

Town of Bartlett Office of Selectmen
Meeting Minutes: December 18, 2009
Attendance: Chairman Gene Chandler, Douglas Garland, Jonathan Tanguay
Reporters: None

Meeting opened at 08:30 AM.

Bartlett Road Agent, Travis Chick, met with the Selectmen to go over the following:

- 1.) H. E. Bergeron looked at the town garage in reference to renovations and putting an addition onto the garage. The cost would be around \$5000.00 to draw up the plans for the addition and the renovations. There would be one bay which the grader, the welder, etc. would be put into and this would be located on the side where the school buses park. The office and bathroom would be moved which would gain them about 15'. A room would be added for the office, tool room, bathroom, and break room on this side of the garage. They can't enlarge out front as it would be too close to the fuel tanks and they can't add onto the back of the garage as it would be too close to the river. Selectman Garland stated that if we didn't use Bergeron that we may be able to use Rob Adair. Selectman Garland also inquired what about code compliances as when you do something to a building you usually have to bring it up to code. Chick also mentioned that this price also included redoing the existing garage roof. Selectman Garland inquired if they were going to be able to tie this all in. Chick replied yes and that the doors would be located on the front and back, but nothing will be happening till January as Bergeron is off next week.
- 2.) Chick handed out price information sheets on purchasing a 2010 International ten wheeler. Chick had worked up three options on what we could get for trade in on the 2000 4x4 with plow frame, wing and sander, the 2000 4x2 dump with plow frame, plow, wing and sander and the total if we traded both vehicles. Chairman Chandler stated that we wouldn't have a spare truck if we did that. Chick replied that we would have the one ton truck and when it came time to trade that in we could get a bigger one. Chairman Chandler asked if the truck Chick is proposing would have a dump body. Chick replied that it would have a dump body with sander/spinner. Chairman Chandler went over that we have the following: 1.) 2000 which plows winter only. 2.) 2000 which is a two wheel drive. 3.) 2004 which is used year

round. 4.) 2006 dump which is used year round. 5.) 2008 4 wheel w/o a dump body that is used winter only. Chick stated that he would like to be able to rotate the trucks so that some aren’t sitting all summer and that would extend the life of all the trucks.

Stephen Gallas (1ALPEN-6-0) inquired if the Town was taking the Jeffrey/April Jacobs property (1ALPEN-7-0) as a tax deed. Chairman Chandler replied no not yet. Gallas stated that the water and electricity has been shut off to the residence. Chairman Chandler explained that if they don’t pay the taxes today then the property will be deeded to the Town and would have to go up for public auction. Gallas stated that he is willing to pay the taxes as he doesn’t understand why they have let the property go. Gallas stated that part of the problem is that there are three parties involved in the ownership of this property. (Jeffrey, April, and her mother Miriam) Gallas would like the town to inform him when they take the property and he would work out a deal with the town. Selectman Garland reminded him that it has to go to public auction. Selectman Garland informed Gallas that he could pay off the debt through the owners. Gallas replied that he would be happy to write a check and take care of this today but Mom is the mortgagor and Jeff/April are the mortgagees and no one agrees with one another. Gallas stated that he would be willing to work together to clean up the property.

The Selectmen telephoned one of the town attorneys to get clarification on a Zoning Board of Adjustment condition.

Peter Gagne (James Pettengill–5 VILLG-MAI-520) met with the Selectmen in reference to his change of use building permit application for a snowmobile rental business. Chairman Chandler informed Gagne that he had a couple of questions for him. Chairman Chandler inquired as to how many employees Gagne would have at one time. Gagne replied that there will be six scheduled on weekends and four on weekdays and that included Mr. Pettengill. Chairman Chandler stated the next issue was that his application for a sign was not clear. Gagne explained that he is replacing the BP sign with a reader board at a later time and that he is not putting a sign on the building. He is using the existing sign and posts and he corrected his sign permit to be 45 square feet instead of the 48 square feet he had originally written on the permit application. Chairman

Chandler inquired if Gagne has purchased the property as the Zoning Board of Adjustment had put as a condition on their notice of decision that the approval is contingent on the sale of the Pettengill property to Peter Gagne. Gagne replied that he does not own it yet as the bank is requesting some environmental testing, since it was a gas station, and he has scheduled one to be done. The testing has been ordered but it will probably not be done until January 10th due to the holiday. Chairman Chandler stated that because of that condition that the Zoning Board of Adjustment had put on the Notice of Decision the Selectmen couldn’t issue the change of use permit. Gagne understood this and inquired if Pettengill could get the permit. Chairman Chandler replied that the special exception to operate a snowmobile rental business was given to Gagne not Pettengill. Selectman Garland stated that that condition was pretty black and white even if it doesn’t make sense. Chairman Chandler inquired if the condition of no recreational use of snowmobiles on the property had been voted on. Gagne believes that it was as it is the same condition they put on Better Life Cabins last year as they don’t want any training done on the property. Chairman Chandler went on to explain that the Selectmen are in a stumbling mode as if we approve the sign permit application it implies that we approve the operation. Chairman Chandler suggested that Gagne check with his attorney to see if perhaps a deed could be drawn up and Pettengill could be the mortgage holder. If Pettengill agrees they could have it recorded at the registry of deeds and once Gagne gets the bank mortgage Pettengill could sign a mortgage release. Gagne will check with his attorney and Pettengill and get back to us.

The Selectmen placed a telephone call to the town attorney to discuss a legal issue.

Steven Pelletier (3RT302-28-R00) dropped off a sign application on Friday morning during the Selectmen’s meeting. He checked back a little while later to see if he was all set. Selectman Garland informed Pelletier that the Selectmen hadn’t had an opportunity to look at the application yet and that permits have to be submitted by 01:00 PM on Thursday to be reviewed on Friday. Pelletier stated that he is putting a smaller sign on the building so there would be one existing sign that is 36 square feet and a new 15 square foot one on the building. Chairman Chandler stated he

could put the sign up but if when they review the permit there is a problem he will have to take it down.

Selectman Garland made a motion at 10:50 AM to enter nonpublic session to discuss a request for aid under NH RSA 91-A: 3 II (c). Chairman Chandler seconded the motion. Motion carried unanimously. Selectman Garland made a motion at 11:10 AM to end the nonpublic session and to seal the minutes. Chairman Chandler seconded the motion. Motion carried unanimously.

Brenda Medeiros, Sec. inquired from the Selectmen about meetings for the rest of December since the next two Fridays are holidays. The Selectmen agreed that we would not be meeting on December 25th but would hold their next meeting on Thursday, December 31st from 08:00 AM – 10:00 AM.

Chairman Chandler made a motion to pay \$10,000.00 as temporary share until such time if agreement is modified we will pay the difference for the purchase of a backhoe for the Transfer Station. Chairman Chandler wrote up an agreement which states that the Town of Bartlett will pay \$10,000 towards the purchase price of the Town of Jackson backhoe. If the agreement regarding the splitting of capital expenses changes where an adjustment would need to be made in either town's favor regarding either town's share of the purchase price, both town's agree to adjust the price at that time. Bartlett payment is contingent upon the Town of Jackson waiving any rental costs of said backhoe. Selectman Garland seconded the motion. Motion passed. The agreement was faxed over to the Jackson Selectmen's office.

Selectman Tanguay made a motion at 11:25 AM to enter nonpublic session under NH RSA 91-A: 3 II (a) to discuss a personnel issue. Selectman Garland seconded the motion. Motion carried unanimously. Selectman Garland made a motion at 11:35 AM to end the nonpublic session and to seal the minutes. Chairman Chandler seconded the motion. Motion carried unanimously.

Page 5- Selectmen's Meeting Minutes 12-18-09

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.