

TOWN OF BARTLETT – OFFICE OF THE SELECTMEN

MINUTES: Thursday, September 29, 2023 – Selectmen's Meeting

ATTENDANCE: Board of Selectmen Gene G. Chandler (Chair), Vicki L. Garland, and

Ronald T. Munro

REPORTERS: None

Meeting opened at 4:00PM.

Chair Chandler led the Pledge of Allegiance.

Representatives for Burdette Realty Trust (1RT16A-86R01), Brian Byrne (Winterlong Design), Andrew Chalmers (Andrew Chalmers Building Services) and Dudley Davis were present to discuss a revised building proposal for property located at 25 Burdett Road. They had previously met with the Selectmen to discuss their options on August 2, 2023. The proposal now is to replace the existing house (except the chimney) with a single family 4 bedroom house and replace the existing sleeping cabin with an accessory dwelling unit (ADU). The issue is that the septic Approval for Construction from the State does not show this configuration although the gallons per day will be slightly less going from 900 gpd to 825 gpd. Minimum land area calculations were provided and they meet it as the lot is 13 acres. The septic plan will have to be amended prior to having the State inspect it for an Approval for Operation which is required in order to get a Permit to Occupy from the town. Motion was made by Garland, seconded by Munro to approve the building permit for a 4 bedroom single family house and a one bedroom ADU, but a Permit to Occupy will not be issued until the Approval for Construction/Operation matches the configuration of what is being built. VOTE: Unanimous Yes. The permit will be issued this week.

Sheila Duane from the Tarberry Co. was present regarding her sign replacement applications for property located at 11 and 12 Cow Hill Rd. (3RT302-67L02/67L03) to change the name of the motel properties from Attitash Motel & Suites to Alpenglow Lodge on existing signs. AA Jones stated that a letter was sent to them this week denying the permits as they exceeded the allowable sign area. Duane asked for clarification on what the problem was and AA Jones explained that the issue is tied to the change in support structure and creation of more allowable sign area but it is clearly outlined in the letter.

Tax Collector Cheryl Nealley attended the meeting to present the properties that are up this year for tax deeding and for the Board of Selectmen to sign the waivers for properties that the town will not take per NH RSA 80:76. Selectmen will look them over and sign the appropriate waivers.

Stan Szetela, Rt. 112 Realty Trust (1RT016-85L00), attended the meeting to discuss the recent decision of the Zoning Board of Adjustment (Case No. 2023-05) regarding the storage containers on his property. Chair Chandler pointed out the Selectmen cannot respond or discuss this at this time for legal reasons but he is welcome to speak as it is a public meeting. Szetela held up a poster with pictures of various items on it and questioned whether they were considered structures or not and questioned enforcement of the green area on his and on other properties in town. AA Jones pointed out that if changes are planned to the green area on a commercial property, that a permit is required. Szetela stated he didn't know that but said that you can't see the property from the railroad tracks, where other properties you can. Szetela presented a list of questions he would like answered by the Selectmen. Selectmen did not respond to any questions but thanked Szetela for coming in.

Motion was made by Garland, seconded by Munro to approved the minutes of the September 13, 2023. VOTE: Unanimous approval.

Garland reported that the School Board representative to the Board of Selectmen, Scott Grant, expressed a concern to her with the recent running of the Reach the Beach Relay in town that was originating from the Attitash parking lot area and traveling westbound on US Rt. 302. Due to the congestion in the area during the morning runs of the school buses, the bus drivers complained that it was difficult to get through this area safely. Selectmen discussed whether to allow this race to continue in the town since the surrounding towns have all had problems and are no longer allowing them to go through their towns. A letter will be drafted telling them that we no longer will allow the race to go through or originate in Bartlett so they will have plenty of time to plan for next year's route. A copy of the letter will be sent to surrounding towns to let them know our position.

Garland also reported that she had a discussion with Transfer Station Manager Bob Blake regarding issues with Transfer Station stickers not being attached to cars and problems with short term rentals not providing dumpsters for their properties and issues with renters using the facilities. There is also a problem with people leaving items in the dump store but not paying for them (such as electronics or other items for which there is a fee involved). There is a problem with having too many employees working on Tuesdays and not enough on the weekends. Garland suggested we might want to consider only having the dump store open on Tuesdays when we have enough employees to monitor it. Chandler stated that probably would not be popular due to the amount of activity the dump store gets. Selectmen agreed we probably need to schedule a Bartlett Jackson Transfer Station meeting.

Motion was made by Garland, seconded by Munro to enter Non Public Session (NPS) under **NH RSA 91-A:3 II (e)** Consideration or negotiation of pending claims or litigation which has been threatened in writing or filed by or against the public body or any subdivision thereof, or by or against any member thereof because of his or her membership in such public body, until the claim or litigation has been fully adjudicated or otherwise settled. Any application filed for tax abatement, pursuant to law, with any body or board shall not constitute a threatened or filed litigation against any public body for the purposes of this subparagraph. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS entered at 4:40PM. Motion was made by Garland, seconded by Munro to end Non Public Session. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS ended at 4:45PM. Motion was made by Garland, seconded by Munro to seal the minutes. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes.

NPS DECISION: Unanimous decision was made to appeal the decision of the Zoning Board of Adjustment on Case No. 2023-05 for Rt. 112 Realty LLC (1RT016-85L00) regarding the appeal from administrative decision on the storage containers not being considered structures. Legal counsel will be notified.

Motion was made by Garland, seconded by Munro to enter Non Public Session under **NH RSA 91-A:3 II (c)** Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS entered at 4:46PM.

Motion was made by Garland, seconded by Munro to end Non Public Session. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS ended at 5:00PM. Motion was made by Garland, seconded by Munro to seal the minutes. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS-DECISION: Applicant was granted a \$40 gas voucher for Patch's Market.

Motion was made by Munro, seconded by Garland to enter Non Public Session under **NH RSA 91-A:3 II (a)** The dismissal, promotion, or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a meeting and (2) requests that the meeting be open, in which case the request shall be granted. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS entered at 5:05PM. Motion was made by Garland, seconded by Munro to end Non Public Session. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes. NPS ended at 5:20PM. Motion was made by Garland, seconded by Munro to seal the minutes. ROLL CALL VOTE: Garland = Yes/Munro = Yes/Chandler = Yes.

Email was received today from Fire Chief Currier regarding the dispatch computer going down. This computer used to be in the Chief's office, appears to be from 2013 and is used for each fire to track attendance and other things. Selectmen agreed to have Computer Port look at it and determine whether it is fixable to get us to the 2024 budget or whether it must be replaced now. There was also an email regarding the red light being reported as being on at the fire building in the Village. FC Currier has contacted Frechette Oil to look at it.

Email was received from Bartlett Jackson Ambulance Co-Director Rob Reiners inquiring if the Selectmen had any items for the agenda for the BJ Ambulance Committee meeting scheduled for October 11, 2023. Selectmen had nothing at the moment but would let him know if anything came up before then.

Selectmen reviewed an email from Recreation Director Annette Libby regarding the plan for this year's Christmas Tree Lighting on December 3, 2023. Libby would like to go back to having Santa arrive on a fire truck and she understands there is a suit at the fire department for this purpose. Munro stated he has a meeting with Fire Chief Currier on Tuesday and he will bring it up with him then. Libby also expressed concern that since there is no school band or chorus at Bartlett Elementary School this year, she is not sure of how to handle that aspect. Selectmen will think about some possible solutions.

Motion was made by Munro, seconded by Garland to adjourn the meeting. VOTE: Unanimous. Meeting was adjourned at 5:45PM.

Respectfully submitted,

Lynn P. Jones, Admin. Asst. to the Selectmen

Permits Approved:

Date	Owner Name	Map/Parcel	Type of permit
9/20/2023	Believe in Books	1RT016-201-L10 44 Observatory Way	Vendor – food
9/20/2023	Richard/Sylvia Munyon	2GLENL-181-WBD 70 Birch Ledge Rd	Construction – garage
9/20/2023	Union Congregational Church	5VILLG-ALB-040 14 Albany Ave	Sign permit – yard sale
9/20/2023	John Weldon	3ATTDV-9-E00 65 Cow Hill Rd	Construction – shed
9/20/2023	William Greenway	6WSTSD-371-R04 27 Westside Woods Rd	Construction – shed
9/27/2023	Ledge Brewing	1RT16A-195-L02	Special Event – Ice Festival
9/27/2023	Int'l Mtn Climbing School	15 Town Hall Rd	
9/27/2023	HHP Nominee Trust	2JRICO-28-R00 54 Jericho Rd	Construction – house
9/27/2023	David/Lauren Romagnoli	6WSTSD-142-L20 560 West Side Rd	Construction – generator
9/27/2023	Robert/Lillian Martin	3ROLRG-508-000 196 Rolling Ridge Rd	Construction – shed
9/27/2023	Richard/Michelle McBurney	4PENDX-10-000 7 Pendexter Woods Rd	Construction – Shed
9/29/2023	Overlook Camp LLC	1RT16A-86-R01 25 Burdett Road	Construction – house
9/29/2023	Overlook Camp LLC	1RT16A-86-R01 25 Burdett Road	Construction – ADU
9/28/2023	Blue Sky Properties	1RT016-137-L00 283 NH Route 16/302	Construction – update restaurant
9/28/2023	Jaxon Properties LLC	1RT16A-195-L02 15 Town Hall rd	Comm. Change of Use – expand indoor golf
9/28/2023	Fram Donuts Inc	1RT016-263-L00 539 NH Route 16/302	Construction – renovate
9/28/2023	Dan/Ashley Elliman	2JENKS-30-L00 Jericho Road	Construction – house
9/28/2023	Dan/Ashley Elliman	2JENKS-30-L00 Jericho Road	Construction – house

Items signed:

Accounts Payable Checks
 Payroll Checks
 Fire Chief – Key Card Issuance
 Building Permit Return Due to Setbacks - Elliman
 Attitash Liquor License Renewal Letter
 Upper Saco Valley Land Trust Meeting Request
 Letter Public Wifi Access Request
 Letter Transfer Station Changes
 Building Permit Return Due to Setbacks – Paddle Peaks LLC/ProTunes
 Building Permit Return Due to Setbacks – Beliveau
 Sign Permit Return Due to exceeding allowable square feet – Tarberry Company
 Letter requesting a sign permit – Fram Real Estate Investment Co.