

Town of Bartlett
Office of Selectmen
Meeting Minutes
Wednesday, May 15, 2022

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

Meeting opened at 3:30 p.m.

Selectman Vincent led all in the Pledge of Allegiance.

Karen Hasselman, real estate agent, attended the meeting to discuss the property located at 48 Camp Road Loop (2JENKS-112-Lo1). Ms. Hasselman inquired if the lot was buildable. Chairman Chandler replied that the selectmen do not determine that. An engineer or septic designer would need to provide evidence that a lot is not buildable. Ms. Hasselman inquired if the lot had a grandfathered status since there was once a camp on the property. Chairman Chandler replied it would still need a state approved septic system. Ms. Hasselman inquired if the size of the lot would eliminate the ability to build. Administrative Assistant Lynn Jones told her the minimum lot size is grandfathered. Chairman Chandler told her the state will usually make accommodations. Ms. Hasselman stated that she realized some land area was lost during flooding. She wanted to know if the town had any record or estimate of how much land was lost. Chairman Chandler replied the town does not know. Ms. Hasselman inquired if the town knew what the water supply was for the property. Chairman Chandler replied no, but maybe a neighbor might know. Ms. Hasselman asked if the lot was in the flood zone. She could not determine that by looking at the FEMA floodplain maps. Chairman Chandler replied that he was unsure, but he didn't think the building that was there before was, just the land was and the demise of the camp was due to the land being undermined by the river. Ms. Hasselman inquired about the tax card showing a feature valued at \$700.00. AA Jones told her that is for a 7'x8' shed. Ms. Hasselman reported the shed is no longer there. AA Jones said the property owner can submit a demolition notification to have the shed removed from the tax card.

David Wilson of Intervale attended the meeting to follow up on his concerns shared last summer regarding the safety of the NH Route 16A and NH Route 16/302 intersection located at the eastern end of NH Route 16A. Mr. Wilson is concerned about the speed at which cars are traveling near that intersection. Chairman Chandler told Mr. Wilson that the town has done all that it can do, but it is a state road and we have no control over it. The town wrote to the State of NH sharing his concerns last year and the state indicated that it is ok. The state did move some of the signs. Mr. Wilson shared his concerns for other areas along NH Route 16/302 including near the Scenic Vista and The Sunrise Shack. Chairman Chandler told Mr. Wilson that the state has certain criteria to apply to all the roads. Mr. Wilson felt an increase in police presence could help slow people down in those areas. Selectman Garland agreed and told Mr. Wilson that the selectmen could ask for increased patrols there. Mr. Wilson stated that he feels there should be a blinking light or traffic light at the intersection.

Stephen Johnstone from Jericho Road expressed concerns about the condition of the paving on Jericho Road. He said the pavement is torn up and is not safe for motorcycles. He is concerned about liability. Chairman Chandler will talk to the Road Agent.

Chairman Chandler asked if everyone was ok with approving the minutes of 5/11/2022.

GGC – yes, VLG – yes, ADV – yes

AA Jones inquired if the selectmen had seen the letter from the Secretary of State, David Scanlan regarding the board's request to not host the voting for Hale's Location. Mr. Scanlan indicated that the town does not have many options. AA Jones also reported the residents of Hale's Location are working towards hosting their own elections and that would be their preference.

Peter Gagne attended the meeting to inquire about permit requirements for his recently purchased Margaritagrille property. (78 US Route 302/2RT302-40-R00) Mr. Gagne has someone interested in leasing the restaurant building for a ski tuning/bike repair shop and in the future including a small tap room. Chairman Chandler told him that he would need to complete a commercial change of use form for each type of business. They recommended submitting one for the repair shop business and one for the tap room. Since the criteria for the tap room would be more stringent they would not want to hold up the permit for the bike repair/ski tuning one if they were unable to approve the tap room application. Selectman Garland explained the septic requirements would most likely be easier for the bike repair/ski tuning shop. Mr. Gagne inquired about a copy of a report he had from Bergeron Technical Services issued in 2000 calling for the basement needing to have sprinklers. AA Jones responded that she is unsure if that would be required depending on the use of the area and most likely the codes have since changed. AA Jones let Mr. Gagne know that he would be provided with a contract for Bergeron Technical Services once he submits a permit so that he can complete the commercial inspections for the town. Mr. Gagne asked if he can have Shawn Bergeron conduct an inspection prior to submitting a permit in case the tenant would rather not sign a lease if the work needing to be done is too much. AA Jones told him he could do that privately and that would not be through the town.

Selectman Vincent made a motion at 4:17 p.m. to enter nonpublic session for a personnel item 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 4:22 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

Secretary Mary Miller reported that the town received a New Hampshire the Beautiful Grant in the amount of \$2,550.00 for partial reimbursement of the recently purchased storage containers at the Bartlett Jackson Transfer Station.

Selectman Vincent made a motion at 4:37 p.m. to enter nonpublic session for a personnel item 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 4:54 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

AA Jones asked if Bill Duggan would need planning board approval for a subdivision. Mr. Duggan submitted a building permit for 42 Cobb Farm Rd (5COBRD-23-RWO) looking to create two homes on the 5 acre lot. The existing home would be moved back away from the road and a new home would be built. AA Jones will ask the Planning Board secretary if that is needed.

Selectman Vincent made a motion at 5:06 p.m. to enter nonpublic session for a legal item per NH RSA 91 – A:3 II (l). Selectman Garland seconded the motion.

Roll call vote GGC – yes, VLG – yes, ADV - yes

Selectman Vincent made a motion at 5:17 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

There being no further business, the meeting was adjourned at 5:17. p.m.

Respectfully submitted,

Mary Miller
Secretary

Permits Approved:

Date	Owner Name	Map/Parcel	Type of permit
5/13/2022	Michael Hatfield	2RT016-190-L00 6 Glen Ledge Rd	Change of use – add bathroom
5/13/2022	Charles/Linda Donovan	5STLNG-A00-38 100 Parker Ridge Rd	Construction – shed
5/18/2022	Charles/Linda Donovan	5STLNG-A00-38 100 Parker Ridge Rd	Construction – patio
5/18/2002	Jason Thibodeau	2RT302-133-L00 Route 302	Construction – house
5/25/2022	Massa-Schusser Ski Club Inc	2RT302-86-R00 172 US Route 302	Sign Permit/Special Event Permit
5/25/2022	James Mitsiaris	5VILLG-ALB-200 49 Albany Ave	Construction – garage renewal
5/25/2022	Nate/Melanie Johnston	3ALPVL-29 63 Tall Woods Loop	Construction – garage
5/25/2022	Nate/Melanie Johnston	3ALPVL-29 63 Tall Woods Loop	Construction – porch
5/25/2022	Hiebert Investment Sport Thoma	1RT016-263-L02 541 US Rte 16/302	Tent Sale Permit
5/25/2022	Timothy/Ann Hill	2RT302-96-R00 196 US Route 302	Construction – house
5/25/2022	Chelsea/Fedor Petrenko	1RT16A-218-H18 18 Highwoods Rd	Construction – house
5/25/2022	Honu LLC/Makai LLC	2RT302-38-R00 Route 302	Construction – house
5/25/2022	Ron Patch	2RT302-33-L00 69 US Route 302	Change of Use – commercial Food prep/ice cream
5/25/2022	Alison Bickford	2RT302-33-L00	Sign Permit

69 US Route 302

5/24/2022	Donna Wells	2BIRCH-245 39 Whites Ledge Ln	Driveway Permit
5/25/2022	Ragnar Reach the Beach Relay Race		Special Event Permit
5/25/2022	Alison Bickford	5VILLG-MAI-150 1295 US Route 302	Vendor Permit

Items signed:

Accounts Payable Checks

Payroll Checks

Abatement request

Two Building permit denial letter

NH Liquor Commission License Support Letter – Grand Summit Hotel