

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

June 20, 2017

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

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

1. Pre-application review: Triple K Properties, Ltd. and George L. O'Brien, III & Terry Wentworth, Drew Lane, File: 2017-1230. This is an application for a boundary-line adjustment to remove 0.09-acre of land from the O'Brien/Wentworth property and add it to the Triple K property. Tax Map 1RT16, Lots 105L10 and 093L10.

The board reviewed the plan and also read a copy of a letter which the selectmen had sent to Triple K Properties. Selectmen's representative David A. Patch said the applicants had approached their office prior to the application being submitted to the planning board, and the letter was in response to that contact. The boundary adjustment is needed because a corner of one of Triple K's large sheds encroaches approximately 6-ft. over the boundary onto the O'Brien/Wentworth property. Mr. Patch said he was not aware how this issue had been discovered. He said another smaller shed, which was also over the property line, can be physically moved and will be relocated back onto the Triple K property. Mr. Patch said the Triple K property was not considered a commercial property but rather a grandfathered gravel pit, and the 15-ft. setback shown on the plan was correct. He noted some of the O'Brien/Wentworth land was under current use, and if the area involved in this adjustment fell under that category that a penalty fee would be levied on the land being removed. The board did not identify any immediate problems with the proposal, noting it did not have any effect on septic, etc. but would solve the encroachment problem. The application will be formally submitted at the July public hearing.

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.

3. Review and Approve Minutes: The minutes of the May 16, 2017 work session were reviewed. David A. Patch said in Item 1, The 2 North Ledge Road Realty Trust (Stisi) subdivision, he had abstained from the vote to approve the subdivision, and the vote result should read 5-0-1. A motion to approve the minutes, as amended, was made by David L. Patch; seconded by David A. Patch. Vote: 4-0-1, with Scott Grant abstaining since he had not attended the meeting. There were no minutes for the May 1st public hearing, as a meeting was not held.

4. Mail and Other Business:

- The board reviewed mail listed on the agenda, including excavation permits for the Drew, Holmes, and Allen gravel pits. These had been provided for informational purposes by the selectmen's office.
- The board discussed the need for planning board alternates. The Chairman said legislative rules did not clearly define the duties of an alternate regarding their attendance at meetings. He explained why he attended almost every meeting during his tenure as an alternate by saying he felt it was important to stay informed on the board's discussions on the applications being reviewed, and indicated it would be beneficial to have an alternate with the same level of commitment. David L. Patch said he agreed with that, but also felt someone with experience should not be counted-out. He spoke highly of the capability, fairness, and common sense traits of former chairman David Publicover, who had previously indicated he would be willing to serve on an as-needed basis. Margaret Lavender and Rich Stimpson, both previous members, had also expressed their willingness to serve on an as-needed basis. After a short discussion, it was decided to have the secretary contact all three above-mentioned members and ask whether they would still be willing to act as alternatives.

- The Chairman broached the subject of zoning amendments for the 2018 town meeting, and said if we were proposing to submit any that he would like to set a milestone of having everything finalized by the end of December. He recalled the definition of a lot was going to be updated this year, but wasn't, and asked that board members give some thought to any other changes they would like to see implemented.
- Scott Grant asked to speak about an issue relative to the LA Drew gravel pit off Route 16. He asked why the Lower Bartlett Water Precinct was apparently objecting to crushing operations at the pit. It was acknowledged there have been ongoing issues between the two entities over the years due to the close proximity of the Precinct's wells to the gravel operations. Since the planning board had jurisdiction over the town's gravel pits, Mr. Grant made a motion that the Precinct be asked to come before the board to discuss the matter. Motion was seconded by David L. Patch. Vote: All in favor. During further discussion, it was realized that the Drews would be at the July public hearing for their boundary-line adjustment, and a suggestion was made that they be asked for clarification of the situation prior to involving the Precinct. Mr. Grant and Mr. Patch withdrew their motion and second, respectively, and a new motion was made by David L. Patch; seconded by Scott Grant that the issue be discussed with the Drews at the July public hearing. Vote: All in favor. The secretary was asked to contact the Drews and let them know of the board's intention.
- A motion was made by David A. Patch; seconded by Scott Grant to move the date of the July public hearing to Wednesday, July 5 to accommodate an extended Independence Day holiday.

With no further business, a motion to adjourn was made by Scott Grant; seconded by David L. Patch. Vote: All in favor. The meeting adjourned at 6:45 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary