

Town of Bartlett Office of Selectmen

Meeting Minutes: 12-14-15

Attendance: Chairman Gene Chandler, David Patch, Jonathan Hebert

Visitors: Erik Corbett, Ray Mitchell

Reporters: None

Meeting opened at 03:30 PM.

The Selectmen received an email from Peter Gagne which inquired about the following: 1.) Town Property. I am just curious if the town was going to have a tax deed auction soon. I noticed there were over 30 town properties, many of them already taken by tax deed. Value over \$600,000. It would be nice to sell this property and get them back on the tax rolls. Even if the town only collected 20 cents on the dollar it would be over \$100,000.

2.) Have the selectmen ever considered it might be time to hire a full time town manager?

The Selectmen also received a letter from James and Deb Hrdlicka that read as follows: Debbie and I are so proud to live in the "Town of Bartlett, NH where its Selectmen and School Board are very careful in spending our tax dollars. Since moving here in 2012, our tax bill has decreased three times. Thank you.

Josephine Belville, Real Estate Appraiser for the NH Department of Revenue Administration, met with the Selectmen to discuss the five year update for next year. Chairman Chandler commented that we do update every year. Lynn Jones, AA, stated that the view factors were all looked at and updated this year. Selectman Hebert inquired as to what she does. Belville stated that she works for the State and every five years all the values need to be looked at to bring everyone into current market value. The qualified sales are looked at and an analysis is done of any changes. They also do an equalization report. Lynn Jones, AA, mentioned that the town is presently at 98% market value. Bellville stated that is good. She also stated that the don't visit every property but they do check to be sure all the paper work for the veterans credits, elderly exemptions, churches, etc. are all correct. In 2014 the town met all the qualification but sometimes the law changes and towns aren't aware of it. Belville suggests that the Selectmen contact Avitar the assessing firm to see about obtaining a contract with them for 2016 to do a town wide update. Selectman Hebert inquired as to how expensive is this? Belville replied that it depends on the size of the town, how many time shares, condos, current use, etc. is in the town so you would need to obtain that answer from Avitar. Belville commented that some properties may come down in value while others may go up. This just shifts everything into the right place and it complies with the law. Chairman Chandler commented that the Selectmen will discuss this further. Selectman Hebert inquired if this process is something that can be done in house. Belville explained that until Lynn Jones, AA, has 80 hrs. of working under a supervisor that she isn't qualified to do that. Once she has reached the 80 hours than she will be able to go and measure houses, additions, etc. Chairman Chandler commented that the Selectmen can still do it. Belville replied yes. Selectman Hebert inquired asked what happens if we don't do it. Belville stated that her boss would be coming to see the Selectmen and they would file with the Board of Land

and Tax appeals that it wasn't done. Belville again mentioned that the whole town needs to be looked at including utilities so that every thing is consistent. Belville will follow up with Lynn Jones, AA to see what has been decided. Belville mentioned that once a contract is signed with Avitar that the Department of Revenue will review it within 10 days to make sure that everyone is on the same page.

(Chairman Chandler abstained.)

Roger Lemay (3RT302-285-L00) stopped by the meeting. Selectman Hebert inquired as to what he was looking for from the Selectmen today. Lemay stated that he wanted approval to be allowed to build another house on his lot. He doesn't want to spend money if he can't do it. Selectman Hebert replied you are asking us to do something out of the norm as we have to look at the building permit application first. Lynn Jones, AA, commented that he is creating a subdivision and would have to go to the planning board for approval. Lemay stated that he is doing a voluntary merger. Lynn Jones, AA, explained that if he has three dwelling units on a lot that he is planning on renting, leasing, or selling that he has to go to the planning board for subdivision approval. Selectman Hebert reconfirmed that he wasn't applying for a building permit today. Lemay stated that is correct. Selectman Patch instructed Lemay to go see the planning board secretary and when everything is done to submit his building permit application to the selectmen.

Jackson Selectman John Allen, who is assisting at the Bartlett Jackson Transfer Station, met to go over what needs to be done at the transfer station. He would like to see more detailed recording of the money. He would like to see a spread sheet done. Selectman Allen stated that parking is a hazard as when someone pulls in with a trailer and parks in the middle everything is blocked. He would like to see about getting rid of some of the tires and Selectman Patch suggested that he call Bob's Tires to see what they could do for us. Selectman Allen has spoken to NRRA (Northeast Resource Recovery Association) and they have been very helpful which he will forward the information to the Bartlett Selectmen. It was decided that Selectman Hebert would do some research to see what he can come up with concerning the fire pits. Selectman Allen commented that he has cleaned up the bankings and picked up eight bags of trash. Selectman Patch commented that he would assume that came from the bears getting into the trash as well as the wind blowing stuff around. Selectman Allen would like to find a place to locate a compost pile. Selectman Allen mentioned that Earle Fernald has helped him a lot in cleaning up the transfer station. They found 200 fire extinguishers and it costs \$5.00 each to get rid of them. Chairman Chandler commented that we don't charge for them and they are ok for now. Selectman Patch inquired about the piston for the baler and can we replace it with a longer one. Selectman Allen stated that may be an engineering issue. Selectman Patch did measure it and right now it is at 55 $\frac{3}{4}$ " and if we had one that was 7' it would be a better fit. Chairman Chandler commented that we are aware it is not on warranty but can we make it work. Selectman Patch inquired if we put pallets in the burn pit. Selectman Allen stated that he believed we did. Selectman Allen inquired if we are required to have a burn permit. Chairman Chandler stated that it is not required to have them as a law was passed

on this a few years ago. Selectman Allen stated that there are 26 propane tanks and he is hopeful that White Mountain Oil will take them. Selectman Patch suggested that we take off the brass tops are they are worth something. Selectman Allen stated that they have put the mattresses in a bin so that it looks neater. Selectman Allen mentioned that we need a safe as well as a new phone system at the transfer station. Chairman Chandler commented that we need to put the help wanted ad back in the paper. Selectman Allen left a sample of a spread sheet for the Selectmen to review.

Selectman Hebert made a motion at 04:45 PM to enter nonpublic session to discuss a legal issue per NH RSA 91-A:3 (e). Selectman Patch seconded the motion. Roll call vote was unanimous. Chairman Chandler made a motion at 04:55 PM to end the meeting and to seal the minutes. Selectman Hebert seconded the motion. Roll call vote was unanimous.

Chairman Chandler had a prior commitment and left the meeting at 04:55 PM.

Paul Pagliarulo of 4 Beechwoods (1RT16A-218-H04) had received a building permit for a house and he inquired about adding an overhanging porch onto the building as the porch would be beyond the 40 foot and he wanted to know if that counted. Selectman Patch replied that he couldn't do that as overhangs do count. Selectman Patch reminded him that he is building within a development and the setback requirement is 40 feet and you have to measure from the most projected part of the building. Pagliarulo inquired about the status of building on lot 24 which he also owns. Selectman Patch stated that they have issued the last building permit for that area until they resolve the driveway/road issue. The Selectmen have been in contact with the Beechwoods President, Michael Horrigan, and he is checking with the engineer to obtain information and we are waiting to hear back from him. Pagliarulo inquired if lots 4/5/6 which are on the main road are ok. Selectman Patch stated that it appears they are ok.

The Selectmen reviewed correspondence, signed letters and checks during the course of the meeting.

There being no further business Selectman Hebert made a motion to adjourn the meeting at 05:10 PM. Selectman Patch seconded the motion. Vote was unanimous.

Respectfully submitted,

Brenda Medeiros, Sec.