

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

March 4, 2019

Members Present: Philip Franklin; David L. Patch; David A. Patch; David Shedd; Kevin Bennett; Scott Grant.

Members Absent: Kevin McEnaney (with notice).

Also Present: Richard J. Goff, Jr.; Richard J. Goff, III; Barry Trudeau.

Chairman Philip Franklin opened the meeting at 6:00 pm. He reviewed the items on the agenda, after which Scott Grant led all present in the Pledge of Allegiance.

1. Continuation of Public Hearing/Final Approval: RSM Bartlett Properties, LLC, (Richard Girardin), 590 US Route 302. File: 2018-1251. This is an application for a 14-unit subdivision (7 duplexes) on a 13-acre parcel identified as Tax Map 3RT302, Lot 53R00.

The Chairman provided a brief overview of this project and recalled at the last meeting a question had been raised as to whether the catchbasins shown on the plan were allowed under the town's regulations. When asked, David A. Patch confirmed that was the position held by the selectmen. The road regulations state that catchbasins are not allowed in road rights-of-way. When the plan was checked and it was determined these catchbasins were indeed located in the road right-of-way, the Chairman said he did not feel the board could approve the application as presented. It was noted that the road design would be reviewed by the town engineer and any inconsistencies would be identified at that time. The Chairman closed the public hearing and called for a motion to continue the application to the April 1 meeting. Motion made by David L. Patch; seconded by Scott Grant. Vote: All in favor.

3. Informal discussion with Richard and Richie Goff regarding a proposal to add forty camp sites and a splash pool to the Glen Ellis Family Campground. Richard Goff, Jr. said the campground was a very popular destination for campers and demand was very high. He said they were already fully-booked for the rest of this year. Mr. Goff provided a sketch showing how the forty new sites would be distributed among three different locations, and also showed the location of the proposed splash pool. Mr. Goff said the campground only had one pool at the moment and a second one was much needed. After reviewing the sketch, the board had several questions which Mr. Goff answered by saying the campground currently had 240 sites and the forty being added would result in there being 280. Mr. Goff said the campground offered a mix of sites, including 100 tent sites and sites with full hook-ups. This meant vehicles as large as a Greyhound bus or something as small as a pup tent could be accommodated. When asked, Mr. Goff said none of the sites were visible from Route 302 or West Side Road. Laundry and shower amenities are provided on the property, as well as a dump station for motor homes which have their own bathroom on board. David Shedd asked whether the state had any say about the septic services. Mr. Goff said they certainly did, and plans have to be submitted and approval obtained. When asked how flooding situations were dealt with, Mr. Goff said they were on top of things after having learned valuable lessons from Tropical Storm Irene. He said after meeting with Homeland Security, an evacuation plan was now in place which included the installation of gauges which provided a half-hour warning when waters reached a certain level.

Mr. Goff said he had already spoken to the selectmen about this expansion and they suggested he also speak to the planning board. Selectmen's representative David A. Patch indicated the selectmen did not have any issues with what was being proposed. David L. Patch noted that the planning board does not have much to do with campgrounds since it was the state and the selectmen's office who oversaw their operation. He said this campground was a grandfathered non-conforming use being that it was in existence before zoning was enacted. He suggested Mr. Goff pursue state approval, then go to the selectmen's office for a building permit. Mr. Goff said that is what he will do and offered to provide copies to the board of any approvals he obtained. The Chairman asked whether the board had any concerns or issues with Mr. Goff's proposal. The were none expressed.

4. Review and Approve Minutes: The minutes of the February 4, 2019 meeting were reviewed. There being no corrections or comments, a motion to approve was made by Scott Grant; seconded by Kevin Bennett. Vote: All in favor. There were no minutes for the February 19 work session since the meeting was not held.

5. Mail and Other Business:

- Correspondence listed on the agenda was reviewed.
- David L. Patch noted this was Chairman Franklin's last meeting since he had not sought re-election this year. Mr. Patch expressed appreciation for Mr. Franklin's hard work and efforts and thanked him for his service over the past four years. Mr. Franklin said he had enjoyed his time on the board and had learned a lot. He thanked the board, and said he had always been impressed by the member's ability to express different opinions and viewpoints in a courteous and respectful manner. Mr. Franklin was given a heartfelt round of applause.

There being no other business, a motion to adjourn was made by Scott Grant, seconded by David L. Patch. Vote: All in favor. The meeting adjourned at 6:28 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary