

**TOWN OF BARTLETT PLANNING BOARD**  
**WORK SESSION**  
**May 17, 2016**

**Members Present:** Philip Franklin; David L. Patch; David Shedd; David A. Patch; Scott Grant; Peter Gagne.  
**Members Absent:** Richard Stimpson arrived at 6:55 pm.

**Also present:** Wesley Smith of Thorne Surveys, Roger Lemay, Robert Holmes, and Norman Head.

The meeting was opened at 6:03 pm by Chairman Philip Franklin. He reviewed the items listed on the agenda.

**1. Continuation/Final Approval: Range View Cabins LLC (Roger and Maureen Lemay), 1069 US Route 302, Bartlett.** File: 2016-1214. Application to voluntarily merge two lots into a 2.07-acre parcel, then create a 3-unit subdivision from the merged property. Tax Map 3RT302, Lots 285L00 and L01.

Wes Smith presented. The Chairman noted there were several outstanding items which had been discussed at the public hearing. Mr. Smith advised all the items had been taken care of and the information had been added to the plan. He said the new test pit for Unit 1 had been dug and the results were now on the plan. This was verified by test pit inspector David Shedd. Mr. Shedd had also requested a note be added to the plan stating that any unit not meeting commercial setback requirements would remain a residential use only, and this had been done. The rebar monuments had been set, and subdivision approval had been obtained from the state and the number had been added to the plan. Mr. Smith said the state had not required condominium documents because all three units will be under the same ownership. He advised that the state-approved septic system for Unit 2 had been designed with sufficient capacity to accept effluent from Unit 3, but it was proposed that Unit 3 would eventually have its own system pending subdivision approval from the board. Mr. Smith said he had also clarified the driveway entrances by adding centerline-to-centerline dimensions.

The Chairman noted the board had two issues before them; the lot merger and the subdivision. Mr. Smith reminded him of the understanding that the applicant did not want to merge the two lots unless the 3-unit subdivision was able to be approved. The Chairman asked the board if anyone had any questions or perceived any issues with the 3-unit subdivision. David Shedd noted that when he was observing the test pit being dug, that Dave Douglass from Thorne Surveys had mentioned something about the selectmen telling the applicant he may need to go to the ZBA for some reason. The board had no knowledge of this, and it was felt it may involve going to the ZBA if the applicant wanted to have three dwellings on a single driveway. However, this was no longer an issue since the state had approved two separate driveways. With no further questions from the board, the Chairman called for a motion to approve the voluntary merger of lots. Motion made by Scott Grant; seconded by David A. Patch. Vote: All in favor. A motion was then made by Scott Grant to approve the application for a 3-unit subdivision; seconded by David Shedd. Vote: All in favor. Mr. Smith asked which lot number would be allocated to the new parcel since Lots 285L00 and L01 were now one lot. He also asked about E911 numbering. Selectmen's representative David A. Patch advised him those items were dealt with by the selectmen and the state and he would be advised when the information was available. A mylar was provided for recording.

**2. Discussion with Robert Holmes of Glen Sand & Gravel:** Mr. Holmes had been asked to come in and speak to the board regarding two Intent to Excavate permits he had submitted to the selectmen's office. The Chairman explained the selectmen had passed the permits onto the planning board for review after expressing concerns that he may be expanding into unapproved areas. Mr. Holmes reviewed the permits with the board and explained where the excavation was to occur. He acknowledged the excavation figures shown on the application were high, but explained he had always submitted high figures since it was better to go high than to go too low and then have to go through all the paperwork and red tape to submit another permit if extra excavation was needed. He said he had no intention of excavating as much material as was indicated on the form. David A. Patch said one of the selectmen's concerns was that the figures on the form did not match those shown on the accompanying sketch. The gravel pit was comprised of several lots and included a 25±-acre lot purchased by Mr. Holmes in February 2000. This parcel was shown as Lot 3 on the sketch and had been included in the total acreage of the pit. David Shedd said he didn't believe that excavation could expand onto Lot 3 since it was not included under the grandfathered status of the original gravel pit. He explained that excavation could only expand onto a parcel which had been under the same common ownership in 1985. Mr. Holmes said he had owned the other lots prior to 1985 and was aware of the fact that he could not expand excavation onto Lot 3. He asked whether Lot 3 could still be used for residential purposes or be put into common use. The board verified these were both viable options.

The Chairman summarized the information provided by Mr. Holmes, and as shown on the sketch, by saying that the 25-acre Lot 3 was not useable for excavation; they were currently working in the triangular-shaped 22.6-acre parcel identified as the active pit; and were working towards the area marked as “untouched land.” He suggested Mr. Holmes revise and resubmit his application by removing the acreage of Lot 3 and amending the one million cubic yard figure shown as Item 12, Remaining Earth to Excavate. David A. Patch asked Mr. Holmes if he could do the new application online. He explained that when a hand-written application was submitted that the selectmen’s assistant had to re-copy all the handwritten information into the online version of the form. Mr. Holmes agreed to this request, and thanked the board for their help. The board then discussed two other permits provided by the selectmen which had been submitted by Triple K Properties and Diane Allen. It was decided to ask Kyler Drew of Triple K Properties if he could attend the next work session to explain the intent of their excavation.

**3. Minutes:** The minutes of the May 2, 2016 meeting were reviewed. Motion to approve, as written, made by Scott Grant; seconded by David L. Patch. Vote: All in favor.

**4. Mail and Other Business:**

- Mail item listed on the agenda was read.
- David Shedd said he would like to the board to take a look at how the definition of a lot was worded in the ordinances, particularly as it applied to access to a PUD. He felt the definition may need to be clarified. The Chairman said this warranted additional research and suggested board members review the zoning ordinance and subdivision regulations and the matter can perhaps be discussed at the next meeting.
- The Chairman provided a copy of his letter to the editor which advised of the acceptance of the revised master plan and expressed thanks to people who participated in the updating. The board reviewed the letter and agreed with its content. The Chairman will forward it to the Conway Daily Sun for publication.
- The board reviewed copies of two applications, provided by the selectmen, for modifications to existing cell towers. The applications had been submitted on behalf of New Cingular Wireless for antennae changes/additions to their cell towers at Linderhof and Alpendorf. The applications were reviewed and it was determined that the proposed modifications conformed to the standards of the Bartlett Telecommunications Ordinance. The selectmen’s office will be notified of the board’s findings.
- The Chairman noted that the board had voted last meeting to change the starting time of the work sessions from 7:00 pm to 6:00 pm. He had not been present at that meeting and asked why the public hearing had not been included in the change. This was briefly discussed and the members had no problem with the change. Motion made by Scott Grant to move the start of all future planning board meetings to 6:00 pm. Motion seconded by David Shedd. Vote: All in favor.
- The Chairman advised he will not be available to attend the June 6 public hearing.

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 6:52 p.m.

Respectfully submitted,  
Barbara Bush  
Recording Secretary