

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

September 20, 2016

Members Present: Chairman Philip Franklin; David L. Patch; Scott Grant; David Shedd; Richard Stimpson; Peter Gagne. **Members Absent:** David A. Patch.

Also present: Mark Lucy of White Mountain Surveys; Burr H.D. Phillips of Civil Solutions; Joe Berry and Sheila Duane of AMSCO; Norman Head.

The meeting was opened at 6:00 pm by Chairman Philip Franklin, who reviewed the agenda.

1. Continuation/Final Approval: Attitash Mountain Service Co., (AMSCO), Block G, Stillings Grant: File: 2013-1187. This is an application to reconvene review of a continued application to subdivide Block G into 40 residential units. Tax Map 5STLNG, Lot G00.

The Chairman advised since he was an abutter to this project and also served on the Stillings' Grant Owners Association that he would recuse himself from the discussion and hand chairing duties over to Vice-Chairman David L. Patch. Applicant Joe Berry interjected to say he felt the Chairman would perform his duties in a professional manner and that he had no objection to him remaining on the board. Despite this vote of confidence, Mr. Franklin still felt it prudent that he step down.

Mark Lucy presented. He advised he had received a copy of Burr Phillips' technical report relative to the design of Cave Mountain Road. Mr. Lucy said he had reviewed the items listed in the report and had the opportunity to discuss them with Mr. Phillips. Mr. Lucy indicated the findings in Mr. Phillips' report were mainly technical issues which he would like to resolve directly with him, if the board so allowed. He recalled how this action worked very well a year or so ago and enabled the road geometry to be resolved and several road waivers to be settled. At that time, Mr. Lucy said the board just did not feel they had the technical expertise to make a knowledgeable judgment about road geometry, and felt allowing the professional engineers to work directly with each was a realistic way of resolving the technical issues. The Vice-Chairman said he had gone over the points Mr. Phillips had raised and felt they were pretty much "nuts and bolts" items specific to our regulations, and that it made sense for the professionals to work with each other and when they were done, to present the board with the results. Mr. Lucy said he and Mr. Phillips worked well together and indicated that none of the items identified in the report were insurmountable. He felt the board's time would be better spent concentrating on the subdivision plan checklist and suggested a vote be taken to formalize the decision that he and Mr. Phillips had permission to work directly with each other. The Vice-Chairman said he would entertain a motion to allow Mr. Lucy and Mr. Phillips to work together directly, and to come back and present their findings to the board when they were done. Motion made by Scott Grant; seconded by David Shedd. The Vice-Chairman asked if the board had any discussion on the motion. Scott Grant verified that nothing was being approved tonight. The Vice-Chairman assured him that nothing was; that the motion simply enabled the engineers to correspond directly with each other. David Shedd noted that a very large culvert was being proposed and asked whether an easement was provided for its repair, being that it was very deep underground. Mr. Lucy said there are easements, and they are all shown on the 1989 master plan with an included footnote stating that final easements would be centered on or about the as-built, or final, location of the culvert. Mr. Lucy said at the moment the culverts shown on the plan are as they were designed, but final locations could change slightly due to unknown conditions in the field during construction. With no further discussion, the Vice-Chairman called for a vote on the motion. Vote: All in favor.

Mr. Lucy provided a copy of the subdivision plans to Mr. Phillips, as it appeared that he had not received a copy previously. Since a lot of the points raised in his report were answered by information shown on the subdivision plan, Mr. Phillips indicated he would like to see all the information consolidated onto the road plans to avoid having to switch back-and-forth between the two sets. He offered to also review the subdivision plans if the board so desired. Mr. Lucy advised there were two sets of subdivision plans, each containing seven sheets. One set would be going to the DES which showed topography, test pit data, 4k area suitable for septic, lot designation, and wetlands, etc. The other set was intended for recording purposes and included information required by the Registry of Deeds, but did not show the topography lines. Mr. Lucy said the board may consider having Mr. Phillips review the subdivision plans, but said that may take some time to do. The board was agreeable to Mr. Phillips performing a review of the

subdivision plans, and a motion was made by Richard Stimpson; seconded by Peter Gagne to that effect. Vote: All in favor.

