

Town of Bartlett Office of Selectmen

Meeting Minutes: June 3, 2019

Attendance: Chairman Gene Chandler, Selectman David Patch, Selectman Vicki Garland

Visitors: John Smallcomb, Barry Trudeau, Kevin McEnaney

Reporters: None

Meeting opened at 03:45 PM.

Selectman Patch recused himself.

Andrew Davis, NH Liquor Commission Administrator, Real Estate & Leasing Department and Ronald Patch, Patch's Market (2RT302-33-L00) met with the Selectmen about updating the signs for the liquor store. A sign package was presented which has a scheme developed so all the liquor store signs look the same. The Glen Liquor store is unique and attracts locals, visitors, and business establishments. Davis stated that

60% of the revenue comes from nonresidents and that 170 million of the revenues from the various stores goes into the general fund. Selectman Garland inquired after a stores signs were upgraded what changed. Davis replied that in Lancaster sales changed by 35%. Davis stated that the Glen store was ranked 42<sup>nd</sup> out of 78 but it has gone flat and declining and is now ranked 49. Chairman Chandler informed them that the sign proposal was not acceptable especially the internal lit one as that is against the Bartlett Zoning Ordinance. Davis stated that the State is not subject to the ordinance and he read RSA 674:54-I which are the Governmental Land Uses. "Government use" means a use, construction, or development of land owned or occupied, or proposal to be owned or occupied, by the state, for any public purpose which is statutorily or traditionally governmental in nature. (A copy of the RSA was given to the Selectmen). Selectman Garland repeated the section that states owned or occupied and they don't occupy the sign and they lease the property. Chairman Chandler stated that we will give them some feed back in writing after we review the sign application as they may be able to do the end sign as if you can't see it from the road it would be ok. However, the internal lit sign is non negotiable. Selectman Garland explained that other businesses would want to do the same thing to attract business. Davis replied that other businesses don't put their profits in the general fund as the state does. Chairman Chandler replied let us get back to you. Davis commented that they are trying to grab the impulse buyers. They appreciate the local business but we also need others. Just because you haven't done something before is no reason not to try. Chairman Chandler commented that he believes a few years ago that the legislature set precedence. R. Patch commented that it appears we have met a stumbling block and he would like to add that he has seen the internal light signs and now that they are using the new LED lights they are a much softer light. Davis stated that they are known as dry sky compliant. Selectman Garland commented that we are trying to maintain the rural area.

(Later on in the meeting the Selectmen received an e-mail from Barlo Signs withdrawing the sign application.)

(Selectman Patch rejoined the meeting)

Angela Huertas and Patsy Rogerson of the Saco River Ad Hoc Committee inquired what is happening with the bidding process for the hydrological study. Chairman Chandler explained that we received two bids on the hydrological study and would be opening them later on in the meeting. Chairman Chandler informed them that we have asked for an extension on the other two work projects as required although not sure why we are asking for an extension when we haven't received final approval. Rogerson inquired as to why are we asking for extensions. Selectman Garland replied because all of this is taking so long.

Shawn Fletcher, new owner of the Villager Motel, (3RT302-309/315-R00) met with the Selectmen as he would like to have camp sites put in out back of the propeerty and perhaps change the house to a hostel. Chairman Chandler requested that he put everything he would like to do in writing with complete descriptions. We need to have as much details as possible of where the camp sites are going and about the house conversion. Fletch replied that he is aware of the flood zone and has someone working on those details now. Chairman Chandler explained that the minimum land area requirements (MLAR) will be required.

Jonathan Marshall and his wife Stacey met with the Selectmen concerning their building permit. They had originally been putting on an addition to give themselves more room but now they would like it to be an accessory dwelling unit. Stacey explained that her father isn't doing well and won't be able to keep his house. They would like to help him out and would need to add a kitchen in the addition. Selectman Patch explained that the state requires septic systems to be designed for three bedrooms but to add a kitchen it requires 4 ½. Marshall will check out what his is designed for. Chairman Chandler requested that they fill out a building permit application and have a MLAR form filled out.

Ed Furlong (5RT302-23/26-L00) wanted to know what is going on with his 10 year legal litigation and when will it stop as he has done nothing wrong. This is costing a lot of money and he is going through bankruptcy This all started with a land use change and according to the planning board secretary, who is a very nice lady, has cost the town over one half million dollars. Furlong left a DVD for the Selectmen to review from 2011. Furlong stated that former Selectman Doug Garland at a meeting stated he didn't place the rocks blocking his access to a ski trail and the ball park but when he was decomposed in 2012 he said he did so he is a liar. Furlong inquired as to why the town was taking all three of his properties, two in Bartlett and one in Whitefield. Why are they taking possession and changing the locks, He has an 83 year old lady living in his place in Whitefield and she has been there since 2014. If the town takes all his places he will have no place to go. He would like to keep at least one place, like the Whitefield property. The town claims to have 1<sup>st</sup> rights to his property but when the mortgage company wins the lawsuit against the town it is going to cost the taxpayers a lot of money. He continued to say that he submitted a building permit for the land use change and it was denied three times. He isn't being treated fairly. He had no window of opportunity to go to the ZBA.

His place was a gateway with historical lodging. Former Selectman D. Garland used his authority to benefit his two businesses which was snow machine and cabin rental. Furlong also said that he had seen Chairman Chandler at the post office and called him an asshole which now he apologizes for. Furlong stated that he has RSAs that back up what he says and he is not going away. He is pro se while the town is paying Atty. C. Hilson \$300.00 an hour. When he gets the case turned over it is going to pay the tax payers a lot of money. He can prove that Chairman Chandler is a liar and if he has to he will have him removed from office. Chairman Chandler requested that he put any questions that he has in writing. Furlong replied that if his hand is forced he will have to do the right thing. Selectman Garland wanted it reflected that in 2017 the town paid \$18,726.21 and \$49,279.93 in 2018 for legal fees.

Police Chief Christopher Keaton let the Selectmen know the following:

- 1.) He has put in for a grant for two vests. We will have to pay first and then submit a bill.
- 2.) The FBI Criminal Justice Service did an inspection of the town hall building and cruisers since we now have the new data computers in the vehicles. The police department needs to keep all data in a secure area. He has a couple of officers trying to clean out the two evidence rooms and submitting petitions to the court to properly dispose of the items. He would like to petition off the basement as some records need to be kept for 50 years and others forever and it has to be in a secure area. The cruisers have to be locked at all times and the computers have to be pass word protected.

Chief Keaton requested to enter into a non public session for a personnel matter

Selectman Garland made a motion at 05:20 PM to enter non public session per NH RSA 91: A: 3 II (a) for a personnel matter as was requested by Chief Keaton. Selectman Patch seconded the motion. Roll call vote was unanimous.

Selectman Garland made a motion at 05:45 PM to end the non public session. Selectman Patch seconded the motion. Roll call vote was unanimous

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

There being no further business the meeting was adjourned at 06:10 PM.

Respectfully submitted,

Brenda Medeiros, Sec.