

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

November 19, 2013

Members Present: Chairman David Publicover; David Shedd; Margaret Lavender; Julia King.

Members Absent: David Patch; Doug Garland; Lydia Lansing (all with notice).

Chairman David Publicover opened the meeting at 7:05 pm.

1. Continuation of Planning Board Review: Attitash Mountain Service Company (AMSCO), Blocks F & G, off Parker Ridge Road, Stillings Grant. File: 2013-1187. Application for subdivision of Stillings Grant Blocks F and G into 57 residential units. Block F will contain 17 units and Block G will contain 40 units. Tax Map 5STLNG, Lots F00-0, F00-1, G00-0.

The Chairman addressed the two items which were discussed during a phone consultation with Atty. Ratigan last week. Item 1 pertained to which road standards should apply to the construction of Cave Mountain Road. The Chairman said it was agreed that certain aspects of the road design had been approved as part of the master plan, primarily the horizontal layout, but there had not been a full and complete submission of material on the design, thus, the full aspect of the road design had not been approved as part of the master plan. The material submitted to the state as part of the Alteration of Terrain permit were not subject to planning board approval. Therefore, the board believed construction of Cave Mountain Road should be evaluated based on the current (2005) road standards. He noted the board had expressed a sincere willingness to consider their option of hybrid road specifications as presented by Mark Lucy, recognizing that there may be certain aspects of the topography which would make strict adherence to the current standards counter-productive. The hybrid specifications were a combination of both the 1989 and the 2005 standards. The Chairman said we would consider their proposed road design, but the differences between the two standards would be evaluated as waivers against the current road standards. The Chairman suggested that once the application was formally accepted, that town engineer Burr Phillips be asked to review the proposed road design and parameters. He said it did not make sense for the applicant to submit a fully-detailed road profile at this time, until these initial reviews items had been satisfied. The applicant will be asked to provide a list of waivers, along with a written justification for each waiver, from the 2005 road standards to allow the road to be reviewed as proposed. The Chairman noted the planning board made the final determination as to whether the waivers would be granted, but he would like Burr's input as to the appropriateness of each waiver and whether granting it would have any adverse impact on public health and safety.

Item 2, regarding the number of lots to be allowed in Blocks F & G, was discussed. It was acknowledged that the number of lots being proposed for Block G was satisfactory, but the 17 lots proposed for Block F caused some concern given the land taken from it via boundary-line adjustments. The board would like to see a plan showing the layout of the 17 lots in the original-size Block F, i.e., without the boundary being adjusted. This would demonstrate that the number of lots now being proposed would fit into the unadjusted area. The board expressed doubts that the land remaining in Block F after the boundaries were reconfigured could support 17 lots. The Chairman said while he would not be willing to support a boundary adjustment to allow more lots in Block F, he said if it was established that it could support 9 lots he would likely feel comfortable approving an adjustment to enable those 9 lots to be a more-practical shape so as to do away with the "spaghetti shape" configuration. Also discussed was whether central or on-site septic systems was being proposed for these lots. This will be confirmed with the applicant.

Chairman called for a motion authorizing him to communicate the planning board's decision on the road standards and Blocks F and G to AMSCO, with planning board members being given the opportunity to review the letter before being mailed. David Shedd questioned why it was necessary to notify AMSCO of our decision. The Chairman said the applicant was waiting on a response from the board after its discussion with town counsel, and it was only courteous to let them know our decision so they could proceed with their work. Motion made by David Shedd; seconded by Margaret Lavender. Vote: All in favor. The Chairman then requested a motion that the

planning board keep all communication between the planning board and town counsel confidential. Motion made by Julia King; seconded by David Shedd; Vote: All in favor.

Julia King said she had accompanied Conservation Commission Chairman Daryl Mazzaglia and Sheila Duane of AMSCO to observe the access and parking lot at the easement access and asked to convey her findings to the board. Ms. King said she had attended the meeting at the request of Ms. Mazzaglia. She described it as a productive meeting where she observed several very attractive signs which directed people to the easement area. She reported the applicant was adding more signs and was smoothing out the road problem caused by Irene. Ms. King said she had no problem finding the parking lot, where another nice sign was installed, but had a problem trying to figure out the whole notion of access. She said she made a suggestion that arrows be used to supplement the signage to help direct people better, since it was difficult to see where to go after the damage caused by Irene. The Chairman felt the roadway needed to be defined by rocks, or some other item, to delineate the travel way. Ms. King said Ms. Mazzaglia assured her on that particular day that she had no problem crossing the brook and had done so several times, though it would be difficult to cross during periods of high water. Ms. King said she met Mazzaglia and Duane at the borrow pond and noted how pretty the walk was from the pond down to the parking lot. She thought it would be nice if the parking area was moved to the borrow pond area so that people could enjoy the walk to the easement area from there.

2. Continuation/Final Approval: Red River Properties Development Corp., Highland Road. File: 2013-1184. Application for amendment to subdivision plan to reduce a previously-approved 8-unit subdivision to 4 units. Tax Map 6SACOR, Lot 037HRO.

Nobody was in attendance tonight for this application. Mr. Dryjas will be contacted and asked to attend the December 2 meeting. A motion was made by Julia King; seconded by Margaret Lavender to continue consideration of the application to the December 2 public hearing. Vote: All in favor.

3. Review and approve Minutes: The minutes of the November 4 meeting were reviewed. In Item 1, last sentence of paragraph 2, revise to read "Mr. Fisher stated ..." In Item 3, third sentence of the second paragraph, revise to read "... until a telephone call can be arranged ..." Motion to approve the November 4 minutes, as revised, was made by Julia King; seconded by Margaret Lavender. Vote: All in favor.

6. Mail and Other Business:

Copies of items listed on the agenda were reviewed.

Lydia Lansing advised she would be away from mid/end December to June, 2014.

With no further business, a motion to adjourn was made by David Shedd; seconded by Julia King. Vote: All in favor. The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary