

Town of Bartlett Office of Selectmen

Meeting Minutes: December 5, 2016

Attendance: Chairman Gene Chandler, David Patch, Jonathan Hebert

Visitors: Ray Mitchell

Reporters: None

Meeting opened at 03:35 PM.

Chairman Chandler mentioned that there will be a new law in effect in 2017 that addresses Accessory Dwelling Units (ADU) and that the Planning Board is considering amending our Zoning Ordinance to come into compliance with the new law (RSA 674:71-73). Our Ordinance already provides for accessory apartments, however, it is not in total compliance with the requirements of the new law. Chandler has concerns that from reading the minutes of the Planning Board meeting where they have discussed the proposed changes, that it may not address the issue completely especially as it pertains to detached structures. Chandler feels that the wording provided by the NH Municipal Association should be adopted with some minor changes to allow for more than two dwelling units on a driveway in these situations. Selectman Hebert concurred that it appears the proposed wording from NHMA would be the best as it has already been reviewed legally by them and satisfies the law. Selectman Patch, ex officio member to the Planning Board, said he would present the Selectmen's concerns to the Planning Board at the meeting tonight. AA Jones mentioned that she had contacted our building inspector Shawn Bergeron about whether Life Safety Codes enter into the picture at all due to the rental and multifamily aspect of this scenario. Bergeron is on the State Building Codes Committee and said he has a meeting on Friday and will ask about this issue.

AA Jones asked the Selectmen to consider an abatement on property owned by Cynthia and Matthew Hayes on Lebar Ln. identified at 5RT302-43R01 and 43R1T because a trailer was demolished in August 2014 and removed from 43R01 and they had submitted a demolition permit for it. Jones stated that she was there with the assessor this year and they were having trouble determining which trailer had been removed as they are similar dimensions, but there was only one trailer there now. Jones met with Scott Hayes last week and he explained the situation. Jones suggests granting the abatement of \$19,800 in assessed value for 2015 and 2016 as it was our error in not following up to get the info which would amount to about \$188 for each year. Selectmen agreed to grant the abatements. AA Jones also reported that the new online kiosk for paying property taxes seems to be working out well so far. Tax Collector Cheryl Nealley reported receiving over \$34,000 in payments over the weekend through the kiosk with the bills just barely being sent out. AA Jones also reported that after finally getting the tax rate which was delayed due to the Lower Bartlett Water Precinct needing to correct their financial information with the NH Dept. of Revenue, the tax bill stuffing process was done in record time this year with Jean Mallett, Lone Ellen Emery, Brenda Medeiros, Cheryl Nealley and herself all working to get the job done. Selectmen wrote a thank you letter to the staff.

Rick Park of 3 Abbott Brook Road (4MTSUR-8-R00) telephoned the Selectmen in reference to a letter he had received from them concerning his dumpster being in the right of way. He also needs to submit a revised building permit for a shed that he put on his property. He had originally gotten a permit for the shed but then had to relocate it because it didn't meet the precincts setbacks. Park inquired if he needed to send another ten dollars for the new permit. Selectman Hebert didn't think he should have to pay since he had paid for the 1st permit. Selectman Patch stated that as long as he redid it in a timely fashion he didn't mind waiving the money. Park inquired if he needed a permit for the dumpster too. Chairman Chandler replied that he does as it meets the definition of a structure according to the Bartlett

Zoning Ordinance. Park stated it isn't going to be easy to move the dumpster. Selectman Patch stated that it has to be 60 feet from the center line of the road and 15 feet from side and back property lines. Park feels he is being singled out as his next door neighbor has a garage that is close to the road, equipment, trailers, old trucks, etc. on his property and no one is bothering him.

Selectman Hebert stated that the garage is grandfathered as it was there before zoning was enacted. Selectman Hebert also explained that we had received a complaint from a neighbor and that is the reason for our letter to him. If he wants to make a complaint the Selectmen will look at it. Park replied that his neighbor has the junk plus they don't keep their chickens fenced in and are all over everyone's yards. Selectman Hebert remarked that he doesn't personally know Park and we have kept everything low key so far as we prefer to work with people on their problems. If there are other issues with the neighbors and he files a complaint the Selectmen will address it by writing a letter the same way they did for him. Park stated again that he feels singled out. Park asked who complained about him. Chairman Chandler replied that we don't give that information out or at least we have never done it in the past. Selectman Hebert feels it would eliminate a neighbor feud if Park knew. Selectman Hebert instructed Park to submit the two building permits and do his letter of complaint which the Selectmen will look into.

Fire Chief L. Patrick Roberts informed the Selectmen that it had been brought to his attention by Curtis Reynolds of White Mountain Oil that there were issues with the boilers at Bartlett Place. They inspected the 29 boilers today and discovered that some of them were improperly installed and there was significant charring under the boilers. Chairman Chandler inquired as to who did the inspections. Roberts replied that he, and Randy Sherman of Department of Safety. Roberts has notified the property manager and they will go from there. He will keep the Selectmen updated.

Roberts inquired about the utility truck rust repairs that he would like to have fixed. The Selectmen were fine with him getting the repairs done.

Chairman Chandler inquired how he is making out with his fire safety concerns at Believe in Books that he had copied Selectmen with his letter. Roberts stated that he and Shawn Bergeron, commercial building inspector, are working on it. Chairman Chandler inquired if Roberts had given them a place of assembly permit. Roberts replied that he had as they have addressed many of the concerns he had. They are also continuing to work on correcting the problem areas they had such as the stage area that was taller than before which diminished the sprinkler head, type of paint used, fixing the door closure, and steps. Selectman Hebert inquired if Roberts was satisfied with what they have done and are doing. Roberts replied that he was.

Chairman Chandler stated that the State needed more information on the River Street Bridge project before they would release the money to the town for the project. Chairman Chandler spoke to Josh McAllister, Senior Civil Engineer of H. E. Bergeron, and he has resubmitted the paper work to the State.

Theresa Sterns (2RT302-103-L00) 207 US Route 302 met with the Selectmen in regards to the recent fire that they had at the White Mountain Cider Co. She stated that she has lost a lot of her parking lot and she can't tear the remaining burnt building down until testing is done for asbestos. She would like to push her present fence back a few feet which would allow patrons to park on both sides of the driveway. Chairman Chandler inquired if this was just while she is under construction. Sterns replied yes. Sterns also stated that they would be changing the driveway. Chairman Chandler reminded her that she needs to notify the State about that as she is on the State road.

Selectman Hebert commented that he has no problem with her doing this on a temporary basis. Sterns is in hope of replacing the burnt building with a new building which will have a glass area that people are able to watch them make the apple cider. Chairman Chandler requested that she write a letter describing in detail just what she wants to do.

Selectman Hebert stated that he is attending an unemployment hearing on Thursday and he still hasn't received the discovery he had requested. Chairman Chandler offered to make some calls to the State for him but Selectman Hebert would like to see how this plays out.

Selectman Hebert stated that he had spoken to Robert Moschetto (1ALPEN-44-0) who wanted to know if the Selectmen were going to put a special article on the town warrant to close out a section of Kristen Lane. Chairman Chandler replied that he would like to check with the road agent, Travis Chick, to see if he is satisfied with the room he has at the end of Kristen Lane for plowing and turning around before committing to this.

The Selectmen signed checks, reviewed correspondence and building permits throughout the meeting.

There being no further business the meeting was adjourned at 04:55 PM

Respectfully submitted,

Brenda Medeiros, Sec.