The Vice-Chairman asked if there were any further questions from the board. David Shedd enquired about the plan for the water system. Mr. Lucy said that information was yet to be shown on the plan but that it would be an expansion of the community water system. He noted that community water system designs had become a specialized science and the applicant had engaged the services of an engineering firm who specialized in that field of work. Mr. Lucy said his company would be providing digital files to help facilitate the design. Mr. Shedd said it was his understanding that one of the conditions of the previous owner was that they install a 120,000-gallon water cistern. He asked whether that was going to be part of the permit and whether it was going to be for both municipal water and fire protection. Mr. Lucy answered in the affirmative to both questions, and said the cistern would serve the entire Stillings' Grant development. In response to Scott Grant asking whether some of the fire hydrants were now dry, Joe Berry described plans to build a 90,000-gallon cistern on the highest point of the land that would provide water for the next four blocks of the development, those being F, G, H and J. He said the existing upper pump house was already constructed with a very large reservoir and pressure tank. That tank was going to be charged to pressurize the 6" water lines and hydrants for the entire neighborhood. David Shedd asked Mr. Berry if the residences were on the same water line as the hydrants, and Mr. Berry said they were. Rich Stimpson asked what effect prolonged drought conditions would have on the Stillings' Grant water supply. Mr. Berry said they had four very strong wells which went down to bedrock. These wells had plenty of water and were capable of supplying even the 363 lots initially approved under the master plan. Mr. Berry said since the number of lots had now been reduced to approximately 210, the water supply was even-more adequate.

Mr. Lucy reminded the board that the 65-day approval deadline was approaching and asked that a vote be considered to extend that approval period. A motion was made by Scott Grant; seconded by David Shedd that the approval deadline be extended for a further 65 days from the date of this meeting. Vote: All in favor. After the applicant and engineer had left the meeting, David Shedd produced a copy of a letter he had obtained from the fire chief which referenced fire suppressant conditions that were part of the original master plan. One of those conditions was that a 120,000-gallon cistern be installed that could produce a 1,000 gpm flow, but it was noted that during discussions with the board, the applicant had indicated that the cistern being proposed would have a 90,000-gallon capacity. The Vice-Chairman said that could perhaps be the result of the greatly-reduced number of units the cistern was now required to serve.

The Chairman stepped back on the board.

2. Minutes: The minutes of the September 6, 2016 meeting were reviewed. David L. Patch asked that a comment he made under "Other Business" be clarified. Mr. Patch had responded to a comment made by Peter Gagne in which Mr. Gagne had asked what purpose keeping a wall up in a dilapidated building represented. The minutes reflected that Mr. Patch's response was that he believed that it was because if something happened, it would allow the pins to be found in the event the building was reconstructed. Mr. Patch asked that his response be revised to say he believed that the zoning ordinance intended that the entire dilapidated building could be torn down after the original corners of the building had been located. A motion to approve the minutes of the September 6 meeting, as revised, made by Scott Grant; seconded by David Shedd. All in favor.

3. Mail and Other Business:

- The board reviewed an emailed response from the Municipal Association regarding AMSCO's proposed boundary-line adjustment involving two lots and the common land in Stillings' Grant. During discussion of the email, David Shedd said he had gone up to Stillings' Grant and had noticed half a retaining wall on one of the subject properties. It was not known whether the wall was half-built, or was half fallen down. The Chairman said he believed most of the lots in the area would require a retaining wall due to the steep slopes involved. When a question arose as to how close the wall was to the common land, it was decided to seek Mr. Berry's permission to allow two members to walk the properties prior to the public hearing on the BLA.

- An order form for reduced-price (\$6.00 v. a regular price of \$60.00) NH Planning and Land Use Regulations handbooks being offered by North Country Council was discussed. A motion was made by David L. Patch; seconded by Rich Stimpson to place an order for ten copies. Vote: All in favor.
- The board discussed the timetable for proposed zoning amendments. The Chairman said he would like to begin the process at the October public hearing, if time permitted.

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 7:15 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary