

TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING
September 6, 2016

Members Present: Philip Franklin; David L. Patch; David A. Patch; Scott Grant; David Shedd; Richard Stimpson; Peter Gagne. **Members Absent:** None.

Also present: Wes Smith of Thorne Surveys; Jac Cuddy; Evelyn Whelton; Jim Wilson; 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 noted no action would be taking place on this application tonight since the plans were still in the process of being reviewed by the town's consulting engineer, Burr Phillips, who had indicated his report should be ready by the September work session. David Shedd asked whether the fire chief should also review the plans to ensure that there was adequate fire protection. He said the board may be asked to consider granting conditional approval at the September work session and noted we haven't even started looking into those items. David L. Patch recalled that fire protection had been addressed as part of the overall approval issued in 1989 and the fire chief at the time, Roger Labbe, had input as to where he wanted fire suppressant items such as hydrants and the water cistern, etc. to be located. Peter Gagne said he recalled Mark Lucy saying that the hydrants were presently dry as they didn't need to be operational until the next phase of the development was completed, which is this one. From the audience, Jim Wilson said Mr. Berry had promised working hydrants. He noted the water in the existing fire pond could get dangerously low during periods of extended dry weather.

The Chairman said since nobody was present to address any of these issues that the board could talk about them at the work session. He called for a motion to continue the application to that meeting on September 20. Motion made by Rich Stimpson; seconded by Peter Gagne. Vote: All in favor.

2. Site Plan Review Determination: Jay Patel, Swiss Chalets, Route 16A. File: 2016-1219. This is a request for site plan review determination for a proposed 2,144 sf owner-occupied residence on the Swiss Chalets property on Route 16A.

Wes Smith of Thorne Surveys presented. He provided a sketch showing where Mr. Patel, the owner of the Swiss Chalets, would like to locate a home for his personal use. Mr. Smith corrected the building's square footage that he had originally provided from 2,109 sf to 2,144 sf, which comprised a 28'x56' residence with a 24'x24' attached garage. The Chairman noted that site plan review only applied to buildings greater than 5,000 sf, but was reminded that figure represented the combined footprint area of all structures on the property. Mr. Smith acknowledged the buildings on the Swiss Chalets property exceeded 5,000 sf, but this was a residential use on a commercial property so he was unsure of the regulations. Mr. Smith said when the Patels applied for a building permit they had been advised by the selectmen to go to the planning board for a site plan review determination due to the mixed-use involved.

The Chairman asked how the property was zoned, and was told it was residential/commercial. David L. Patch noted that site plan review was only required for commercial projects, and that it was not the zoning district but the use that determined whether it would be needed. Peter Gagne said he saw it as commercial since the residence couldn't be sold separately unless it was condominiumized or subdivided out. David Shedd said while it didn't mean we have to require site plan review, he tended to agree in the sense that one building was commercial and another residential. Mr. Smith asked if there were any other mixed-use properties in town, and several were identified for him. From the audience, Norman Head said the properties identified were condos, and he believed the Swiss Chalets property was a grandfathered non-conforming residential/commercial use in a residential area because it had access off Route 16A. Scott Grant asked whether the property could be subdivided to create a new residential lot for the house. Mr. Smith said that was possible, but was not something the owners wanted to do at this point. David Shedd asked about setbacks and the architectural style of the home. Mr. Smith said since space was not an issue, he had used commercial setbacks and that the house would be built in a style compatible with the existing chalets. Mr. Smith added that the Patels may possibly be coming in at a later date for site plan review if they decided to expand their commercial business. When asked why they were coming in now and not waiting until then, Mr. Smith said it was because they now lived in extremely cramped quarters over the office and were anxious to build a home as soon as possible. If they were required to go through site plan review now, it would put them back a year to move into their home. Mr. Smith said there was plenty of septic capacity on the property to serve the new residence. When asked by Scott Grant whether the property's density would be reduced by 450 gpd for any future commercial expansion, Mr. Smith said it would.

Selectmen's representative David A. Patch was then asked to share the selectmen's thoughts on this issue. Mr. Patch said had there not been a question of whether site plan review was required, that a building permit would have been issued as the selectmen had no problems or concerns with anything else.

The Chairman asked if there were any further questions from the board. With none, Scott Grant made a motion that site plan review would not be required. Motion seconded by David Shedd. Vote: 6-1-0, with Peter Gagne voting no. The selectmen will be advised of the board's decision.

3. Informational meeting with Mt. Washington Valley Regional Collaboration: Jac Cuddy of the Mt. Washington Valley Economic Council and Evelyn Whelton representing the Mt. Washington Valley Housing Coalition presented a report prepared by Planning Decisions, Inc. Mr. Cuddy said the report was the result of a 3-5 year study by Planning Decisions, Inc. and focused on strategies to support affordable housing and economic diversification in the Valley. The study found that the regulatory environment in the Valley needed review and improvement in order for the region to successfully diversify its economy and improve housing affordability. Land-use regulations from each of the Valley's thirteen towns had been analyzed and the report offered suggestions and strategies to each town that were aimed at increasing the availability of affordable housing and rectifying some of the employment problems in the area. Mr. Cuddy made it clear that the report was purely a resource tool and was not telling any town what they have or have not to do.

Mr. Cuddy and Ms. Whelton each described the purpose of their respective organizations and explained how their resources were available to individual towns to assist them in helping the coalition reach their goal. Mr. Cuddy advised a fictitious exercise on work-force housing was proposed for October 27 at A Better Life Cabins in Bartlett. Mr. Cuddy also presented some interesting statistics on the local workforce including the fact that 750 local jobs went unfilled despite many foreign workers being brought into the Valley; how 53% of employees earned less than \$10 per hour; and how two-thirds of the population was over 45 years of age. He said low-paying jobs in the hospitality industry did not provide an adequate wage to allow people to afford the rents being asked in the current housing market, which is why there is such a desperate need for low-income housing. There was also a need for a more-skilled workforce and higher-quality jobs. Mr. Cuddy also informed the board of the new Accessory Dwelling Unit (ADU) regulations which will take effect next year. He said the Housing Coalition was available to help towns adopt the new regulations and that a forum was being planned for November to help explain them.

4. Minutes: The minutes of the August 1, 2016 meeting were reviewed. A motion to approve the minutes, as written, was made by Scott Grant; seconded by David L. Patch. Vote: All in favor. There were no minutes for the August 16 work session, as the meeting was cancelled.

5. Mail and Other Business:

- The board reviewed a letter to the Municipal Association regarding AMSCO's proposed boundary-line adjustment involving two lots and the common land in Stillings' Grant. Several revisions were suggested and agreed to. A motion to send the letter, as revised, to the Municipal Association was made by Scott Grant; seconded by David A. Patch. Vote: All in favor. David Shedd asked whether the letter and response would be made public. He was told that would wait until after the board had discussed it. David L. Patch noted there needed to be a very good reason to seal minutes.
- Other mail listed on the agenda was read.
- Peter Gagne raised the subject of certain businesses conducting tent sales for extended periods of time. He also asked for clarity as to what purpose keeping a wall up in a dilapidated building represented. David L. Patch said he believed the zoning ordinance intended that the entire dilapidated building could be torn down after the original corners of the building had been professionally located.

With no further business, a motion to adjourn was made by Scott Grant; seconded by David Shedd. Vote: All in favor. The meeting adjourned at 7:23 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary