

**TOWN OF BARTLETT PLANNING BOARD  
WORK SESSION**

**February 21, 2017**

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

**Also in attendance:** Norman Head.

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

**1. Continuation/Final Approval: James Howard, Cobb Farm Road.** File: 2017-1224. This is an application to subdivide two lots out of a 80.6-acre parcel of land on Cobb Farm Road. One lot will contain 2.02 acres and the other will contain 2.58 acres, leaving 76 acres in the subject parcel. Tax Map 5COBRD, Lot 45RW0.

The Chairman recalled this application had been through a public hearing last meeting. At that time it had generated a lot of discussion from abutters, but no major issues or problems had been identified. He asked whether the board had any further questions before he called for a motion to approve. With no questions or comments forthcoming, Scott Grant made a motion to approve the three-lot subdivision being proposed. Motion was seconded by David L. Patch. Vote: All in favor. After the meeting, the mylar was signed for recording purposes and Norman Head was provided a copy of a signed plan.

**2. 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.

No action was taken on this application since the plans are still in the process of being reviewed by the town engineer. The application has been continued indefinitely until the review is completed.

**3. Review and Approve Minutes:** The minutes of the February 6, 2017 meeting were reviewed. A motion to approve the minutes, as written, was made by Scott Grant; seconded by Rich Stimpson. Vote: 4-0-1, with David A. Patch abstaining since he had not been in attendance.

**4. Review of Modifications to equipment on existing towers:** The board reviewed requests from SAI Communications, representing AT&T, and Structure Consulting Group, representing Verizon, to upgrade and maintain antennae equipment on existing towers located on Garland Ridge Road and Mountain View Road in Linderhof, respectively. The board reviewed both requests and determined they complied with the requirements of the telecommunications ordinance. A motion to approve both requests was made by Scott Grant; seconded by Rich Stimpson. Vote: All in favor. The selectmen will be advised of the board's decision.

**5. Mail and Other Business:**

- The board reviewed mail listed on the agenda, including literature for OEP's Planning & Zoning Conference to be held in Concord on April 29. Attendance at the conference involved a \$55 fee, and it is believed the town would pay for two people to attend. It was suggested the newly-elected planning board member be one of those attendees, since these conferences also provided guidance as to what duties and responsibilities were required of new planning board and zoning board members.
- The Chairman noted that the date of the deliberative portion of town meeting conflicted with the March work session. It was decided to wait until the March public hearing to see what was likely to be on the agenda and to make a decision at that time whether to move the work session to another date or to cancel it.
- The Chairman advised that he had attended the recent budget hearing where he said he had heard opposition expressed to the board's proposed zoning amendment regarding ADUs. The board discussed what they felt the ramifications would be if the amendment failed to pass. David L. Patch felt should that happen, the current ADU wording would remain in effect but would automatically be upgraded to include regulations being imposed by the state. For example, after the new law goes into effect on June

1, it will be illegal to restrict ADUs to one bedroom as Bartlett now does. The zoning amendment we are proposing limits the number of bedrooms to two, limits the total size of the ADU to 800 sf., and imposes increased MLAR for a two-bedroom ADU; therefore, should the amendment fail those restrictions would not go into effect. Since the state's new law does not limit the number of bedrooms nor the size of an ADU, they could be larger than the town would like to see. Mr. Patch cautioned people may not be pleased with the outcome should they vote against the amendment. David A. Patch advised Gene Chandler was going to look-into what options the town would have should the amendment not pass.

- Norman Head spoke about the wording of the ADU amendment, saying he felt two of the conditions were in conflict with each other. David L. Patch explained what each condition was intended to mean.

With no further business, a motion to adjourn was made by Scott Grant; seconded by Rich Stimpson. Vote: All in favor. The meeting adjourned at 6:38 p.m.

Respectfully submitted,  
Barbara Bush  
Recording Secretary