easement. Chairman Chandler stated then we just take it. McAllister stated that he is going to be asking for an expedited wetlands review and we do need to get the Conservation Commission to sign off on the report. He will contact them.

Peter Gagne of Paddle Peaks LLC brought in sketches of the John Murphy Property (5VILLG-MAI-710 and 5VILLG-CHU-010A) and inquired as to what else needed to be done for him to place 30 snow machines on the property. He also mentioned that if he installs a fence it will be less than 6' and not need to meet the setbacks. Gagne stated that there is 102' on the back property line, but he is unsure what the front line is. Gagne inquired if he built a new two car garage on the property would he be grandfathered. Chairman Chandler explained that any new buildings would have to meet the 115' set back from the road. Chairman Chandler inquired if he was planning on doing a boundary line adjustment between the properties. Gagne will be checking into this. Chairman Chandler stated that we need the distances off Route 302. These need to be marked and we need to be given what is needed for distance. Selectman Patch reminded Gagne that he also needs to submit a change of use application. Gagne questioned why he needed that. Chairman Chandler explained that it is a different use of the property and he needs a permit. Selectman Garland commented that he doesn't believe there is a snow machine trail running out of that area so he is not sure it is allowed and he would like to check

with legal counsel. Gagne stated that there is a State trail on the tracks. Selectman Garland inquired how he is to get from the property to the trail to run a commercial business in the residential area. Gagne stated that the property abuts the trail. Selectman Garland inquired if he is planning on trailering the machines out of the lot. Gagne replied that he is planning on driving them. Selectman Garland is also not sure that snow machine trails are a permitted use per the Town of Bartlett Zoning Ordinance as the permitted uses listed in the Bartlett Zoning Ordinance are pretty specific. Gagne commented that he is the last man standing and Selectman Garland is trying to shut him down. Chairman Chandler stated that we will ask the attorney if this is a permitted use. Gagne stated that the trail goes from Sawyer River all the way down. Chairman Chandler requested that Gagne submit his change of use permit and a map. Gagne commented that he is aware that no decisions can be made until after the 30 day appeal time is up for his special exception. Gagne offered his services to sit on the Zoning Board of Adjustment. Gagne left the room commenting that this meeting was a joke.

David L. Patch brought in maps that showed the property that he owns on Jericho Road and in the Glen Ledge Road area that he would like to put into current use. The lots are all either beside each other or across the road from one another and he just wanted to be sure that they qualify for current use. Lynn Jones, AA, reminded him that all the lots have to be in the same name for him to do this. David L. Patch stated that they will all be in the name of a trust. Chairman Chandler stated that the name changes all have to be done by April 1st. Lynn Jones, AA, confirmed that the name change has to be by April 1st and all paper work has to be in to the Selectmen by the 15th of April. Patch assured her that they would be.

Police Chief Timothy Connifey met with the Selectmen and let them know that he is dealing with a parking problem in the area of Station Street as delivery trucks are blocking the road and there are very large snow banks in that area. Chairman Chandler commented that there is no excuse for blocking the road. Connifey will be addressing the issue. Connifey informed the Selectmen that the Ford Explorer that has around 110,000 miles on it is having transmission problems and the vehicle had to be towed from Officer Coles home. Chairman Chandler inquired as to where Cole resides. Connifey replied that he lives in Madison. Chairman Chandler also inquired as to why Cole was driving the Explorer as he thought we only used that in bad weather and when Officer Knight is on duty since he doesn't seem to fit into the other vehicles very well. Chief Connifey stated that Cole was on call for the evening and it could have happened to anyone. Tim's Garage will be doing the repairs.

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.

