

Town of Bartlett Office of Selectmen

Meeting Minutes: February 3, 2014

Attendance: Chairman Gene Chandler, Douglas Garland, David Patch

Reporters: None

Meeting opened at 03:30 PM.

Michael Martin, Brian Johnston and Craig Young of the US Forest Service met with the Selectmen. Martin presented drawings and he and Young went over those drawings which showed the easements for Jericho Road and McKeil Pond Road. Martin explained that the road on the landscape didn't match what the land owners thought they had and the easements afford them long term access to their property. Young explained that he works as a technical expert in the supervisor's office and has been working on boundary lines. The easements would provide legal access to home owner's property on Jericho Road. There are a lot of broken chains of title and they had to clear this all up to obtain a clear title. Once this easement is signed and recorded it will solve many long standing issues. They will give the town the easement; have it recorded at no charge to the town. It will also mean that the property owners won't have to pay an annual fee to the government. Young went on to say that on McKeil Pond Road that a boundary survey was done and maps were also shown to the Selectmen. The easement will clean up the cul-de-sac area. Right now there are three encroachments on that road. One being a shed, the other is the bridge, and also a corner of a deck are on Federal land which will all have to be removed and the property owners have been notified of this. Selectman Garland inquired if the bridge comes to the town. Martin stated no that the home owner who owns on the other side of the bridge has to get permission to use it from them. Chairman Chandler inquired about Ricks Road. Martin explained that is a different issue as that is a serious impact issue as the road needs to be moved as it is eventually going to go into the river. Martin is working with Rick Garland on this and has asked him to be under permit until a resolution has been worked out. Martin mentioned that Allen Road may also need to have an easement done and that the property owners on the road may need to form a road committee.

Martin did receive the Selectmen's letter in reference to their objections to the tearing down of the Rocky Branch shelter. Martin stated that they are still trying to figure out if they want to invest in the shelter or just tear it down and have tent sites as the shelter has holes in the roof and the decking has holes. Not sure if it is fundamentally repairable as it is a nonconforming structure in a wilderness area. Chairman Chandler stated that the shelter pre-dates the forest plan and if they can use helicopters to fly in building supplies in other areas why can't it be done there. Johnston replied that they used them in the Pemi- Wilderness area. Chairman Chandler explained that these shelters are part of our history that we are constantly losing. Selectman Garland also commented that the shelters were there before the wilderness area and that is an historic area. Martin stated that they do fix some shelters. Chairman Chandler stated that they tear down more than they fix. Martin commented that they don't want to tear them all down. Chairman Chandler stated that he understands that shelters are more expensive than tent sites but not everyone wants to tent.

Martin wanted to keep the Selectmen posted that they are working with DRED on the snowmobile connection to Bear Notch. Selectman Garland inquired as to who wants this connection. Martin explained that they want to, for safety reasons, move it off the US Forest Service administration site. Chairman Chandler inquired that since it is National Forest woods why not let them go on your property as he isn't sure what the problem is as he thought things were working just fine. Selectman Garland inquired as to how many times people have to say no to them. Martin stated that they have safety concerns for their employees so they want to shut it down on the administrative site. Selectman Garland commented that you are taking it from your area and moving it to another area which creates the same problem. Chairman Chandler commented that opening it to the whole world is not the answer as he wants what is best for the community. Selectman Garland inquired about the power that is being taken from the power lines without an easement. Martin knows nothing about this but will look into it. All the Selectmen were fine with the easements and gave Young the ok to move forward with them.

Gary Chandler and Richard Glines of the Lower Bartlett Water Precinct (LBWP) presented each Selectman with a copy of their master plan for them to review at a later date. Glines did mention that at some time in the future they were going to have to look into sewer lines as they have observed some nitrates in the water. Gary Chandler explained that the master plan is looking at projects of growth and right now they are working on obtaining funding for the Linderhof area. Selectman Garland asked them to keep the Selectmen informed about the areas in Linderhof they are planning to put the water line in on so that the town doesn't fix a road and they tear it back up. Glines said they would keep the Selectmen informed. Gary Chandler stated that the people in Linderhof complain about the cost of water but this is a 2.3 million dollar project and this water actually has to be pumped four times.

Gary Chandler also informed the Selectmen that the LBWP has had numerous meetings with Joe Berry concerning Attitash Mountain Village, Blueberry Village and Mountainside at Attitash and they are working on given him numbers.

Gary Chandler stated that he appreciates the good relationship he has with the highway department and the Selectmens office and the Selectmen are welcome to take a tour of their facilities.

Gary Chandler mentioned that they are looking for affordable grants right now as they took over the Linderhof water system for \$1.00 and it has a 5 million price tag attached. They just can't keep taking over systems for \$1.00. Glines stated that it was represented to them as a self funding project but they weren't and they don't have the ability to tax outside of the precinct. Chairman Chandler requested that whenever they think they are going to be doing Linderhof to let them know. Selectman Garland stated that if the town is doing something in the area that we would keep them informed so that we can work together. Glines mentioned that if they could get the State law changed that allows them to borrow on the tax base that might help. Chairman Chandler will check with the road agent to see if he is planning on doing any road work in Linderhof this summer and will keep the LBWP informed.

Ken and Chris Lydecker (1RT16A-182-R00) met with the Selectmen concerning their building permit application. A letter was given to them that explained what information the Selectmen still need to obtain from them. Chairman Chandler stated that the Minimum Land Area Required (MLAR) calculations that were given to them were not calculated correctly and that is the biggest issue. K. Lydecker inquired about the request for the number of parking spaces as to what size is considered a parking space. Selectman Garland stated that a 20'x10' area is considered a parking space and they consider one parking space for each three expected customers. Chairman Chandler explained that parking is not an issue it just needs to be shown on the plans. Lydecker mentioned that he needs to cut one tree that may be in the green area. Chairman Chandler instructed him not to cut any trees until he has read the town zoning ordinance. Selectman Garland mentioned that the green area consists of 25 feet on the sides and 10 feet in the rear. Lydecker inquired as to what they need to see so he can comply. Chairman Chandler stated that the MLAR has to be done by an engineer and he realizes that they usually only deal with septic but they need to be able to understand the towns zoning ordinance concerning the MLAR as the size of the lot may be a problem. Density (septic capability) and MLAR (lot size) are two different factors to consider. Selectman Garland explained that the minimum lot size is 30,000 sq. feet for a three bedroom house and each room he has requires a MLAR. Lydecker stated that he has seven rooms in his bed and breakfast establishment. Selectman Garland stated that the house and each room has to be considered in the minimum land area as we have to be sure that he has enough land to justify what he wants to do. Lydecker stated that he would go back to his engineer and resubmit his application with clear definitions of what everything is going to be. Chairman Chandler stated that if his engineer has any questions that they are welcome to call the office. C. Lydecker inquired if after they resubmit the necessary paper work and it is approved could they come pick it up as it has been an issue in the past. Chairman Chandler replied yes once everything has been submitted.

Police Chief Timothy Connifey met with the Selectmen and gave them some price quotes for a new Chevrolet Impala that he would like to purchase this year. He would like to replace the police cruiser that has 132,000 miles on it. He has checked out prices for a Ford Explorer as well as a Chevrolet Equinox and the Chevrolet Impala is the least expensive. He is happy with the ones he has had in the past and would recommend we purchase another one. The Selectmen will put this in as a warrant article.

The Selectmen worked on the town budget.

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

Meeting adjourned at 07:00 PM.

Respectfully submitted,  
Brenda Medeiros, Sec.