

Town of Bartlett Office of Selectmen

Meeting Minutes: August 23, 2013

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 08:30 AM.

Chairman Chandler opened the public auction of tax deeded property in Linderhof (2LNDRH-99-0, 2LNDRH-100-0, 2LNDRH-191-0) at 09:00 AM. Chairman Chandler asked if all bidders had received the handout (all said yes) and went over the general requirements. 1.) Bidders can bid on one or more properties with a separate bid for each lot. 2.) The properties are being sold as is and the Town makes no warranty as to the ability to build on the property. 3) The bidder will receive a quit claim deed which the town will have recorded at the Carroll County Registry of Deeds. 4.) There has been no title search done. 5.) The highest bidder must submit a \$1,000.00 non-refundable deposit by cash, bank certified check or money order with the balance due within 30 days. Kip LaChapelle inquired if the successful bidder would be responsible for past taxes. Chairman Chandler stated no only for this current year, 2013. Chairman Chandler stated that they were starting out with a minimum bid of \$7,000.00. Ed Shagory commented that if the lot is unbuildable that was a high price for a minimum bid. Chairman Chandler explained that the Town is trying to recoup what they have lost in taxes. Selectman Garland stated that if someone were to purchase the three lots that they would probably be able to build. Shagory replied that he had the lots looked at on Tuesday and they are not buildable. The bidding process began with lot #99. The winning bid amount was \$13,000.00 and the highest bidder was Lesley Hardy. Lot #100 was not sold as there was no interest in it. Lot #101 was sold for \$9,000.00 to Kip LaChapelle. Shagory inquired if the Selectmen would reconsider and take \$500.00 for lot #100. Selectman Garland made a motion at 09:15 AM to go into nonpublic session per RSA 91-A II 3 (a). Selectman Patch seconded the motion. Motion carried. The Selectmen left the room. The Selectmen returned at 09:20 AM and Selectman Garland made a motion to end the nonpublic session. Selectman Patch seconded the motion. Motion carried unanimously. Chairman Chandler let Shagory know that the Selectmen wouldn't accept such a low bid for lot #100. Chairman Chandler offered once more if anyone was interested in lot #100. No interest was shown, bidding process was closed.

Selectman Patch made a motion at 09:45 AM to enter nonpublic session to discuss a request for aid under RSA 91-A 3 II (c). Chairman Chandler seconded the motion. Motion carried. Selectman Garland made a motion at 10:00 AM to end the nonpublic session and to seal the minutes. Selectman Patch seconded the motion. Motion carried.

Atty. John Fichera and homeowner Robert Mercier of 36 Pear Forest Road (1RT016-263-L00) met with the Selectmen in reference to Mercier's abatement request. Mercier stated that his valuation went up \$200,000.00 during the time when the market crashed. (The value of the land and building is now listed at \$898,900). The house next door has been on the market for \$850,000.00 and they have been unable to sell it. Mercier stated that he used to own property at Nordic Village and he is a one man business that sells labels

from his home. He would like the Selectmen to meet him halfway as he is planning on retiring here and leaving his home to children. Selectman Garland explained that the town had a complete revaluation done in 2011 and the assessors when they looked at the property felt it had been under assessed in the past and tried to bring everyone in line. It was a different valuation company then what viewed the property the first time it was looked at. Some property owners had their property values go up and some had them go down. Mercier stated in 2008 it was at the height of the market, but in 2011 he went up \$200,000.00 when the revaluation was done which was when the market had crashed. Selectman Garland inquired if the same builder built all the houses in that area. Mercier stated that it was and they are basically the same except the house on the top has a great view and a lap pool and the square footage is larger. His house is valued more and half the size of the house at the top. Chairman Chandler stated that the biggest difference is that the interior of Mercier's house is of much higher quality than the other homes. Some of the determining factors are the type of flooring such as hard wood floors, granite counter tops, etc. Selectman Garland also explained that Mercier had used a cape style house on Laurel Ledge as a comparison property and that wasn't a good one to use. Mercier stated that he is aware that things go up but the large hike was mind blowing. The Selectmen agreed that they would discuss this further and see what they could come up with. Atty. Fichera will notify the Board of Land and Tax Appeal in Concord that we are discussing the issue and request a 30 day extension.

Chairman Chandler made a motion at 10:30 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A 3 II (c). Selectman Patch seconded the motion. Motion carried. Selectman Garland made a motion at 10:45 AM to end the nonpublic session and to seal the minutes. Selectman Patch seconded the motion. Motion carried.

Selectman Garland placed a call to Bert George of the Bartlett Village Water Precinct in reference to another bill that we received. We are unsure of what time frame it represents or how we could use 52,000 gallons of water when the water has been shut off. George will check into this and get back in touch with the Selectmen.

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

Meeting adjourned at 11:15 AM.

Respectfully submitted,

Brenda Medeiros, Sec.