

Town of Bartlett
Office of Selectmen
Meeting Minutes
Wednesday, October 19, 2022

Attendees: Chairman Gene Chandler, Selectman Vicki Garland, August Vincent

Meeting opened at 3:30 p.m.

Administrative Assistant Lynn Jones led all in the Pledge of Allegiance.

David Woodward, Avitar Associates, updated the selectmen on the 2022 Assessment Review. Mr. Woodward reported that Avitar conducted 3-4 weeks of hearings. There were several small factual changes made and a few larger changes made after the hearings. Chairman Chandler asked when they would be able to send out the tax bills. Mr. Woodward replied that the Dept. of Revenue sets the tax rate, commenting that no rates have been set yet due to an issue with utility values, and that Avitar has completed their work. AA Jones may now submit her reports to the state.

Fire Chief Jeff Currier updated the selectmen on the number of calls this past month (19 calls total). Training for the month included CPR recertification and hose line advancement training. The department now has 27 members. Chief Currier reported that there will be an open house at the Glen Fire Station on Thursday, October 20, 2022 from 4 – 7 pm. Their open house at the Bartlett Village Station last week was quiet due to an open house being held at the elementary school during the same time. Selectman Garland let Chief Currier know the school has another event this week during his open house. Chief Currier and the selectmen discussed a situation that happened last month when the Chief was dining at a local restaurant. A local business owner purchased the Chief's meal without him knowing until it was time to pay the bill. Chief Currier stated that in the future if something like this happens, he will request that the restaurant reverse the credit card charges for his meal and pay for it himself. The selectmen were agreeable to this plan. Chairman Chandler asked for clarification on the inspections being conducted at the former Will's Inn property. The new owner is asking if he may start to rent rooms that will not be required to have a sprinkler system or does he need to wait until the whole project is complete. Chief Currier feels that all the rooms should have sprinkler systems. There was discussion on what the laws state. The selectmen will ask Shawn Bergeron of Bergeron Technical Services, who conducts business inspections for the town, for clarification. Chairman Chandler told Chief Currier that the board has received the copy of the Fire Marshal's report for the Glen Fire Station that was sent to them and has not discussed the findings as a board yet. Selectman Garland asked why the inspection was requested. Chief Currier stated he had concerns regarding the storage of oxygen tanks in the station. Chairman Chandler shared his opinion that if an inspection is needed, it should be requested by the selectmen, not an individual employee.

Selectman Vincent made a motion at 4:04 p.m. to enter nonpublic session for a personnel issue per NH RSA 91 – A:3 II (a). Selectman Garland seconded the motion.
Roll call vote GGC – yes, VLG – yes, ADV - yes

Selectman Vincent made a motion at 4:18 p.m. to end the nonpublic session and seal the minutes. Selectman Garland seconded the motion.
Roll call vote GGC –yes, VLG – yes, ADV – yes

Chairman Chandler told Chief Currier that they were approving his request to purchase the Class A uniform for Firefighter Difeo Jr.

Jonathan Taylor from Jonathan Taylor Electric stopped in with information for the selectmen about updating the lights at town hall to LED in 2023. Chairman Chandler asked Mr. Taylor to install two lights for the police department in their closet.

Sheila Duane from AMSCO came to the meeting to follow up on the issues at Vale Way regarding unpermitted retaining walls. Ms. Duane asked the selectmen to disregard the plans that were given to them last month. The plans were older conceptual plans that never were completed. Ms. Duane asked if the selectmen had received the updated plans for Mann on lot #1 from Ammonoosuc Survey? AA Jones confirmed receipt of the plans. Ms. Duane said these plans show that lot #1 will not have a retaining wall. They will be utilizing cross culverts to avoid having to use a retaining wall. Ms. Duane is hoping these updated septic plans can be approved. Chairman Chandler stated they will review them. Chairman Chandler stated that they had been told these retaining walls were necessary. Ms. Duane stated that they were able to solve the issue on lot #1 without the use of the walls.

There was discussion about the other two lots on Vale Way. Ms. Duane indicated that they were helping the owners complete the applications for the Zoning Board of Adjustment. Ms. Duane asked if the septic plan for lot #3 could be signed so the state could conduct the final inspection. Chairman Chandler stated that they would discuss it, but probably not until the ZBA process is complete. Ms. Duane shared that the assessed value of these houses will be very good for the town of Bartlett. Selectman Garland replied that even expensive homes need to follow the rules.

