

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**December 2, 2019**

**Members Present:** Scott Grant; David L. Patch; David A. Patch; David Shedd; Kevin Bennett.

**Members Absent:** Kevin McEnaney; Barry Trudeau (both with notice).

**Also Present:** Andrew Fisher of Ammonoosuc Survey; Patricia Rogerson; Angela Huertas; Greg Frizzell; Shannon Houde.

Chairman Scott Grant called the meeting to order at 6:00 pm and reviewed the agenda.

**1. Pledge of Allegiance.**

**2. Public Hearing: Trecarten Family Trust, Cobb Farm Road.** File 2019-1261. This is an application to legally separate a 38-acre parcel into two lots containing  $\pm 8$ -acres and  $\pm 30$ -acres respectively. These two lots were once joined, but changes in the course of the Saco River resulted in the 8-acre house lot becoming physically separated from the rest of the property. Tax Map 5COBRD, Lot 055-LW3.

Andrew Fisher noted he had been before the board last month for a preliminary discussion on this project. He said based on feedback from that meeting the applicant was proceeding with the subdivision and updated plans had been prepared, copies of which Mr. Fisher provided. He explained the reason this subdivision was being proposed was because the house lot had become physically separated from the rest of the property due to changes in the course of the Saco River. He said both lots had sufficient frontage onto Cobb Farm Road and described how the Trecarten family had acquired 50.61-ft. of road frontage through a land-swap in 2005 with the Mulkern family to allow them access to the back portion of their property. Mr. Fisher said this land was now providing frontage for what was being called Lot 2. He said it was not possible to get from one lot to the other without going along Cobb Farm Road and the intent of this subdivision was to legally separate these two areas which the river had divided.

Mr. Fisher said the house lot contained a little over eight acres, but only the land above the flood zone had been used for density calculations. This area was approximately 7.1 acres. He said the same situation applied to Lot 2, where the land outside the flood zone was approximately 12.75 acres. Mr. Fisher said no new bounds were set on the lots because they were the same as those shown on the 2005 plan and the "thread of the river" represented the new boundary. The Chairman asked if there were any further questions from the board. With none, he called for a motion to accept the application. Motion was made by David Shedd; seconded by David L. Patch. Vote: All in favor. The Chairman then opened the public comment portion of the hearing. Patsy Rogerson asked Mr. Fisher about the 50-ft. right-of-way. Mr. Fisher said it was not a right-of-way, but was actual land which the Trecartens owned after acquiring it through their boundary-line adjustment with the Mulkerns in 2005. He advised as part of that conveyance between the two parties, the deed stipulated that any future subdivision which may occur would require a second access, and the property could not be subdivided using the 50-ft. as access. It was noted the plan showed the Mulkerns had a shared driveway easement which crossed-over a portion of this land.

The Chairman asked if there were any further comments. With none, he closed the public comment period and called for a motion to continue the application to the December 17 meeting. Motion made by David L. Patch; seconded by Kevin Bennett. Vote: All in favor. Mr. Fisher said he would drop-off a mylar next week for recording.

**3. Public Hearing: David L. Patch, Glenwood Avenue Extension.** File: 2019-1260. This is an application to subdivide a 2.96-acre parcel into two lots containing 1.85 and 1.11 acres respectively. Tax Map 2GLENW, Lot 1-0.

David L. Patch stepped down from the board and presented. He advised he had also been before the board for a pre-application review last meeting, and said nothing had changed since then. He said this was a simple two-lot subdivision with each lot having enough road frontage and septic density. He said a new septic had been installed to serve an existing house on the larger lot and wetlands had been delineated by Greg Howard. Mr. Patch said he believed the project complied with all required regulations.

The board reviewed the plan again and Mr. Patch answered minor questions as to where the driveway was being proposed and where the boundary along Marsden Drive was located. With no further questions the Chairman called for a motion to accept the application. Motion was made by Kevin Bennett; seconded by Scott Grant. Vote: 3-0-1, with David A. Patch abstaining. The Chairman then opened the public hearing. Greg Frizzell and Shannon Houde approached to view the plan but realized the project they were abutters to was the Trecarten subdivision, not Mr. Patch's. Since they had arrived after the Trecarten application had been continued, they were allowed to view the plan and had several questions, including whether what was being proposed affected their property. They were told it did not. With no other public comments forthcoming, the Chairman closed the public hearing and called for a motion to continue the application to the December 17 meeting. Motion made by Kevin Bennett; seconded by Scott Grant. Vote: 3-0-1, with David A. Patch abstaining.

**4. Continuation/Final Approval: BBSK Properties, LLC, Route 16A.** File: 2019-1259. This is an application for a two-lot subdivision of the 12.82-acre Swiss Chalet property. It is proposed to create a 1.20-acre lot so that an existing residence can be on its own separate lot. Tax Map 1RT16A, Lot 227-L00.

Nobody was present to speak to this application. David Shedd noted that this project had been designed using Route 16A as providing the frontage requirements, and asked how would the board feel about using Route 302 as frontage instead, since that is how the ordinance reads and the property fronts onto both roads. There was a short discussion on the limited-access restriction imposed by the state along that portion of Rt. 302 which precluded a driveway coming off that road, and the possibility of the state requiring one of the driveways (two existing and one proposed) be eliminated. Mr. Shedd said one of the issues the applicant had to deal with was the possibility they may have to give-up some of their existing parking which was in the buffer, which was something they would rather not do.

The Chairman brought up the issue of the density question raised by the selectmen, and noted density did not appear to be a problem based on information provided by Wes Smith. Mr. Shedd said this was something which needed to be verified and noted some of the units may now have kitchens which had not been taken into account. He recalled Mr. Smith had agreed to email copies of permits and information which would document the septic density of each building, but had not done so yet. With no further comments, the Chairman called for a motion to continue the application to the December 17 meeting. Motion made by David Shedd; seconded by David A. Patch. Vote: All in favor.

**5. Continuation/Final Approval: RSM Bartlett Properties, LLC, (Richard Girardin), 590 US Route 302.** File: 2018-1251. This is an application for a 14-unit subdivision (7 duplexes) on a 13-acre parcel identified as Tax Map 3RT302, Lot 53R00.

This application is waiting for an engineering review of the road to be completed. State subdivision, Alteration of Terrain, and septic approvals had all been received. A motion was made by David L. Patch; seconded by Kevin Bennett to continue the application to the December 17th work session. Vote: All in favor.

**6. Review and Approve Minutes:** The minutes of the November 19<sup>th</sup> meeting were reviewed. A motion to approve the minutes, as written, was made by David Shedd; seconded by David L. Patch. Vote: All in favor.

**7. Mail and Other Business:**

- There was no mail listed on the agenda.
- The Chairman broached the subject of what zoning amendments the board may like to consider submitting for the 2020 ballot, specifically mentioning the issue of allowing gravel pits to expand onto abutting property. The board discussed this and the general feeling was that any expansion or any new pits should be probably be dealt with through a special exception being added to the zoning ordinance. The Chairman asked if the board wanted to conduct an informal poll to see if this was something they wanted to consider adding to the ballot, but one was not taken as a full board was not present. The issue will be discussed at a later date.

There being no other business, a motion to adjourn was made by David L. Patch; seconded by David A. Patch.  
Vote: All in favor. The meeting adjourned at 7:52 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary