

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

September 5, 2018

Members Present: Philip Franklin; David L. Patch; David Shedd (Acting Recording Secretary); Kevin Bennett; Kevin McEnaney.

Members Absent: David A. Patch; Scott Grant

Also present: Donna MacLeon; Raymond Kelley, Sr.; Atty. Peter Malia; Ron Zagel; Bill & Eileen Honen; Michael & Clair Armstrong; Leah & Allen Bishop; Norman Head; Robert & Bernadette Leonard; Rhonda Phalen; Kenneth Beaudoin; Chris Marvelli; Robert Tafuto of Ammonoosuc Survey; Atty. Scott Anderson and Greg Richard (presenters for Verizon Wireless); Diana Allen and likely others who did not sign the attendance sheet.

The meeting was opened at 6:00 pm by Chairman Philip Franklin. After the Pledge of Allegiance, he reviewed the agenda.

1. Public Hearing: Corinne S. Dooley, 3-unit PUD on 235 Glen Ledge Road: File: 2018-1249. Tax Map 2GLENL, Lot 037000.

Robert Tafuto presented. A PUD is proposed with one existing house, a garage with an unapproved apartment above, and one additional unit to the west. Each of the three units to be approved for six bedrooms. MLAR would allow for 89% more than requested. General discussion ensued as to how the number of bedrooms was arrived at. Of greater concern was the availability of water from the North Ledge wells. An additional concern of the neighborhood was the possibility of weekend rentals and noise issues. David Patch and Kevin Bennett both explained that while we may sympathize, noise is not something within the planning board's authority.

Bill Honen, as manager of the North Ledge water system, tried to clarify the water situation. He stated that in consultation with Scott Hayes and a state representative (Klevins) the water supply was already exceeding the state's household allowance and they did not believe they could provide water for an additional eighteen bedrooms. Further complicating the situation was deeded water rights given to Dooley by Owen Jefferson from a well no longer in existence to the east of North Ledge Road. The Dooley lot has hundreds of feet of water line easement to neighborhood houses.

The Chairman read the letter from Klevens affirming the state's subdivision approval was only with public water supply.

Donna McLeon asked if the application was filed under Ms. Dooley's name or a trust that was created later. Atty. Malia, representing Leah and Allen Bishop, requested that the public hearing be extended to the October 1 meeting.

General discussion among the board as to how to proceed. Motion to extend the public hearing to October 1 made by David L. Patch; seconded by David Shedd. Unanimously approved. Atty. Malia asked if he could have a copy of the plan, the application, and a copy of the letter by Klevens.

Robert Tafuto addressed an earlier question about the application, stating the deed was transferred to a trust after he had submitted the application to the state.

2. Continuation of Public Hearing, Verizon Wireless, 122 US Route 302, Glen. File: 2018-1244. Tax Map 2RT302, Parcel 60R00. This is an application to construct a 160-ft. monopine tower in the Allen gravel pit in Glen.

Presented by Atty. Scott Anderson and Greg Richard. The Chairman described the response to two previous questions the board had relative to this application. The distance between towers and height of towers with regards to waiver requests. Atty. Anderson addressed earlier questions about FAA concerns and generator noises. The Chairman spoke of the issue of the two mile distance between towers. He and our attorney (adviser) agreed that their interpretation was the distance between any two *proposed* towers. Responding to the question of how Verizon addressed the issue of alternative sites, Atty. Anderson described the search ring process within which the fire station fell but was rejected for numerous reasons. David Patch spoke of the option of going higher-up on the ridge to reduce height concerns but felt that by doing so visibility would increase significantly. The Chairman had visited tower sites to the south and thought they should have been more careful with visibility.

Kevin McEnaney agreed with David Patch that the proposed site was best. The Chairman spoke about needing to meet the changing needs with the tourist economy. Kevin McEnaney agreed with our attorney's perspective, and asked about the tower style being monopine or monopole.

The Chairman said we needed to address the waiver request and the tower style. Motion to approve the waiver request for height increase to 160-ft. was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: 4-1-0, with David Shedd opposed. Motion to approve the monopine style made by David Shedd; seconded by Kevin McEnaney. Passed unanimously.

Discussion about removal bond. Atty. Anderson addressed Section 15d of the application and described conditions of abandonment and restoring location. Agreed that town engage engineer to determine amount. Motion to require removal bond made by Kevin McEnaney; seconded by Kevin Bennett. Unanimously approved.

Motion to approve application made by Kevin McEnaney; seconded by Kevin Bennett. Vote: 4-1-0, with David Shedd opposed.

Minutes will be ready by October 1. Motion to cancel September 18 work session made by David Patch; seconded by Kevin McEnaney. Passed unanimously.

Motion to adjourn made by Kevin McEnaney; seconded by Kevin Bennett. Passed unanimously.

Respectfully submitted,
David Shedd
Acting Recording Secretary.