

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

May 16, 2017

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

Also in attendance: 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: 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 presented and provided updated plans showing that boundary pins had been set, a 4k area was shown on Lot 1, and the state's subdivision approval number had been added. He said the state had not required him to dig another test pit on Lot 1. The board reviewed the plan. Kevin Bennett asked whether, like Jackson, Bartlett was also a pre-approved town with the DES as far as septic system approval was concerned. He noted if a subdivision was to be connected to a public water system that the board needed to have verification that the public entity could provide adequate water. He was shown a letter in the file from the Lower Bartlett Water Precinct which documented their willingness and ability to provide water to Lot 2.

The Chairman noted board members had received a letter from the selectmen's office, though it had only been signed by the chairman, Gene Chandler. Mr. Chandler stated that after having a preliminary discussion with another selectman regarding this subdivision, he had given it some thought and had come to the conclusion that it should not be approved by the board. Mr. Chandler stated he had some concerns with the subdivision with regard to the access and frontage, and cited the subdivision regulations which stated "lots must front upon and be served by a Class V street ..." Mr. Chandler apparently also had a concern with the shape of Lot 1, which had a 50-ft. wide "finger" out onto Glen Ledge Road, a town road, to satisfy frontage requirements. He believed the subdivision created two new lots, and that the driveways to each lot both needed to come off Glen Ledge Road.

The board debated Mr. Chandler's concerns at great length. Points discussed included the fact that there was nothing in our ordinance which required a lot be a certain shape, and the board had approved lots similar to the shape of Lot 1 many times in the past. Also, the term "...and be served by..." in the subdivision regulations was not clearly described and its intended meaning was not known with any certainty. The board had never required driveways to come through the town-road frontage before, and it was felt it would be unfair to change the interpretation of this phrase at this point. It was further noted that Lot 1 originally had total frontage onto Glen Ledge Road, but the driveway had still been allowed to exit off North Ledge Road, a private road. The board felt it would not be appropriate to now require the owner of Lot 1 to abandon his existing driveway and to construct a new, much longer one off Glen Ledge Road through the 50-ft. "finger." It was noted this concept would also make it difficult for a new driveway to reach the entrance of the existing garage, which faced North Ledge Road. Several board members engaged in an exchange about whether or not a driveway to Lot 2 could come off North Ledge Road. Peter Gagne felt this could not happen, and read the regulation which stated only three dwelling units could be served by a driveway and that multiple driveways constructed in close proximity to each other will not be used as a substitute for construction of a road built to town specifications. David L. Patch stated that this did not apply in this instance, since North Ledge Road was not a driveway but a private road which did not meet town road standards. He further explained the intent of not allowing driveways to be in close proximity to each other. David Shedd said he would have no problem if the planning board required the driveway to Lot 2 to come off Glen Ledge Road. Kevin Ashe acknowledged that was the intention, as it meant Lot 2 would then not be subject to association fees. The board agreed that the zoning ordinance was perhaps poorly written in this instance, and they would like to see a better definition of the term "and be served by."

The Chairman asked whether there was any further discussion from the board on Mr. Chandler's letter. With none, he said his understanding of the board's discussion was that the 50-ft. frontage of Lot 1 onto Glen Ledge Road does not have to be used as a driveway entrance, and the existing driveway can remain as-is. He asked if that understanding was correct. The board agreed unanimously that it was. He then called for a motion to approve the subdivision, as presented, and asked if there were any further questions. David Shedd asked Mr. Ashe where soil boundaries and density calculations were shown on the plan. Mr. Ashe said he had provided two plans; one which showed all the information required by the town for approval purposes, and another which did not show extraneous information which the Registry did not like to see on plans to be recorded. He showed Mr. Shedd where the information was located on the plan. A motion to approve was made by Peter Gagne; seconded by David L. Patch. Vote: 5-0-1, with David A. Patch abstaining. A mylar was provided for recording purposes and Mr. Ashe was provided a signed copy of the plan for his records.

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.

This application has been continued indefinitely until a review by the town engineer review is completed. At the last meeting, the board had requested an email be sent to the town engineer to find out where review of the plans stood. This had been done, and the secretary advised the engineer had completed his review and he and the applicant's engineer, who had been out of town for an extended period, were in contact with each other and were working to resolve several issues resulting from the review.

3. Review and Approve Minutes: The minutes of the May 1, 2017 meeting were reviewed. David Shedd noticed that on page 2, second paragraph, 4th line down, the word "more" should be added to the sentence to read, "...more information..." A motion to approve the minutes, as amended, was made by David L. Patch; seconded by Kevin Bennett. Vote: All in favor.

4. Mail and Other Business:

- The board reviewed mail listed on the agenda.
- The Chairman made a decision to postpone discussion on planning board alternates, saying he would like a full board to be present.

With no further business, a motion to adjourn was made by David Shedd; seconded by David L. Patch. Vote: All in favor. The meeting adjourned at 6:50 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary