

Town of Bartlett Office of Selectmen
Meeting Minutes: October 10, 2008
Attendance: Douglas Garland, Jon Tanguay
Absent: Chairman Gene Chandler

Meeting opened at 08:30 AM.

Richard Wilczek (5VILLG-MAI-150) of Better Life Cabins would like to resolve the situation of the use of a building on his property. Selectman Tanguay inquired as to which building he was referring to. Wilczek stated that it is the one that is most westerly on his property. Selectman Tanguay asked what Wilczek's interpretation was as to what the building's usage is. Wilczek replied that it is for storage but he would like to use it for his snowmobile business. Wilczek also stated that the Town tax card has it at a residential two bedroom home. Selectman Garland stated that he doesn't know about that and will have to check it out. Lynn Jones, AA, explained that it was only an assessing category and may not be the legal use for the building but it was the closest assessing category to what it was at the time. Wilczek stated that when he purchased the property the building was used for storage and he also had used it for storage of the snowmobile equipment. Selectman Tanguay replied that from what he has observed when he has driven by is that he personally has gotten the impression that it appears to be used not just for storage. Selectman Tanguay believes that Wilczek is conducting a portion of the snowmobile business out of the building as it appears it was used as a warming hut as well as for the sizing of snowmobile helmets. Wilczek confirmed that he had been fitting people for helmets at that location and that now he would like to resolve the use of the building issue. Selectman Tanguay stated there are procedures that everyone has to go thru. First of all you need to file a change of use of permit from storage to a business which would be denied as it is not a permitted use according to the Bartlett Zoning Ordinance and at that point he would go to the Bartlett Zoning Board of Adjustment. Selectman Garland further explained that the snow machine business is a special exception and it is very limited. Selectman Tanguay suggested that he re-evaluate his business to see exactly what he would like to do at the property. Wilczek stated he would make out the application for the change of use as he would like to use that building independently. Selectman Tanguay mentioned that Wilczek may want to review just what the Bartlett Zoning Board of Adjustment had granted when he received the first special exception from them. Lynn Jones, AA, explained that when the use of a building is changed it can change things

like the activity level, parking, septic usage, etc. Wilczek stated that he would not increase the machines or the amount of business done at the location. Selectman Garland replied that the condition of the ZBA decision states that he can only have 25 machines on the property. Wilczek stated that his property is for sale and that the bank claims that they got a copy of a letter that says he is in violation of the use of the building. L. Jones, AA, stated that the letter is public information and the bank could get a copy. Selectman Garland replied that he certainly was in violation of the ZBA usage. Selectman Tanguay stated that Wilczek is doing the right thing now. Wilczek replied that the resolution seems to be to go to the ZBA. Selectman Garland explained that normally the change of use permit would be signed after the ZBA decision is made, but that the ZBA decision can be appealed. Selectman Tanguay reminded Wilczek that if he gets the change of use for that particular building that it doesn't cover any other changes and he needs to address all proposed uses with the ZBA. Wilczek stated that he has met with the New Hampshire Department of Resources and Economic Development and has applied for trail use along the Maine Central railroad and this may be extended before the year is out. An application form was given to Wilczek.

Selectman Tanguay made a motion at 09:45 AM to enter nonpublic session for a request for aid according to RSA 91-A: 3 (c). Selectman Garland seconded the motion. Motion carried unanimously. Selectman Garland made a motion at 10:00 AM to end the nonpublic session and to seal the minutes. Selectman Tanguay seconded the motion. Motion carried unanimously.

Police Chief Connifey and the Selectmen reviewed the handling procedures for animal complaints. It was agreed that when calls went to the Carroll County dispatch center that they would notify Bartlett Police Department. The Bartlett Police Department would either handle the problem themselves or call the animal control officer. The Selectmen and Chief Connifey also discussed an issue of a possible leave of absence for an employee starting April 2009.

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

Meeting adjourned at 11:25 AM.

Respectfully submitted,
Brenda Medeiros, Sec.

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