

Town of Bartlett Office of Selectmen

Meeting Minutes: June 26, 2009

Attendance: Chairman Gene Chandler, Douglas Garland, Jon Tanguay

Reporters: None

Meeting opened at 08:35 AM.

Linda Bernard telephoned the Selectmen in reference to converting the former Moose Tracks Restaurant (5VILLG-MAI-250) to a general store. The owner, Chris Dimarzio, is still working on creating a PUD (planned unit development) and therefore, she is being forced into leasing. Bernard inquired that when she receives the change of use permit from the town will she need to do it again when she purchases the property. Chairman Chandler cautioned her that she might want to request certain conditions in her lease otherwise it could be a risk for her if for some reason the Bartlett Planning Board doesn't approve the PUD. Chairman Chandler stated that the permit will not automatically change when the property changes hands as the original permit would have been issued for a building on one lot and the PUD would create two lots. Selectman Garland also stated that the Planning Board has not received any formal PUD application as of yet. Bernard inquired that if in a perfect world when she takes ownership would it all carry through. Chairman Chandler stated that her biggest issues would be the septic and green area. Bernard remarked that the only change would be from her leasing the property to owning it. Lynn Jones, AA, informed Bernard that a PUD for a commercial lot is something new to the Board and there may be legal questions. Selectman Garland stated that if nothing in the configuration of the lot changes she should be all set, however, if the lot changes it will be more difficult and that they need to see the plans before they can advise her properly. Bernard stated that she has her change of use form completed. Chairman Chandler stated that the Selectmen could look at the form to see if there are any problems. Bernard inquired about the green space. Selectman Garland explained that if she owns part of the parking lot that is clearly marked then it is a lot line that would require green space between the two properties but without seeing a plan we don't know that yet. Selectman Garland also inquired if she has been in contact with the life safety code inspector for the change of use for the property. Bernard replied yes and now she is just waiting for the State inspector. Chairman Chandler requested that she send her application and change of use form to the Selectmen so that they could review it.

Ralph Giordano of 23 Farm at New England Inn (1RT16A-161-H23) met with the Selectmen in reference to his assessment of his property. Giordano had realtors come in last year and they had told him if he was to sell the property he was looking at a price between \$249,000 - \$279,000 and yet the town has it assessed at \$328,200. Chairman Chandler explained that the values are as what is on the property on April 1st so the value would have been a 2007 value as we are always a year behind. Chairman Chandler also mentioned that there had been no sales in his area to make a comparison with and that his value did go down last year. Selectman Garland remarked that the housing market hadn’t gone down in 2007. Giordano stated that he had purchased the property for about \$250,000. Chairman Chandler inquired if he has two units. Giordano stated that he has a lock out unit and that units 22 & 23 were built at the same time. It was determined that his unit is larger than some units but they didn’t know why his unit is \$14,000.00 higher than unit 22. The smaller units are running in the \$250,000 range. Giordano will check with the association but he believes all the units are about the same size. Selectman Tanguay stated that the newer units were bigger than the first units built. Chairman Chandler informed Giordano that when the assessor comes up that they will have him look at the units. Giordano stated that if there is a reason why his unit is more expensive he would like to know the reason why. Lynn Jones, AA, stated that we are also dealing with the depreciation factor. Lynn Jones, AA, ran off property cards of other units for comparison and these cards were given to Giordano for him to review.

Jim McEwan of Boulder Ledge Road (2GLENL-A-00) owns a triangle shaped lot and his deed describes three lots. His house is the octagon glass house at the top of the driveway and he inquired how many houses can be on a driveway. Selectman Tanguay stated that you can have two houses on a driveway. Chairman Chandler inquired as to how many houses are on the lot. McEwan replied that he removed part of his kitchen so there is not a full kitchen in the house anymore. Chairman Chandler stated is there one structure on the lot that he owns. McEwan replied yes and he has it for sale and would like to sell the property as three separate lots and would like a letter from the Selectmen stating he can do this. Lynn Jones, AA, informed McEwan that his deed restricts him from doing that. McEwan replied that he did that for his children but now wants to change it. Chairman Chandler

stated that the deed restriction was put in by the original owner, Owen Jefferson. McEwan stated that he would like to sell two lots on the right and the house on the left as a lot and he has had Thorne Survey put out markers for three different lots. Chairman Chandler stated that it is deeded as one lot. Lynn Jones, AA, also mentioned that even if he tried to subdivide the property that the lack of road frontage could be a problem by today's standards. McEwan stated that he wasn't looking for an immediate decision. Chairman Chandler stated that we can't write a letter giving him permission to sell as three separate lots because of the deed restrictions. Selectman Garland went over the following: 1.) He wouldn't be able to subdivide the property as he would need 50' road frontage for each lot. 2.) He has the deed restriction. 3.) He has one dwelling on the road and he could have one more if he could meet the septic requirements. McEwan inquired about he and his neighbors putting in a cul-de-sac at the end of Boulder Road. Selectman Garland gave him a copy of the road specs to review. McEwan stated that he is selling the house for \$150,000. Chairman Chandler reminded him that he only has one lot and should notify his realtor of this so that it is not misrepresented.

David Shedd stopped by with prices for the new door at the highway garage. The Selectmen reviewed the figures and authorized Shedd to go ahead with the installation of the door. Shedd also mentioned that he did look at the rot at the Glen Fire Station and the cause of the problem is that the flashing was not brought forward. Shedd will put the flashing in but doesn't want to work on the rot as he likes to work with wood and this isn't wood. The Selectmen inquired if he would make a list of what should be done to do the necessary repairs at the fire station. Shedd agreed to do this.

The Selectmen discussed windmills and they will be seeking advice from the attorney on this.

Testing at the old landfill was discussed and Selectman Garland attempted to call Jacques Whitford to see if any testing had been done in May and if not would he put us on the schedule to get this done. Selectman Garland was also going to inquire if the test results have remained the same for the last few tests could we have less frequent testing, however, he could not get through to the company as he kept receiving a recorder that the number

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wasn't in service. We also sent an e-mail to them but didn't receive an answer back.

Attorney Douglas Mansfield telephoned and legal issues concerning Pear Mountain were discussed.

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

Chairman Chandler had a prior commitment and left the meeting at 11:45 AM.

Meeting adjourned at 12:00 PM.

Respectfully submitted,

Brenda Medeiros, Sec.