

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

April 18, 2017

Members Present: Chairman Philip Franklin; David L. Patch; Scott Grant; David A. Patch; David Shedd; Peter Gagne; Kevin Bennett. **Members Absent:** None.

Also in attendance: Burke York of York Land Services; Kevin Ashe of White Mountain Survey & Engineering Inc.

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

1. Continuation/Final Approval: Birchwoods West Realty Trust (Robert Ferguson, Trustee), Birch Ledge and Juniper Ledge Roads. File: 2017-1227. This is an application to subdivide a 22.51-parcel into four lots. Each lot will contain 5.12 acres, 6.83 acres, 5.50 acres and 5.06 acres, respectively. Tax Map 2RT16, Lot 181L5A.

Burke York was present and provided amended plans which showed that the boundary line between Lots E and F had been changed slightly. Mr. Burke said this was done after he had discovered the boundary was close to a house-lot area being cleared on Lot E. The angle of the boundary line was shifted an equal distance on either end, thus the density and size of the lots did not change and the square footage of each lot was exactly the same as presented at the public hearing. The board reviewed the new concept and had no concerns with the boundary as shown on the revised plan. David Shedd asked whether the corner monuments had been set. Mr. York said they had. The Chairman asked if the board had further questions or concerns. With none, he called for a motion to approve the application. Motion made by Scott Grant; seconded by Peter Gagne. Vote: All in favor. A mylar was provided for recording.

2. Preliminary Review: The 2 North Ledge Road Realty Trust (Marcello Stisi, Trustee), North Ledge and Glen Ledge Roads. File 2017-1228. This is an application to subdivide a 3.44-acre parcel into two lots containing 2.154 and 1.282 acres respectively.

Kevin Ashe of White Mountain Survey was present representing Mr. Stisi, and provided plans which showed a two lot subdivision of a 3.44-acre parcel located on the corner of Glen Ledge and North Ledge Roads. Mr. Ashe said a small portion of the subject parcel was originally created as the site for a community well which was intended to serve the members of the North Ledge Well Association. The well situated on the lot was subsequently abandoned and disconnected in 1986, and the well-lot was purchased by Mr. Stisi and voluntarily merged with his main parcel in 2001. Mr. Ashe said Mr. Stisi's residence on Lot 1 is served by an on-site drilled well, and the new Lot 2 will be served by Lower Bartlett Water Precinct.

The board reviewed the plan and immediately noticed that Lot 1, which contained Mr. Stisi's residence and which originally fronted onto Glen Ledge Road, had lost that frontage due to the creation of Lot 2 and now only had frontage onto North Ledge Road. Mr. Ashe was advised that our subdivision regulations did not allow the creation of a lot which did not have frontage onto a town road, or onto a private road which met town road standards. David Shedd said he believed there had been some type of problem with North Ledge Road and that it did not meet town road specs. Scott Grant offered full disclosure of his involvement by saying that he plowed North Ledge Road and that it was not a town road. He asked whether he needed to recuse himself. The board discussed Mr. Grant's involvement and felt it did not warrant him stepping down. Mr. Grant described how water ran across the road and asked Mr. Ashe about wetlands in the area. Mr. Ashe said a wetlands scientist had examined the property in 2016 and no jurisdictional wetlands had been found. David Shedd advised that he had accompanied the wetland scientist on his visit.

The board discussed with Mr. Ashe that the subdivision, as proposed, would not be able to be approved since it created a non-conforming lot which did not front onto a road built to town specs. Mr. Ashe said while he thought that was a requirement, he had been unable to find that particular wording in our subdivision regulations. It was located in Section III, Item C, and read to him by the Chairman. He then provided the board

with a plan prepared by Thorne Surveys which showed a two-lot subdivision on North Ledge Road which the planning board had approved in 1991. He asked how that subdivision could have been approved if North Ledge Road was not a town spec road. The board looked at the plan but had no explanation as to why that approval had been granted. It was wondered whether a portion of the road from Glen Ledge down to where the subdivision was located, had been built to town standards, especially since the plan showed the road as having a 66-ft. right-of-way and ending in a hammerhead, but since Mr. Stisi's property is at the beginning of North Ledge Road it was felt that was likely not the case. Scott Grant recalled how a property owner at the end of the road had merged two of his lots. When he later wanted to unmerge them through the subdivision process, he was denied the opportunity to do so due to the status of the road.

The board discussed possibilities with Mr. Ashe as to how the subdivision could be reconfigured so as to comply with our regulations. One option would be to extend a 50-ft.-wide portion of Lot 1 out onto Glen Ledge Road to satisfy frontage requirements. Mr. Ashe said he was not sure the owner wanted to do that, but he would speak to him and would run new calculations to ensure both lots would still have adequate density. Mr. Ashe confirmed that building setbacks were 60-ft. from the centerline of Glen Ledge Road and 40-ft. from North Ledge Road since it was an internal road, and that the application could still be officially presented at the May 1 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.

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.

4. Review and Approve Minutes: The minutes of the April 3, 2017 meeting were reviewed. David A. Patch requested that the third sentence in the second paragraph of Item 2 be removed. Motion to approve the minutes, as amended, was made by Scott Grant; seconded by David L. Patch. Vote: All in favor.

5. Mail and Other Business:

- The board reviewed mail listed on the agenda, including invitations to attend various seminars, workshops, and annual meetings. Scott Grant asked to speak on an invitation from the Bartlett and Harts Location Multi-Jurisdictional Hazard Mitigation Plan Update to attend their meeting on either June 5 or June 19 at the town hall or fire station. He explained this was their final meeting and the more people who attended, the better their chances of obtaining matching grant funding were. Mr. Grant had attended several previous meetings and said he had found them worthwhile. He noted if the meeting was held on June 5, that the selectmen and planning board both met on that date which would hopefully encourage their members to attend. After a short discussion regarding which location would be best suited to hold the meeting, it was felt the fire station offered a better facility in that it had the means to accommodate projectors and screens for the power-point presentation.
- David Shedd asked the secretary whether she had been able to obtain a copy of the map from the Lower Bartlett Water Precinct which was part of a decision handed-down by their ZBA in regards to a variance request submitted by Triple K Properties involving expansion of operations at their gravel pit. Mr. Shedd said the map would help the planning board understand what the ZBA agreed on. Peter Gagne said Robert Holmes would also like a copy of the decision.
- Peter Gagne asked again about the new residence constructed on the Swiss Chalet property on Route 16A. He asked David A. Patch whether they had a third driveway. Mr. Patch said as far as he knew they did not, but noted Route 16A was a state road and driveway permits would have been issued by the DOT. Mr. Gagne also wondered whether the garage met front setback requirements. While the garage

seemed close to the road, it was felt it was probably set back the required 60-ft. from the centerline of Rt. 16A. The map provided for site plan review determination can be checked.

- Kevin Bennett noted the new zoning amendment which now allowed three dwelling units on a driveway. Citing the need for responders to be able to identify properties in case of medical emergencies, etc., he asked how the town dealt with 911 numbering and whether the town required private driveways to be named. The board had no definitive answer to Mr. Bennett's question, but several members gave examples of how some homeowners dealt with the situation by adding an A, B, or C to the 911 number and placing the numbers on the road at the entrance of the driveway. It was noted that this was an issue that would be handled by the selectmen's office.
- Since the board was holding a public hearing on a subdivision on May 1, the secretary asked whether the board wished to also include a public hearing to update the subdivision regulations to reflect the zoning amendments which passed at the March 14 election. It was agreed to do this.
- The Chairman reminded members that sign-up deadline for the OEP Annual Zoning and Planning Conference being held in Concord was April 21. Due to various reasons, nobody on the board was able to attend.
- Peter Gagne reminded members he would not be available to attend the May 1 public hearing.

With no further business, a motion to adjourn was made by Scott Grant; seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 7:05 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary