

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**December 7, 2020**

**Members Present:** Scott Grant; David L. Patch; David Shedd; Kevin Bennett; Gus Vincent. Participating remotely were Kevin McEnaney and Barry Trudeau. **Members Absent:** None.

**Also Present:** Andrew Fisher of Ammonoosuc Survey.

**1. Pledge of Allegiance:** Chairman Scott Grant opened the meeting at 6:04 pm. He led all present in the Pledge of Allegiance and reviewed items on the agenda.

**2. Public Hearing: Dryjas Holdings, LLC and 17 Pingry Way Nominee Trust, Highland Road.** File: 2020-1268. This is an application for a boundary-line adjustment conveying 842 sf of land from Tax Map 6SACOR, Lot 032HR0 to Lot 033HR0, and then conveying 483 sf from Lot 033HR0 back to Lot 032HR0.

Andrew Fisher presented and explained the reason for the adjustment was to accommodate a new driveway alignment and location for Lot 033HR0 which would better use the existing traveled way. While this new alignment resulted in significantly less disturbance to the landscape, it did require a slight modification to the lot lines so that minimum driveway setback requirements were met. He said the areas of land being exchanged were so small as to have no measurable effect on the density calculations. The board had reviewed the plan at the last work session and the Chairman asked Mr. Fisher whether anything had changed since then. Mr. Fisher said it was the same plan and the only difference was that the boundary monuments had now been set.

The Chairman called for a motion to accept the application. Motion made by David Shedd; seconded by David Patch. Vote: All in favor. The public comment period was then opened and subsequently closed when nobody was present in the audience to speak. A motion to approve the application was made by David Patch; seconded by Gus Vincent. Vote: All in favor. Mr. Fisher said he would drop a mylar off for recording.

**3. Continuation/Final Approval: BBSK Properties, LLC, 457 NH Route 16A.** File: 2020-1267. Application to create a residential exclusive-use area around an existing owner-occupied residence on the Swiss Chalet property. Property identified as Tax Map 1RT16A, Lot 227-L00.

A request had been received to continue this application. A motion to continue to the December 15, 2020 meeting was made by Kevin McEnaney; seconded by Barry Trudeau. Vote: All in favor.

**4. Review and Approve Minutes:** The minutes of the November 17, 2020 minutes were reviewed. A motion to approve the minutes, as written, was made by Barry Trudeau; seconded by Kevin Bennett. Vote: All in favor.

**5. Mail and Other Business:**

- Barry Trudeau shared a conversation he had recently had with the owner of the storage units on Route 302, whereby the owner had been denied permission to store motor homes on the property. This was apparently at the direction of the town, though Mr. Trudeau did not have any clear details. The selectmen's representative, Gus Vincent, was also unaware of the issue, but agreed to look into it. Following a short discussion it was felt it could perhaps have something to do with the state's shoreline setbacks, being that the storage units are close to the East Branch River. When Mr. Trudeau noted the units were already in existence, David Shedd explained they had been built before the shoreline ordinance was in force.
- David Shedd said he would like to clarify his position on the discussion the board held last meeting pertaining to the possible expansion of gravel pits. He said he had been trying to explain the steps the board would need to take to achieve this, being that gravel pits were not a permitted use under the zoning ordinance. Mr. Shedd said he did not support the expansion of gravel pits, though accepted that other members felt otherwise. David Patch said that had been his understanding of Mr. Shedd's remarks.

- Julia King joined the meeting via Zoom to update the board on efforts to submit a petitioned warrant article to regulate noise. Kevin McEnaney thanked Ms. King for her efforts and expressed his support. He said just as many noise complaints involved locals as involved short-term renters.

There being no other business, a motion to adjourn was made by Kevin McEnaney, seconded by David Patch. Vote: All in favor. The meeting adjourned at 6:30 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary