

Town of Bartlett Office of Selectmen

Meeting Minutes: April 3, 2009

Attendance: Chairman Gene Chandler, Douglas Garland, Jon Tanguay

Reporters: None

Meeting opened at 08:45 AM.

Linda Bernard and Richard Kolmer, potential buyers of the Moose Tracks restaurant (5VILLG-MAI-250) met with the Selectmen in reference to converting the restaurant to a deli/convenience store. Bernard stated that the present owner (C. Dimarzio) and Ammonoosuc Survey are working on a PUD (planned unit development) for that lot. Chairman Chandler stated that it is not our issue but he doesn't believe that the lot is big enough to exist alone. Bernard replied that Dimarzio and Ammonoosuc see no problem with splitting the lot. Chairman Chandler replied that if they get approved that the septic can't be on a separate lot it has to be on the same lot as the restaurant and the house would have to have a separate septic on its lot. Selectman Garland is under the impression that the septic is under the parking lot. Chairman Chandler suggested that she take the necessary application forms to make out so that we can make sure she can do what she wants to do. Bernard showed the Selectmen drawings of what the inside of the building would look like. Selectman Tanguay inquired if there would be any structural changes made. Bernard stated that they would be taking down a couple of walls and they are not load bearing walls. Selectman Tanguay stated that they will have to have Shawn Bergeron, engineer do a review of the building for life safety and fire codes. Chairman Chandler recommended that they have Engineer Shawn Bergeron look at the plans before they purchase. Selectman Garland stated that Bergeron would be able to see if there are any pitfalls. Bernard mentioned that she has been talking to local people who know the rules. Bernard also had questions about a liquor license. Chairman Chandler stated that that is a State issue. Bernard inquired if there is a town requirement that you can't sell alcohol within 1000 feet of the school. Chairman Chandler replied no. Selectman Tanguay inquired if she was planning on having outside seating. Bernard replied no. Bernard also stated that the restaurant had approval for 75 seats and she was only having 30 seats. Selectman Tanguay mentioned that the required green space may be a potential issue. Selectman Garland explained that commercial lots have to have a 25' set back of green space. The Selectmen wished Bernard good luck with her new adventure.

Michael Duffy (Engineer for Horizons Engineering on behalf of Lower Bartlett Water Precinct, Richard Glines (Lower Bartlett Water Precinct Commissioner), Francis Lyons (Superintendent for Lower Bartlett Water Precinct) gave the Selectmen a copy of the water system extension project plans for the Glen Ledge area for their review and for Engineer Burr Phillips to review. Duffy explained that the 18" gravel was the only thing not showing and that there is 200 yards of gravel in the bid. He also explained that rural development won't allow improvements they only allow to have it put back the way it was and ideally there would be 18" there now and they would have to put that back in. Duffy explained that they would start at Route 16 and go up 1750 feet and that whole stretch of road would be reclaimed and from 1750 feet to 5550 feet would be full width reclaimed with 3" pavement. Duffy estimates that it will cost \$235,000 to do the full stretch and this is using the rate of \$100.00 per ton but hoping they can get it for \$80.00 per ton. Duffy would like to come back in to see the Selectmen after the bids are received. The bids are opened on the 23rd at the precinct office, he will then go over them and check the numbers, etc. and would like to meet after that. Duffy did mention that they would need a bond amount for the town. Selectman Garland stated that the town will commit to \$60,000. Selectman Garland inquired if the trench patches sit for a year. Duffy explained that there is a one year guarantee if it settles. Duffy also stated that they obtain a trench permit and he suggests that the town also get one. The Selectmen will have Phillips go over the addendum to see if he can live with it. Selectman Garland inquired would the 3" paving be done in one year or would it be 2" this year and 1" next. Duffy stated that depends upon what the Selectmen would like.

Selectman Tanguay just wanted to clarify that the town puts in \$60,000 and rural development puts in half of the \$235,000 and the precinct pays for the rest. Duffy suggested that a bond of \$75,000 be put up to work in the road. Glines stated that he would like to see some numbers before we go any further as the object is to work together and get the best job for the money. Selectman Tanguay inquired as to when they would need Phillips comments by. Duffy stated that the 14th is the prebidders and he would like to have the comments from Phillips by that date.

Bob Carper dropped by the meeting to inquire about a house he is building on lot #18 in Wildview. Selectman Garland stated that he would be building

in the ridgeline which would require an inspection by the Selectmen. Carper stated that the lot was already cleared for the septic. Selectman Garland stated that he will have to comply with the ridgeline ordinance that states that the house is not to be seen from Route 16 or Route 302 and that if trees, etc. were taken out they may have to be put back in. Carper stated that there is a lot of ledge at this location. Selectman Garland stated that if trees were there and they took off the loam it can be put back. It was agreed that Selectman Garland will meet with Carper on Monday (April 6) to view the site.

Chairman Chandler made a motion at 10:40 AM to enter nonpublic session for a personnel matter according to RSA 91-A: 3 (a). Selectman Garland seconded the motion. Motion carried unanimously. Selectman Garland made a motion at 10:50 AM to end the nonpublic session and to seal the minutes. Selectman Tanguay seconded the motion. Motion carried unanimously.

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

Meeting adjourned at 11:45 AM.

Respectfully submitted,

Brenda Medeiros, Sec.