

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

March 1, 2021

Members Present: Scott Grant; David L. Patch; Kevin Bennett; David Shedd. Kevin McEnaney participated remotely. **Members Absent:** Gus Vincent; Barry Trudeau (with notice).

Also present were Brendan Goodspeed; Norman Head; Michael Galante; and Anne Crowe Grant to assist with the Zoom equipment.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:00 pm. He led all present in the Pledge of Allegiance and reviewed items on the agenda.

2. Public Hearing: The Scott A. Grant Revocable Trust, Jericho Road. File: 2021-1273. This is an application for a boundary-line adjustment to convey 0.76-acre from Tax Map 2JENKS, Lot 56R01 to Lot 56R08A.

Since this application involved Chairman Scott Grant's personal property, he recused himself and relinquished chairing duties to Vice-Chairman David Patch. Mr. Grant proceeded to present the application and explained what he was proposing to do. He said the reason for the boundary adjustment was that the recent purchaser of his 2.58-acre homestead lot, Lot 56R08A, had requested more land be added from abutting Lot 56R01 as part of the sale. Mr. Scott said the lot had 65-ft. of frontage on a town road, density requirements were met, and the properties would share a driveway off Jericho Road via a deeded ROW.

The board reviewed the plan and the Vice-Chairman asked if there were any questions. David Shedd asked about the status of the remaining 116 acres in Lot 56R01. Mr. Scott said the majority of the parcel was in current use, but he had retained 25-acres on which he was planning to build a new home for himself. With no further questions, the Vice-Chairman called for a motion to accept the application. Motion made by Kevin Bennett; seconded by David Shedd. Vote: All in favor. The public comment period was opened and subsequently closed when nobody was present to speak to the project. A motion to approve the application was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor. A mylar was provided for recording which was signed after the meeting. Mr. Grant returned to the board.

3. Public Hearing: Paul & Jeri Soderholm and Birchwood Realty Trust (Robert Ferguson, Trustee), Birch Ledge and Juniper Ledge Roads. File: 2021-1274. This is an application for a boundary-line adjustment to convey 0.49-acre from Tax Map 2GLENL, Lot 181BW11 (Birchwood) to Lot 181BW10 (Soderholm).

Burke York of York Land Services was quarantining and unable to attend the meeting in person. He also had trouble connecting to the meeting on Zoom. Since this was a simple application which the board found no problems with, it was decided to proceed with the hearing without any applicant representation. The Chairman called for a motion to accept the application. Motion made by David Shedd; seconded by David Patch. Vote: All in favor. The board reviewed the plan and noted the boundary was likely being adjusted because it was currently shown as running through a water storage tank. David Shedd said he found it interesting that Lot BW10 would be left with just 50-ft. frontage on Juniper Ledge Road after this adjustment, which was the minimum distance required for a residential block. The Chairman then opened the public comment period which was subsequently closed when nobody spoke to the project. The Chairman asked if the board had any questions. With none, he called for a motion to approve the application. Motion made by David Patch; seconded by Kevin McEnaney. Vote: All in favor. A mylar was provided for recording which was signed after the meeting.

4. Continuation/Final Approval: Brendan Goodspeed and Elizabeth Morin, Covered Bridge Lane. File: 2021-1272. This is an application to subdivide an existing 1.04-acre lot into two lots containing 0.51 and 0.53 acres respectively. This lot was voluntarily merged for taxation purposes in 1981, and the applicant wishes to

either undo that merger and return the lot to its original 2-lot configuration, or subdivide the lot through the subdivision process. Tax Map 2COVBR, Lot 19.

The Chairman asked applicant Brendan Goodspeed to contact Burke York on his cell phone. When Mr. York answered he was put on speaker and the Chairman informed him his previous Soderholm application had been approved. Mr. York thanked him and said as far as the Goodspeed project went, since town hall was closed to the general public and old town records could not be accessed, Mr. Goodspeed would like to continue his application. The Chairman asked if the board had any questions. David Shedd said he did not have a question, but did have an issue as to how the board dealt with continuances. He said this was something he would like to take-up at the end of the meeting. Mr. Shedd said he wanted to remind Mr. York that once an application was accepted, the board had to act on it within sixty-five days unless someone comes back in and requests a further continuance. Mr. Shedd said that sixty-five day period was up in another month and if someone did not come in then, it could be a problem. Mr. Shedd said a decision did not have to be made by then, but he felt continuances could not be kept open-ended and needed to be dealt with. David Patch agreed that something had to be done within sixty-five days and said a continuance is one of the things that qualifies as doing something. He said an applicant did not necessarily need to appear in person, but a request to continue could be made in writing or by phone. A motion to continue the application to the April 5 meeting was made by David Patch; seconded by Kevin Bennett. Vote: All in favor. The Chairman noted two letters had been received in opposition to this project, copies of which were provided to board members.

5. 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.

No new information had been received for this project and a motion to continue to the April 5, 2021 meeting was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor.

6. Review and Approve Minutes: The minutes of the February 1, 2021 minutes were reviewed. David Shedd spoke to the Goodspeed/Morin application on page 3, and requested the minutes clarify it was Kyle Morin who requested a continuance. A motion to approve the minutes, as amended, was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor. There were no minutes for the February work session as the meeting was canceled.

Kevin Bennett left the meeting after being toned-out for a fire call.

7. Mail and Other Business:

- Mail listed on the agenda was reviewed.
- David Shedd shared his concerns about the letter received from AMSCO regarding their Stillings Grant Block G project. Mr. Shedd said he was not happy with the continuance process afforded this application, nor with the sequence in which the project was proposed to be developed. It was decided the applicants will be asked to attend the April meeting to update the board on the progress of this application.

There being no other business, a motion to adjourn was made by Kevin McEnaney, seconded by David Shedd. Vote: All in favor. The meeting adjourned at 6:50 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary