

TOWN OF BARTLETT PLANNING BOARD

PUBLIC HEARING

July 5, 2016

Members Present: Philip Franklin; David L. Patch; David Shedd; Richard Stimpson; Peter Gagne (arrived at 6:14 pm).
Members Absent: David A. Patch; Scott Grant (both with notice).

Also present: Robert Tafuto of Ammonoosuc Survey; abutter Graham Barber.

The meeting was opened at 6:00 pm by Chairman Philip Franklin, who briefly reviewed the agenda. He announced a quorum was present even though three members were absent, one of whom was expected shortly.

1. Public Hearing: Patricia Rogerson, McKiel Pond Road, Bartlett. File: 2016-1215. Application to subdivide a 5.66-acre parcel into three lots containing 1.69-acres, 1.94-acres, and 2.03-acres respectively. Tax Map 5VILLG, Lot MCK150.

Bob Tafuto presented. He advised that state approvals had been obtained for subdivision, wetlands crossings, and a septic design on Lots 1 and 2. When asked about the septic for Lot 3, Mr. Tafuto said the lot was over two acres and the state does not require an actual septic design so long as it can be shown that there is four thousand square feet of suitable land available. Lot 3 had a suitable amount of septic area, and that area was depicted on the plan. Mr. Tafuto said density and test pit data were also shown on the plan; that no waivers were required; and the subdivision satisfies all of Bartlett's regulations. The Chairman asked whether McKiel Pond Road was a town road. Mr. Tafuto said it was a non-paved road which the town plowed and maintained. David Shedd questioned the road frontage, width and setback of the driveway, and also asked about the existing woods roads that were shown on the plan. Mr. Tafuto explained how the road frontage was shown on a table on the plan. He said the driveway was approximately 15-ft. wide, enough to accommodate two passing cars, and since it was a shared drive it did not have to comply with setback requirements from the boundary line. He said the woods road were old logging roads which accessed the rear portion of the property and had been used for ATV activity. Peter Gagne asked whether a portion of the driveway entrance needed to be paved. He was informed that paving was only necessary if the road it accessed was paved, and this was not the case with McKiel Pond Road.

The Chairman called for a motion to accept the application. Motion made by Richard Stimpson; seconded by Peter Gagne. Vote: All in favor. He then opened the public comment portion of the hearing. Whilst sitting in the audience, abutter Graham Barber asked Mr. Tafuto several inaudible questions which Mr. Tafuto appeared to answer to his satisfaction. Mr. Barber also asked how many bedrooms were being planned for Lot 3. Mr. Tafuto informed him that while the lot could support more, that only three were being proposed. Mr. Barber then asked who else had surveyed the parcel in the past and enquired about the different colored flagging he had seen on the property. Mr. Tafuto said that his company had done all the surveying, and that blue flagging represented wetland boundaries and orange denoted surveying lines. With no further questions, the public hearing was closed.

The Chairman asked if the board had any further comments or questions. David Shedd asked Mr. Tafuto about the details for the driveway crossing the wetlands. Mr. Tafuto said, first, a wetlands impact permit had to be applied for at the state level. Mr. Tafuto said the location with the shortest distance and least impact to the wetlands was chosen for the crossing. The design usually incorporated a culvert underneath which kept the water moving and prevented it from being trapped. He said the aim was to keep the hydric soils dry and to prevent the wet soils from drying out. Mr. Shedd also noted an iron pipe had not been marked on the plan as being found. Mr. Tafuto had supplied a mylar for recording but said he wanted to revise it slightly. The revisions would include the iron pipe notation; minor typo corrections to tax map numbers; and the removal of contour topography lines, which the registry did not like to see on recorded plans. Mr. Tafuto said he would drop a new mylar off before the work session.

With no further questions, the Chairman called for a motion to continue the application until the July 19 work session. Motion made by David L. Patch; seconded by David Shedd. Vote: All in favor.

2. Minutes: The minutes of the June 21, 2016 meeting were reviewed. Motion to approve, as written, made by Richard Stimpson; seconded by David Shedd. Vote: All in favor.

3. Mail and Other Business:

- There was no mail listed on the agenda.
- Peter Gagne advised he had been informed by Roger Lemay of Range View Cabins that the DOT would not issue him a new driveway permit and that he would likely be back before the board to ask for a waiver to allow three houses on a driveway. The board again informally discussed this continuing issue.

With no further business, a motion to adjourn was made by David Shedd; seconded by Peter Gagne. Vote: All in favor. The meeting adjourned at 6:55 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary