

Town of Bartlett Office of Selectmen

Meeting Minutes: August 17, 2012

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:30AM.

Rick Boyle of 88 Mt. Surprise Road (4MTSUR-41-R02) met with the Selectmen in reference to every time it rains it washes his driveway out. Boyle stated that the highway department grades the road and when it rains it washes down and clogs the culvert. There is no vegetation or rip rap in the ditches, there is only pure sand. Chairman Chandler stated that the highway department doesn't work on Fridays but he believes that they are going to put stone in the ditch as well as flush the culvert out. Chairman Chandler also informed Boyle that when he did work in the road that he had changed the road profile which caused some of the problem. Boyle inquired if they were going to put calcium on it to help seal it. Chairman Chandler replied that we should wait and see what happens after the repairs are done.

John Lowell, General Manager of Attitash/Bear Peak, did a follow up visit in reference to them putting a lift in on the lots adjacent to Bear Peak. Chairman Chandler stated that if we have good news we answer pretty quickly. Selectman Garland explained that he is going to have to go to the Zoning Board of Adjustment (ZBA) to see about getting a variance as he is trying to mix commercial and residential lots. Chairman Chandler explained that the reason for this is to protect those who own residential lots as if you owned a residential lot you probably wouldn't like to have a business like a McDonalds building next to your residence. Lowell inquired if he was able to obtain a variance would the Selectmen support it. Chairman Chandler replied that every time we do something it sets a precedence so he isn't 100% sure what they would do. Selectmen Patch explained that each situation is looked at on a case by case basis as each one is different. Chairman Chandler stated that a lot is going to depend on the abutters. Selectman Patch mentioned that if the abutters are adamant against it then it shouldn't be done. Chairman Chandler also mentioned that another issue will be the green area as from his boundary he has to keep 25 feet as green space. Lowell inquired if he has to go to the ZBA and then back to the Selectmen. Chairman Chandler explained that he has to apply to the Selectmen, get denied, go to the ZBA and if they approve he comes back to the Selectmen. Chairman Chandler also stated that he would like to see the most minimum impact. Lowell stated that the handle tow would be closer to the boundary on a gentle slope for the very little beginner skiing. Chairman Chandler inquired as to why they couldn't move it over further? Lowell and the Selectmen looked at the plans and Selectman Patch suggested that they hug the snow making and get off the lift on the left side. Lowell stated maybe they could, but in the meantime he will be applying to the ZBA.

Lowell stated that he had a telephone conversation with Jeff Earls of Cross Country Appraisal Group (CCAG) about an abatement for the Grand Summit building and common area and he suggested that he appeal the denial and go to the Board of Land and Tax Appeals. Lynn Jones, AA, stated that she had sent down to Earls the old property cards to show how it was assessed previously. Jones also stated that on reviewing the

cards it appears that they assessed it as a 3 story building which includes all the quarter share units so they have assessed the same property twice since the quarter share units are assessed directly to the owners. Lowell stated that the quarter share units went down in value and it appears that the pool/ fireplaces, etc. were taxed as commercial and should have been taxed as common area. Jones explained that you can't tax the common area to separate owners because if one owner didn't pay their taxes that the town would be putting the tax lien on the common area and that wouldn't be fair to the people who did pay their taxes. Lowell inquired as to why the land is on the commercial unit tax bill? Selectman Garland stated that some of the property had to be dedicated for density purposes. Chairman Chandler stated that he is concerned as technically we didn't receive the abatement request. Lowell replied that your agent did. Chairman Chandler stated that right now we are waiting for answers from Earls (CCAG). Lowell stated that he worked with a gentleman and they had plugged in some figures and came up with a value of \$800,080.00. Jones instructed Lowell to file with the BTLA before September 9<sup>th</sup> and if things are worked out he can withdraw his appeal but in the meantime that will preserve his ability to go to the BTLA. Chairman Chandler informed Lowell that the \$800,000.00 figure is not correct. The values for the property have run as follows: 2006 – one million four, 2007 – One million four hundred eighty, 2008 – One million four hundred seventy two, 2009, One million four hundred forty eight, 2010 one million four hundred thirty eight. Chairman Chandler instructed Lowell to file with the BTLA and we would go from there. Lowell mentioned that it is very frustrating not to get answers from CCAG. Lowell also mentioned that the sales of the quarter share units are running about 50% of what they originally went for. Chairman Chandler inquired if every unit was sold? Lowell stated yes but some were being foreclosed on.

Steve Mannik and Mark Shaffer, Associates of American Family Life Assurance Company (AFLAC) met with the Selectmen and gave out packets to each Selectman. Mannik explained that this would be a supplemental insurance policy and that the payment goes directly to the insured and doesn't cost the town any money. Selectman Garland inquired if they have to buy through the town and how many people would have to take the policy. Mannik explained that if it is offered and three people took the policy it would be considered a group. He would be willing to assist people with any claims and AFLAC pays within four days and there are no restrictions on submitting. It is very affordable and easy to manage. Chairman Chandler inquired if the employee pays AFLAC directly. Mannik stated that it would be a payroll deduction and they would set it up at no cost. The rates don't change unless someone gets married, has a child or gets divorced. They would do on line billing. Chairman Chandler inquired if they had something they could give to the employee? Mannik stated that they would like to do a presentation either with a group or individually. Chairman Chandler requested that they get the information to us; we will give it out and see if anyone is interested in it.

Norman Tregenza who is running for State Representative stopped by to introduce himself and inquired if the Selectmen had any concerns of Bartlett. Selectman Garland stated he is concerned with keeping the tax rate low and maintaining the rural beauty.

Trogenza handed out his card and stated that his priorities are to reduce regulations on job creators, reduce NH Room & Meals tax, rebuild our crumbling roads and to protect our liberties.

Selectman Garland inquired about the status of the rocks that have been stored on Yates Farm Road as a result of tropical storm Irene that L. A. Drew had purchased from the town. Selectman Garland placed a call to L. A. Drew and they were to call him back and let him know if they were done or not.

The Selectmen placed a telephone call to the town's attorney and legal issues were discussed.

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

Meeting adjourned at 11:20 AM.

Respectfully submitted,

Brenda Medeiros, Sec.