

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

February 20, 2018

Members Present: Chairman Philip Franklin; David L. Patch; David Shedd; Scott Grant; Kevin Bennett; Peter Gagne. **Members Absent:** David A. Patch (with notice).

Also present: Norman Head.

The meeting was opened at 6:00 pm by Chairman Philip Franklin, who reviewed the agenda.

1. Discussion with Paul Pagliarulo re his workforce housing project: Mr. Pagliarulo was not present so the discussion with him did not take place; however, the board briefly discussed the issue of workforce housing when David Shedd asked whether it was accurate that the zoning ordinance only allowed a maximum of ten residential units in a multi-family dwelling in the Town Residential District A. He was told this was correct. Peter Gagne again expressed his belief that our septic density requirements were too high when it came to workforce house, and that it would be appropriate for the town to adopt the state's standards and not take the 25% reduction. Most board members felt our septic standards should not be compromised for workforce housing.

2. Pre-application review: Dryjas Holdings, LLC and Mark & Beverly Dryjas, Highland Road: File: 2018-1241. This is an application for a boundary-line adjustment to convey 5.73 acres from Tax Map 6SACOR Lot 032HR0 to Lot 033HR0. After adjustment, Lot 032HR0 will contain 14.43 acres and Lot 033HR0 will contain 11 acres. Each lot will then be subdivided into a 3-unit PUD. The board had some prior knowledge of this project since Mr. Dryjas had been before them several times previously. The board reviewed the plan and identified no obvious problems. David Shedd asked whether the test pits were current and there was a short discussion on the different-sized well radiuses. It was determined that some wells served two dwelling and others only served one. The application will be formally presented at the March public hearing.

3. Continuation/Final Approval: Attitash Mountain Service Co., (AMSCO), Block G, Stillings Grant: File: 2013-1187. This is an application to reconvene review of a continued application to subdivide Block G into 40 residential units. Tax Map 5STLNG, Lot G00. This application has been continued indefinitely until an 0000 engineering review is completed..

4. Mail and Other Business:

- The Chairman asked if the board had reviewed the letter he had written to Sean Shannon regarding his proposed purchase of Glen Sand & Gravel. The board indicated the letter had been read, and a motion to approve the wording and forward the letter to Mr. Shannon was made by Scott Grant; seconded by David Shedd. Vote: All in favor.
- A letter from EBI Consulting of Burlington, MA asking for comment on any historic features on property located at 122 Rt. 302, was reviewed. The board did not identify any such features on the property.
- Town Moderator Norman Head reminded the board the March 20 work session fell on the same day as the town deliberative meeting. A motion to change the date of the work session to Monday, March 19, 2018 was made by Scott Grant; seconded by David Shedd. Vote: All in favor.

With no further business, a motion to adjourn was made by Scott Grant; seconded by David Shedd. Vote: All in favor. The meeting adjourned at 6:30 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary