

**TOWN OF BARTLETT PLANNING BOARD  
WORK SESSION**

**March 19, 2018**

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

**Also present:** Mark and Beverly Dryjas; David Douglass of Thorne Surveys, Inc.; Kevin McEnaney.

The meeting was opened at 6:00 pm by Chairman Philip Franklin, who reviewed the agenda. He noted Kevin McEnaney was our newly-elected planning board member, and he will be officially sworn-in at the town deliberative session tomorrow night.

**1. Nomination and Election of Planning Board Officers:** Since this was the first meeting held since town elections, it was necessary to elect a chairman and vice-chairman for the upcoming year. A motion was made by Scott Grant; seconded by David A. Patch to elect Philip Franklin as chairman. Vote: All in favor. A motion was then made by Philip Franklin; seconded by David Shedd to elect David L. Patch as vice-chairman. Vote: All in favor.

**2. Continuation/Final Approval: 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.

Mr. Dryjas presented and provided a mylar for recording. The Chairman asked if anything had changed regarding this application and whether the board wanted to review the plan again. The board was told nothing had changed. The Chairman asked if there were any questions or concerns regarding this application. With none, he called for a motion to approve. Motion made by David L. Patch; seconded by David Shedd. Vote: All in favor. Mr. Dryjas thanked the board for all their help in making the process go so smoothly.

**3. Informal discussion with David Douglass.** Mr. Douglass was before the board seeking assistance with a proposed boundary-line adjustment between two properties on Big Bear Circle off Rolling Ridge. He provided a very basic plan which he said had been drawn in 1984 showing two lots titled A and B, but Mr. Douglass said the plan had never been acted on or presented. Mr. Douglass said the project had been resurrected in 2010, but again nothing ever came of it. He said the plan, as presented, wasn't recordable but it could be made recordable with a lot of work and a lot of waivers. He suggested the owner of Lot B would like to see the project treated as though it was 1984, but acknowledged that was not likely to happen. Mr. Douglass said there are some good reasons for the delay in doing this project, those being there is a proposed water system going into the area. He said that was the case eight years ago, and still is today. Mr. Douglass described how the residents in the area had all been issued "do not use your well" orders and how everyone had been just sitting there for years waiting for the Precinct to extend their water lines so as to be able to serve them. He said if the water system was in-place, many of the current problems would be gone. He described how the issue today is that the well belonging to Lot B is located on Lot A by about two-to-three feet. To complicate matters even further, Mr. Douglass said the existing boundary line goes through a barn belonging to Lot B, therefore part of the barn is on Lot A's property. He said both parties were aware of these discrepancies and were not at odds over the situation. David L. Patch said he had a little background information on the situation in that the original owners of the lots had come to an agreement so the barn would be on Lot B but the boundary line was never formally moved or recorded. He said when the present owner of Lot A purchased the property he had been under the impression the line was located where it is now being proposed, not where it actually is since the new location had never been formalized due to inactivity back in 1984.

Mr. Douglass said both lots were non-conforming lots-of-record and acknowledged the boundary adjustment would make one lot less conforming, while making the other one less non-conforming. In response to David Shedd's question as to whether the lots met MLAR requirements, Mr. Douglass said not by today's standards but in 1984 they did. This was why so many waivers would be required to comply with today's standards for both the town and the state. He said this subdivision was originally approved by DES with community water, but because Lot A has a well, Mr. Douglass felt the DES would now require a whole new subdivision application which the current conditions of the lots would not conform to. The board spent a lot of time discussing options with Mr. Douglass. Questions such as could the road right-of-way be used for septic density and whether the barn could be moved were all answered as no. David A. Patch said the well situation could probably be resolved by a well/water easement. David Shedd make the suggestion that Mr. Douglass look into doing an equal-area boundary-line adjustment which did not affect the square

footage nor the density of either lot. Mr. Douglass said that would be difficult to do due to the location of the barn and the well, and would result in a very strange-looking lot. Mr. Shedd asked if this could be an equal exchange of land, would the board have an issue with it. David L. Patch said he didn't think so. Mr. Shedd asked whether Mr. Douglass could wiggle the boundary line to make an equal exchange, saying it didn't necessarily have to be a straight line. Mr. Douglass said that question would be easier to answer were the structures shown on the plan, but asked if he were able to finagle the line to create an equal-area exchange which didn't interrupt accesses, would that do it and would the board then be happy. The board indicated unanimously that would be the case, saying it would simply be cleaning-up and correcting issues which had been going-on for a long time. Mr. Douglass thanked the board for their time.

Kevin McEnaney had arrived during this last discussion and he was introduced and welcomed aboard by the Chairman.

**4. 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 engineering review is completed.

**5. Review and Approve Minutes:** The minutes of the February 5 meeting were reviewed. Motion to approve, as written, made by David A. Patch; seconded by Scott Grant. Vote: All in favor. The minutes of the February 20 meeting were reviewed. David Shedd commented on Item 3, the continuation of AMSCO's Block G at Stillings Grant, by saying this application had been going-on for a long time and he would like a status report from the engineers as to where things stood with their review. The board agreed, and the secretary will follow-up with this. A motion to approve the minutes, as written, was made by David Shedd; seconded by Scott Grant. Vote: 5-0-1, with David A. Patch abstaining since he had not attended the meeting.

**6. Mail and Other Business:**

- David Shedd suggested a letter be written to Peter Gagne, who had not sought reelection this year, to thank him for his service on the planning board. The board agreed unanimously with Mr. Shedd's suggestion and the secretary was requested to write such a letter.
- The Chairman advised he will be unavailable to attend the April 17 work session.

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 7:00 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary