

Town of Bartlett  
Office of Selectmen  
Meeting Minutes  
Wednesday, July 6, 2022

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

Meeting opened at 3:30 p.m.

Chairman Chandler led all in the Pledge of Allegiance.

Chairman Chandler asked if everyone was ok with approving the minutes of 6/22/2022.  
GGC – yes, VLG – yes, ADV – yes

Chairman Chandler reported that the quote for the paving at the Bartlett Jackson Transfer Station was received this week. The total cost is \$22,500.00. A deposit of \$6,750.00 is required. The contract and a check will be mailed this week. The Town of Jackson will be notified.

Greg Howard of North Country Soil Services, Andy Fisher of Ammonoosuc Surveyors, and Mark Moser of Moser Engineering came to the meeting to ask questions regarding the property known as Cedarcroft Farm located at 524 Thorn Hill Rd (1THORN-54-LOO). Mr. Fisher reported that they are working on a plan for a planned unit development for 31 units. Mr. Fisher has spoken with the Town's Engineer, Burr Phillips of Civil Solutions regarding the shape of the cul-de-sac. The designers for the property would like to have a circular cul-de-sac instead of the town required spatula design. Mr. Phillips told Mr. Fisher he would need to ask the selectmen for permission to use this alternative design. Mr. Fisher told the selectmen that this design is preferred for aesthetics. Mr. Fisher also requested that the selectmen approve decreasing the right of way of the roads within the development with the understanding that the roads would never be accepted as a town road. Chairman Chandler told Mr. Fisher that the plan would need to have this information recorded on it along with every deed in the development. Selectman Garland reminded Mr. Fisher that the zoning ordinances are for everyone and she tends to support what the voters voted on for zoning ordinances. Mr. Fisher reiterated that this would be for aesthetics, not cost savings. The land is currently a field and they would like to preserve the looks as much as possible. Chairman Chandler asked if Mr. Fisher had a contract with Mr. Phillips yet to review the roads and Mr. Fisher replied there is currently no application before the planning board yet. Chairman Chandler told Mr. Fisher that he would speak with the road agent and Mr. Phillips. A contract for Civil Solutions will be sent to them.

Andy Fisher then spoke to selectmen regarding another project located across the street from the Bernerhof property. This project is for 2RT302-161-LOO, 2RT302-165-LOO and 2RT302-170-LOO. Mr. Fisher reported that driveway permits were submitted to the NH Dept of Transportation (NHDOT) for each of the three lots. The state refused to issue a permit for each lot and will only issue one permit for access to all three lots. NHDOT considers this one lot of record. Mr. Fisher's client would prefer not to build a road that loops throughout the land. Chairman Chandler told Mr. Fisher that he could build a road that does not meet the town's right of way requirements, but it would need to have the same wording on the plan and each deed regarding the road never being able to be accepted as a town road.

Sarah and Michael Hite from 28 Beechwoods at Intervale (1RT16A-218-H28) came to the meeting to discuss the letter they received from the selectmen regarding the number of bedrooms in their rental home. Mr. and Mrs. Hite explained that they owned lot 27 and lot 28 and there is a 6 bedroom septic plan in place for the two lots. The property they purchased (lot 28) was "accidentally" built as a 6 bedroom house instead of the permitted 3 bedroom home.

Administrative Assistant Lynn Jones told the Hites that the previous owner received a letter in 2010 regarding the extra bedrooms and while the leach field is sized for 6 bedrooms, the tanks are not the correct size. Mr. and Mrs. Hite feel they purchased a 6 bedroom house and should be able to use it as such. AA Jones will draft a letter to them explaining the steps they will need to take to make this a legal 6 bedroom house. The Hites requested a grace period to make the changes as it is rented out thru August. Chairman Chandler and Selectman Garland denied a grace period. The property can only be rented as a 3 bedroom home.

Peter Gagne attended the meeting to discuss the property that formerly housed Margarita Grille at 78 US Route 302 (2RT302-40-R00). A modified copy of the Commercial Change of Use checklist submitted previously by Mr. Gagne was shared with Mr. Gagne. AA Jones pointed out the missing information. Mr. Gagne shared his plans for the property. The house will be used by one of his employees for long term housing. The restaurant building is going to have a bike repair shop, ski tuning shop and possibly a taproom in the future. Selectman Garland inquired what a taproom would entail. She wanted to know if alcohol would be brewed there and served or something else. Mr. Gagne wasn't quite sure. The proprietor of the bike, ski and taproom venue was modeling his business after an existing business in the Lakes Region. AA Jones asked if Mr. Gagne could provide the missing 4<sup>th</sup> page of the HEB Engineering report submitted to the selectmen. Mr. Gagne questioned the need to provide septic calculations from an engineer as it is an obvious reduction in use. AA Jones responded that it is required for all changes in use and this is a mixture of commercial uses. Mr. Gagne said he would bring it in along with a detailed parking plan and the plans for the house in writing.

Town Clerk/Tax Collector, Cheryl Nealley, asked the selectmen to create a written policy for checks that are returned to the town by the bank. The selectmen will work on a written policy.

Selectman Garland made a motion at 4:48 p.m. to enter nonpublic session for a personnel issue per NH RSA 91 – A:3 II (a). Selectman Vincent seconded the motion.  
Roll call vote GGC – yes, VLG – yes, ADV - yes

Selectman Garland made a motion at 5:04 p.m. to end the nonpublic session and seal the minutes. Selectman Vincent seconded the motion.  
Roll call vote GGC –yes, VLG – yes, ADV – yes

Selectman Vincent asked about planting trees in Bartlett Village to replace trees that were removed by New Hampshire Electric Coop during line maintenance. Chairman Chandler and Selectman Garland both agree that the town should pursue the planting of trees and will check with NHEC regarding their tree planting program.

Selectman Vincent reported that there are thirteen street lamps located in the basement of the Glen Fire Station. Chairman Chandler said these were donated to the town and we should look at finding appropriate areas to place them.

Selectman Vincent reported that Fire Chief Currier needs to repair the foam induction pump on one of the fire trucks. Chief Currier believes it will cost approximately \$4,600.00.

There being no further business, the meeting was adjourned at 6:05. p.m.

Respectfully submitted,

Mary Miller  
Secretary

Permits Approved:

<b>Date</b>	<b>Owner Name</b>	<b>Map/Parcel</b>	<b>Type of permit</b>
6/29/2022	William Duggan	5COBRD-23-RW1	Driveway permit
6/29/2022	Drew Estates LLC	3RT302-290-R00	Special Events
6/26/2022	Little Angels Serv Dogs	1088 US Route 302	7/23/2022 Special Events
6/29/2022	Drew Estates LLC	3RT302-290-R00	7/19/2022 Construction – update
6/29/2022	Little Angels Serv Dogs	1088 US Route 302	Construction – update
6/29/2022	Tarberry Comp II LLC	3RT302-67-L03	Construction – update
6/29/2022	Michele Wickers	Attitash Motel	Construction – update
6/29/2022	Bill Chase	1INTVL-13	Construction – shed
6/29/2022	Christine/Brian Benoit	86 Intervale Lane	Construction – shed
7/6/2022	Panno LLC	5VILLG-MAI-290	Construction – shed
7/6/2022	Jennifer/David Bartlett	1291 US Route 302	Special Event –mystery dinner
7/6/2022	Rick Jenkinson	2RT302-167-R00	Construction – renewal
7/6/2022	Queenelle Minet	342 US Route 302	Construction – renewal
7/7/2022	Allen Family Trust	5VILLG-GRO-20	Construction – porch
7/7/2022	Robert Ferguson	8 Grove Street	Construction – porch
7/7/2022	Drew Estates LLC	4MTSUR-11-R00	Construction – decks
7/7/2022	Drew Estates LLC	32 Mt. Surprise Rd	Construction – decks
7/8/2022	Carol Jeanne Valladares	5STLNG-B00-9	Construction –deck
7/7/2022	Ronald Patch	38 Table Rock Rd	Construction – house
7/7/2022	Drew Estates LLC	2RT302-60-R00	Vendor – Shrubby's Smokeshack
7/7/2022	Drew Estates LLC	122 US Route 302	Vendor – Cheese Louise
7/7/2022	Drew Estates LLC	2GLENL-181-BW10	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	Juniper Ledge Rd	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	3RT302-290-R00	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	1088 US Route 302	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	3RT302-290-R00	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	1088 US Route 302	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	5VILLG-MAI-60	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	1232 US Route 302	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	2RT302-45-L00	Vendor – Lisa Cook Dombroski
7/7/2022	Drew Estates LLC	95 US Route 302	Vendor – Lisa Cook Dombroski

**Items signed:**

Accounts Payable Checks

Payroll Checks

Letter – Uses of the club at Christmas Mountain (2RT016-182-REC)

Driveway permit denial letter

Permit letter – additional information needed (5VILLG-RIV-530)