

Town of Bartlett Office of Selectmen

Meeting Minutes: December 13, 2018

Attendance: Chairman Gene Chandler, David Patch, Vicki Garland

Visitors: None

Reporters: None

Meeting opened at 03:35 PM.

Sean Shannon owner of Glen Aggregates (2RT302-99-CL1) would like to build a house at that location and in order for him to take out a mortgage he has to have a separate lot from the gravel business. A map was shown and discussed as where he would like to build is only 31' from Jericho Road and he needs to be 50' to meet the residential frontage requirements. Lynn Jones, AA, suggested that maybe he could do an equal exchange of land with Ron Patch so he could get meet the 50' that is required. Shannon would like to subdivide the lot. Chairman Chandler reminded him that he has to have frontage to do that. Lynn Jones inquired what if he did a PUD and his partner deeded him that portion would the mortgage company accept that. However, she isn't sure he can mix commercial and residential on a PUD. Selectman Patch commented that we don't want to affect the pit. Selectman Patch inquired if the ROW could be used as frontage. Jones replied no that it has to be real frontage. Selectman Patch mentioned that he could build a 66' town spec road which would enable him to build his house and a couple more if he wanted to. Shannon commented that would mean building a "cul-de-sac" at the end of it. Selectman Patch stated yes and that may be the cleaner way to go. Shannon stated that he doesn't want to do anything so as to create ramifications to the commercial business. Jones, AA, reminded him that when he makes changes to the property he has to go by current regulations and that he loses his grandfather status. Chairman Chandler stated that we would check the road frontage and give him some possible options. Shannon commented that he will ponder what has been discussed.

Lynn Jones, AA, did some research and has spoken to Doug Flippin (1RT016-201-L00) about the parcel of land that he would like to put storage units on (G.Tsoules -1 RT16A-195-L00). In April the Planning Board did approve a Planned Unit Development (PUD) on this lot so he can purchase that section of the PUD (not a separate lot). In order to store/warehouse items outside. He would need to apply to the Selectmen for a building permit which would be denied. He would then go to the ZBA to get a special exception or variance for the outside storage as it isn't a permitted use under the zoning ordinance.

The Selectmen discussed having a Bartlett Jackson Transfer Station meeting on Thursday, December 20<sup>th</sup> at 04:30 PM. B. Medeiros Sec. will be sending an e-mail to the Jackson Selectmen to see if that is agreeable with them.

The Selectmen signed checks, building permits and correspondence during the course of the meeting.

There being no further business the meeting was adjourned at 05:15 PM.

Respectfully submitted,

Brenda Medeiros, Sec.