

Town of Bartlett Office of Selectmen

Meeting Minutes: August 8, 2016

Attendance: Chairman Gene Chandler, David Patch, Jonathan Hebert

Visitors: None

Reporters: None

Meeting opened at 03:30 PM.

Chairman Chandler read the following letter from the North Ledge Well Association. This is a non-profit made up of 44 Home Owners in the Glen area of Bartlett and they were seeking approval to use the Community Room located in the Town Hall for their Annual Meeting on Saturday, August 27, 2016 from the hours of 09:00-11:00 AM. The Selectmen all agreed this was ok. (An e-mail will be sent letting them know it is ok)

Selectman Hebert made a motion at 04:00 PM to enter nonpublic session per NH RSA 91-A: 3 II (c). Selectman Patch seconded the motion. Roll call vote was unanimous. Selectman Hebert made a motion at 04:15 PM to end the nonpublic session and to seal the minutes. Selectman Patch seconded the motion. Roll call vote was unanimous.

Douglas Lamb of 37 Spruce Avenue (1INTPK-SPR-80) met with the Selectmen as he is having a problem selling his property. It is the only house on the road which was a private road but when they did the 911 survey the number and road was changed to Spruce Avenue and he just wants to make sure there is a right of way to the house as he wants no misunderstanding. He is considering tearing the house down and putting up a new one but he isn't sure where the setbacks would be from. Chairman Chandler stated that his setbacks would be grandfathered for the same building footprint. Selectman Patch questioned whether it is considered a driveway or a town road. Selectman Hebert commented that the setbacks can't be any closer. Chairman Chandler stated that the setbacks stay the same and he suggested that Lamb write a letter explaining what he plans to do then we would be able to answer his letter explaining that he is allowed to build on the same footprint which would give him something in writing that he could show a potential buyer. Lamb inquired what about the Lower Bartlett Water precincts regulations. Chairman Chandler commented that we can't speak to their regulations that he would need to address that with them. Lamb will do up the requested letter.

Lamb also stated that Greg Tsoules (1RT16A-195-L00) is considering subdividing three acres of his property and he is interested in the land but wants to know if it would remain commercial property. Selectman Patch stated probably not unless he purchased the mini golf property so that he would have road frontage on Route 16. Chairman Chandler commented that he needs to do out a sketch and this is more of a planning board issue than Selectmen. Chairman Chandler mentioned that if he built a house there and lived there that would qualify him to have a home business which would allow him to park some equipment there.

Chairman Chandler will contact Trustee Bill Fabrizio and see if he will set up a meeting with the Trustees of the Trust Funds. The Selectmen need to know if they have the required members or do they need to appoint an alternate.

Fire Chief L. Patrick Roberts had sent a letter to the Selectmen concerning a possible problem with the dusted turbo on ladder one. He has been working with the Desorcie repair tech, Branch Operation of Cummins Sales & Service in Concord, and Wix who is where we would place a warranty claim. Wix assured him that they would be paying the bills for the repair work that is directly associated with the problem with the Wix filter.

Right now it is impossible to determine how far the dust and debris made it down the air intake system without disassembling the air intake system and engine until the dust trail ends and replacing all the affected parts, pieces and components which Wix will pay us back for. The Selectmen agreed to move ahead with the investigation, but they want to know how much this is going to cost before any money is spent, especially since we have to pay up front, this was not something that was budgeted for and it may cost \$25,000.00, to repair which we will have to wait for reimbursement.

Surveyor Wes Smith of Thorne Survey met with the Selectmen as a representative of Swiss Chalets (1RT16A-227-L00) to see if they would need to have a site plan review done (when the total square footage of the footprint of the building or buildings is greater than 5,000 sq. feet) of their property if they were to build an owner occupied house on the lot. Smith showed and went over a map of the property with the Selectmen. Lynn Jones, AA, commented that she took the review requirement to mean all buildings. Selectman Patch read the ordinance and stated that it contradicts itself. Chairman Chandler stated that the planning board will make this determination. Chairman Chandler mentioned that he believes that since it is a commercial lot that a site plan review needs to be done. Smith did mention that the house would have its own septic system and not be tied in to the other buildings but would not be a separate lot. Lynn Jones, AA, commented that we need a ruling on the site plan review issue before a building permit could be issued.

Selectman Hebert inquired about the AVITAR (our assessing firm) agreement if we don't have approved funding until 2017. Chairman Chandler stated that we need to see what the Department of Revenue Administration (DRA) puts in the agreement. Chairman Chandler suggested that we offer a deposit of \$5000.00 (which we did budget for) sign the contract subject to town approval in March 2017. The Selectmen were fine with this.

Chairman Chandler inquired if we bill for out of town rescues. Brenda Medeiros, Sec. stated that Fire Chief Roberts forwards fire department bills to us which we send out. Chairman Chandler would like to see a copy of those bills in the future.

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

Selectman Hebert made a motion at 05:10 PM to adjourn the meeting. Selectman Patch seconded the motion. Roll call vote was unanimous.

Respectfully submitted,

Brenda Medeiros, Sec.