

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

July 17, 2018

Members Present: Philip Franklin; David L. Patch; David A. Patch; David Shedd; Scott Grant; Kevin Bennett; Kevin McEnaney. **Members Absent:** Philip Franklin (with notice).

Also present: Burke York of York Land Services.

Due to the absence of Chairman Philip Franklin, the meeting was chaired by Vice-Chairman David L. Patch who opened the meeting at 6:00 pm. After the Pledge of Allegiance was recited he reviewed the agenda.

1. Pre-application review, Robert B. Ferguson and John J. McInerney, Jr. Revocable Trust, 4-unit PUD off West Ledge and Middle Ledge Roads. File: 2018-1248. Tax Map 2GLENL, Lot 69B00.

The board had already reviewed plans for this 4-lot planned-unit development (PUD) on a 157.9-acre property off the end of West and Middle Ledge Roads at the last meeting when Burke York was present for an informal discussion. Mr. York said he was back tonight in case the board had any further questions before the application went for a public hearing in August. The board indicated they were not aware that any other issues had been identified since the last meeting. Kevin McEnaney mentioned the letter from Gene Chandler which the board had seen last meeting in which he expressed the selectmen's and road agent's concern about the amount of work needed to bring the driveway off the end of West Ledge Road up to driveway specs. Mr. York reiterated his earlier statement that when the road agent visited the site and viewed the plans he had not indicated he had any problems with the driveway. Mr. York said while it was not required for subdivision approval, he had nonetheless conducted a test pit on exclusive-use lot 4 to satisfy any potential purchasers. David Shedd asked whether pins were required to be set on the exclusive-use areas. Mr. York said no, but he was going to set some since our subdivision regulations called for that and he was treating the areas as lots. It would also enable future owners to know where the limits of their areas of exclusive use were.

2. Pre-application review, Verizon Wireless, 122 US Route 302. File: 2018-1244. Tax Map This is an application to construct a 160-ft. monopine tower in the Allen gravel pit in Glen. The board reviewed the application package which included results of the recently-conducted balloon test, application review requirements, performance standards, and an engineering report which described coverage deficiencies and how the new tower should correct those gaps as well as provide additional coverage to central Bartlett. David Shedd asked whether a letter had been provided saying why Verizon could not collocate on an existing tower and whether town-owned land had been considered as a first location choice, as required by the telecommunications ordinance. Some of those issues were addressed in the engineering report, but the board briefly discussed what land the town owned which could possibly be suitable. Mr. Shedd also asked whether we had heard back from our attorney who was reviewing the telecommunications ordinance for compliance with new FCC guidelines, noting there was a deadline involved with the decision making process. Vice-Chairman Patch suggested the attorney be asked if the review could be expedited due to the pending public hearing in August. so we could better know what we could or couldn't do. In light of this pending review, the board decided to wait until we heard back from the lawyer before proceeding further. The application will be formally presented at the August 6 public hearing.

3. 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. This application has been continued indefinitely until an engineering review is completed.

4. Review and Approve Minutes: The minutes of the July 2, 2018 meeting were reviewed. On page 1, Item 1, David Shedd noted the road names were reversed and West Ledge should read Middle Ledge and visa-versa. A motion to approve the minutes, as revised, was made by Scott Grant; seconded by David Shedd. Vote: 5-0-1, with David A. Patch abstaining since he had not attended the meeting.

5. Mail and Other Business:

- Mail listed on the agenda was reviewed.
- The board discussed the recent gravel pit inspection at Glen Sand & Gravel which was held on July 11. It was noted a quorum had ultimately not been present, thus meeting minutes were not required. It was reported the inspection went well and the board had been invited to return any time. Stockpiled material was observed on the abutting 25-acre lot which the pit owner indicated would be sold and removed with the assurance that

no further material would be placed there. David Shedd suggested a courtesy letter be sent to the pit owner documenting that understanding and offered to help draft the wording of such a letter. The board agreed that would be an appropriate course of action to take.

With no further business, a motion to adjourn was made by Scott Grant; seconded by Kevin McEnaney. Vote: All in favor. The meeting adjourned at 7.00 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary