

Town of Bartlett Office of Selectmen

Selectmen's Meeting Minutes: Monday, September 12, 2016

Attendance: Chairman Gene Chandler (arrived at 04:10 PM), Selectman David Patch, Selectman Jonathan Hebert

Visitors: Ray Mitchell (arrived at 04:00 PM)

Reporters: None

Meeting opened at 03:35 PM.

School Board member, Scott Grant, met with the Selectmen to express the School Boards thanks to the Town for doing the plowing at the school and arranging a place at the town highway garage to park the buses. Grant also let the Selectmen know that it appears the school will be returning approximately \$247,800.00 to the town unless the Board decides to keep a percentage of it which he didn't think would happen. Grant also stated that they are working with the Library Trustees to remove the concrete in front of the library as it is deteriorating. They would like to have that section paved as it would make plowing/maintenance much easier. Selectman Hebert inquired as to how things at the school were looking. Grant stated that they are upgrading the motherboard which is going to assist with the security, they are also replacing a couple of doors, and they are down three people so the budget should be going down. Selectman Hebert inquired about the number of students. Grant stated that they have ten new students but they lost twelve. Selectman Hebert also inquired if middle school students are allowed to play sports at Kennett High School. Grant replied that they were. They have soccer, field hockey, football, etc. Grant inquired if the Selectmen had any comments for the school board. The Selectmen said nice job.

Bob and Elaine Ruston (1DNDRD-25-R00) met with the Selectmen in reference to a letter they had received from them concerning them having a third apartment in the building. The property is only approved as a duplex and should only have a total of 4 bedrooms in the building under the State approved septic system. Chairman Chandler commented that this is unfortunately a problem as by today's standards they wouldn't be able to put in an approved septic system as the lot itself is only .32 acres. E. Ruston stated that they purchased it as three apartments and they did have the septic inspected before they purchased the property and it was said that it was functioning very well. She also commented that the building has three separate electrical meters. Selectman Hebert stated that she is grandfathered for a duplex and they can't let her have three apartments. The Selectmen have to enforce the zoning ordinance. B. Ruston stated that at the time they purchased the property it wasn't on the market. It had been prior to that and when the realtor found out what they were looking for they searched it out and it was listed as a multi-family. Selectman Hebert stated that there is nothing we can do. Chairman Chandler commented that by today's standards you would need about one and a half acres to put the proper size septic on it for three apartments. It is also too bad that this wasn't checked out as this property has a history of having too many apartments and bedrooms which are documented in the file as previous notifications have been sent to prior owners. The duplex is not in compliance with the Bartlett Zoning Ordinance, however, that is grandfathered and can continue to exist. B. Ruston inquired if they could go to the Board of Adjustment and get a variance. Selectman Hebert inquired as to how long ago they purchased the property. E. Ruston stated three years ago. Selectman Hebert suggested that they have someone review their papers and also show the letters that are in the town file as there is no recourse at this table as we have to enforce the Zoning Ordinance but you might want to check to see if the purchase was illegal. B. Ruston again mentioned the ZBA and once again Chairman Chandler informed him that he could try it but he doesn't even know what they would call it. B. Ruston inquired if they could rent the units as seasonal. Chairman Chandler mentioned that if they rent them that way then they would have to meet the fire codes. B. Ruston inquired if they would just leave the bottom unit empty and use it for storage.

Chairman Chandler stated that they are allowed two units. The Ruston's decided to go speak to the ZBA secretary.

Police Chief Janet Champlin had dropped off a policy on Computer and Social Media use for the Selectmen to review. Selectman Hebert requested one change and then the Selectmen were fine with the policy.

Chairman Chandler mentioned that the Selectmen need to look over the paper work for obtaining the road bond for \$250,000.00 that was approved as special article #2 at town meeting. We need to find out what the best interest rate will be as well as figure out how long we want the bond for. Lynn Jones, AA, will prepare a bid package.

The Selectmen signed checks, reviewed correspondence and building permits throughout the meeting. There being no further business the Selectmen's meeting was adjourned at 05:05 PM.

Respectfully submitted,

Brenda Medeiros, Sec.