Matt Cardin and Nick Scuderi came to the meeting to ask clarifying questions about the building permits they submitted for 1INTPK-WAS-XXE and 1INTPK-WAS-XXD off Washington Ave. Mr. Cardin submitted the building permit prior to purchasing the lots in order to make sure it was a good investment. AA Jones requested Mr. Cardin submit something in writing from the property owner stating he had permission to apply for a building permit for this lot. Mr. Cardin asked questions regarding the items in the letter he received from the selectmen. Item #1 addressed water supply. Gary Chandler from Lower Bartlett Water Precinct sent an email today confirming the availability of water to the lots. Mr. Cardin asked about excavating in the road within the five years of the road being paved. Chairman Chandler reminded Mr. Cardin that he would need to bore under the road. Mr. Cardin explained that Gary Chandler didn't believe that would be feasible since you would not get the same level of compaction of the soil if you bore from the side. Mr. Cardin asked if they could connect to the water and repave where they disrupted the road at the same time as paving the apron. Chairman Chandler asked for Lower Bartlett Water Precinct to provide a proposal and they would review it with the road agent. Item #2 addressed the differences of names on the septic plan and building permit. Mr. Cardin explained that could be corrected after they purchased the property. Item #3 addressed wetlands. Mr. Cardin does not believe that permits will be necessary if they follow the original subdivision plans. They will need to install a bridge over Dinsmore Brook, but that should not affect the wetlands. Chairman Chandler recommended that Mr. Cardin review the street regulations, specifically the driveway requirements to determine what the load limits need to be for the bridge. Mr. Cardin and Mr. Scuderi reviewed the map to be sure they understood the setback requirements. The last item #4 was just a reminder that Lower Bartlett Water Precinct has their own zoning requirements that may be more stringent than the town's zoning that they also must comply with.

Dave and Jennifer Bartlett came to discuss the letter they received from the selectmen reminding them that they did not have a valid building permit and continuing to work on the house at 8 Grove Street was at their own risk. Mr. Bartlett read a letter sharing the details of the project. They are in the predicament they are in due to a contractor error. They are in the process of seeking a variance through the Zoning Board of Adjustment. They are requesting permission to continue work that will not cause the property to go further out of compliance. They would like to protect the work that has been completed so far, such things as treating exposed beams, putting in windows and doors and wiring work. The Bartletts shared that the house is less non-conforming than the Murphy house that was torn down. AA Jones explained that they did

not grandfather the former location of the home for this new construction. Chairman Chandler said they would discuss this and let them know.

AA Jones inquired if the selectmen would approve the request from Town Clerk/Tax Collector Cheryl Nealley for an additional computer for her office so that she and her deputy can complete tasks at the same time. GGC – yes, VLG – yes, ADV –yes

Chairman Chandler asked if everyone was ok with approving the minutes of 10/6/2022. GGC – yes, VLG – yes, ADV –yes

There being no further business, the meeting was adjourned at 6:01 p.m.

Respectfully submitted,

Mary Miller
Secretary

Permits Approved:

Date	Owner Name	Map/Parcel	Type of permit
10/13/2022	Ledge View Lodges LLC	1RT016-145-L00 NH Route 16/302	Sign – real estate sign
10/13/2022	Nat Lucy	1RT016-115-L00 239 NH Route 16/302	Construction – storage containers
10/13/2022	Richard Tucker	1HOLRG-12-000 27 Moat Mtn Rd	Construction – kitchen
10/19/2022	Robert Waddell	2GLENL-69-B03 West Ledge Rd	Construction – house
10/19/2022	Erin Brianna Frackleton	West Side Rd 6WSTSD-92-R00	Change of use – ski glade parking
10/19/2022	Mike/Nancy Terry	3ATTDV-18-LSO 18 Cathedral Trails	Construction – addition
10/19/2022	Reppucci Irrevocable Trst	2LNDRH-219-000 29 Schwabing Pl	Construction – deck repair due to fire damage
10/19/2022	Eastbranch Holdings LLC	1RT16A-195-LoA 13 Town Hall Rd	Construction – shed
10/19/2022	Gary Bardsley	5COBRD-35-RWO 72 Cobb Farm Rd	Construction – renew garage permit
10/19/2022	Ledge View Lodges LLC	1RT016-145-L00 NH Route 16/302	Construction – house

Items signed:

Accounts Payable Checks

Payroll Checks

2 Building Permit denial due to setbacks letters

4 Building Permit missing information letters

Construction without valid permit letter

Setback clarification letter

Non-Profit Letters – Petitions needed this year