

TOWN OF BARTLETT

SELECTMEN'S MEETING MINUTES – FRIDAY, MARCH 20, 2009

ATTENDANCE: SELECTMEN GENE G. CHANDLER, DOUG GARLAND, JON TANGUAY

REPORTERS: NONE

Meeting opened at 8:30AM.

Richard Glines (Lower Bartlett Water Precinct Commissioner), Francis X. Lyons (Superintendent for Lower Bartlett Water Precinct), Mike Duffy (Engineer for Horizons Engineering on behalf of Lower Bartlett Water Precinct), Burr Phillips (Civil Solutions Engineer on behalf of the town) and Travis Chick (Road Agent for the town) attended the meeting to discuss the new waterline project in the Glen Ledge area. Duffy expressed his concern that after the last time they had met, the Selectmen were to get back to them with feedback in trying to take a global look at the whole road situation and he never heard back from them so he went ahead with plans. He submitted the plans to us and has just now gotten the comments from the town's engineer. Phillips explained that he had computer problems and just got them worked out so he could give us his report this AM. Duffy went on to state that Rural Development will only pay for putting the road back in the original condition, however, he has shown that the pipe goes into the road a bit so that one lane can be redone. Discussion ensued over the various methods to be used to replace the road using either trench patch, doing it by machine, doing it by hand and overlay. Duffy explained that they are here now to find out what will be acceptable and what won't as they are anxious to get the project out to bid and need Rural Development to review the final plans. Tanguay asked if the plan included doing all hookups now so they don't have to dig the road up later when a property owner decides they want to hookup. Duffy stated no, as there is not enough interest in service in this area now to warrant it – the problem area is further up the road near South Ledge Rd./North Ledge Rd. Chandler explained that the town is willing to work with them but we only have so much money to work with and the figure of \$60,000 was discussed last time. Duffy explained that it is hard to come up with a figure if he doesn't know what will be required by the town. Phillips asked what they were going to do on NH Rt. 16 where they will be doing work. Duffy responded trench patch with a "Z" joint. Phillips expressed concern over having lots of seams when services are put in later across the road. Chandler stated that the whole thing will need to be redone on the hill portion (approximately 3,500 ft) which was estimated last time at \$120,000 and we agreed to split it 50/50 for the \$60,000. Garland agreed that was what was agreed to as it was easier to rebuild the whole road rather than piecemeal it and we would split the cost. Glines suggested that in order for everybody to be on the same page that we have Phillips, Duffy and Chick go on site, look at the situation and then come back to us with a plan. Chandler stated that this was a good idea, and explaining that he wasn't trying to be adversarial, but to remember that the town tells you what you have to do to put the waterline in the road and its not negotiable.

What you can get for money from Rural Development, or wherever, is not our problem but what needs to be done to the road is. Chandler also stated that Iron Ledge Road was just redone recently and they could not dig up this road. Lyons indicated that they had to dig in the road as they had to put in crossings. Chandler stated they would have to bore under the road. Lyons pointed out on the plan that the ledge probe showed there was a lot of ledge there and they couldn’t bore. Tanguay asked if there were crossings now. Lyons said yes but they were of questionable quality and not dependable for use with the new waterline but they could try. Duffy asked if we could put a year in to the contract to allow for settling and then budget next year to do more work. Chandler indicated that may be possible. All agreed to have Phillips, Duffy, and Chick go on site and report back and they could go from this meeting to the site. Glines asked about a lot in Glen Ledge of unknown ownership (not being taxed) that may possibly be used for a pumphouse. Chandler said to have Duffy and Phillips look at it when they are out there. Lyons asked if building permits would be required for the pumphouse and the tank. Garland stated yes and depending on where it is, it may have to take into account the Ridgeline Ordinance. A permit application form was given to Lyons.

Steve and Kim Ryan, owners of Bear Notch Deli (5VILLG-MAI610), which burned to the ground on January 27, 2009 and Paul Mayer, Black Bear Realty re: what they can do with the property now that it has burned. Chandler stated their biggest problem will be with the State as it pertains to their septic system since they don’t currently have a State approved system there but the town will allow them to rebuild exactly what was there as a footprint. Chandler indicated that the State will require them to have a State approved system and they may grant waivers, however, that is the State’s decision. Steve Ryan stated that prior owner David Phaneuf had put a new tank in for the septic system. Garland stated that Phaneuf could have done a repair without getting State approval, however, since they have the excavator there cleaning up the site, they may want to consider having a test pit done in preparation for a septic system. Tanguay asked what their plans were for the property – is the sale still pending. Steve Ryan stated there is no sale pending and they had thought about maybe a house or duplex or condos or another store. Chandler stated that they still may have issues with a house, again, due to the septic system but that a duplex or condos are not possible due to the size of the lot. Garland stated that now if he builds commercial that it will be subject to inspections for compliance with Life Safety codes and septic. Chandler stated that they needed to get some answers from the NH Dept. of Environmental Services Subsurface Bureau as to what they will allow him to put back there and suggested contacting Bill Evans. Steve Ryan asked about the grandfathered status of the signs. Garland stated we weren’t sure on that since we’ve never had this happen before but we have the sign area documented so if it is grandfathered we do have a record of it. He was then given a copy of the Zoning Ordinance and shown Section XII-C-1 on how to maintain the status of a nonconforming property. The Ryans then expressed their thanks to the community for helping out in their time of need and that they hoped something will work out for them on this site.

Ed Furlong, Lil Man Snowmachines (5RT302-23L00), re: obtaining a building permit for a 10’ x 90’ deck to be added to the building on front of the property closest to US Rt. 302. Chandler asked about the amount of the check and Furlong explained the original check was for \$60 because it included a sign for the lot next door. Furlong exchanged a \$50 check for the \$60 check to only cover the commercial deck addition. Chandler asked what the setback was to the proposed 10’ x 90’ deck from the centerline of the road as the sketch shows 105’ and the application shows 125’. Furlong looked at the application and wasn’t sure of which was correct expressing the fact that he was not good at doing paperwork stuff like this. Tanguay asked what his plans were and was this for a commercial activity as commercial activity changes require commercial inspections. Furlong stated it will all be rentals with two motel units and an office. Tanguay asked if it was for long term tenants or just transient tourists. Furlong responded he was looking at options because he wasn’t really into lodging type activity. Chandler told Furlong that we needed accurate setback information and instructed him to go back to the property, showed him the measurement we needed and to call us with the measurement. Furlong agreed and left the meeting. Furlong later called back to the meeting and spoke with Chandler. He stated the setback measurement was 105’ from the centerline of the road to the closest point of any part of the proposed deck. Chandler told him we would be back in touch with him.

Bert George re: crossing the bridge on Foster Street, that is posted with a 6 ton weight limit, with logging trucks. George has an access problem with a property that he is doing a logging operation on that needs to cross over this bridge. Chandler stated that the weight posting on the bridge, which is set by the State, is too low and cannot handle logging trucks even if they are empty. George stated that they used Foster St. in the past and could he post a bond in order to use it. Chandler stated he wasn’t sure we could do that but we would check. George indicated his attorney (Rob Upton) said the town couldn’t prevent him from using it if he posted a bond. Chandler said we would check into it and get back to him. George indicated he was working on trying to get alternate access but wanted to check on this first.

The Selectmen reviewed correspondence, signed checks and letters throughout the meeting as time allowed.

Meeting adjourned at 11:30am.

Respectfully submitted,

Lynn P. Jones
Admin. Asst. to the Selectmen