

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

October 15, 2013

Members Present: David Patch; David Shedd; Doug Garland; Margaret Lavender; Julia King.

Members Absent: Chairman David Publicover (with notice); Lydia Lansing.

Also present were Sheila Duane of AMSCO and Sophie Duane Leavitt.

Acting Chairman David Patch opened the meeting at 7:06 pm.

1. 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.

Copies of several plans provided by Mark Lucy of White Mountain Survey since the last meeting were on hand. These included plans titled Detailed Earth Moving Grading and Drainage Plan, sheets 1 and 2 dated April 12, 1989 revised thru Sept. 9, 2002; Wetlands Impact Mitigation Plan dated January 20, 2006, revised thru July 20, 2006; Development Master Plan-Existing, Proposed & Contemplated Unit Build-out dated July 20, 2006 revised thru February 9, 2007; and Conservation Easement Plan of January 20, 2006. These plans had all been requested at the October 7 meeting.

Sheila Duane was present and questioned why the board was discussing this application when it had been continued to the November meeting. She was told it was permissible for the board to review any new information at the work session. The board reviewed the plans and the conservation easement plan elicited questions from Doug Garland, specifically the access shown crossing over Razor Brook. Ms. Duane responded and said the area indicated was an old gravel woods road previously used for logging, and was in existence long before the conservation easement came about. She said at one time a bridge went across the brook, but she believed either the homeowner's association or the prior developer took that crossing out. Mr. Garland said he knew for a fact that had happened, but his concern now was that there doesn't seem to be a public access to the other side of the brook, which was part of the easement. Ms. Duane said she didn't believe the easement asked for access over the brook, just that access be allowed. When asked, she said she didn't believe the old gravel road had anything to do with access to the easement. She said access to the easement was created when they put in a parking lot and erected some signage.

Ms. Duane said the "No Trespassing" sign had been removed and that AMSCO's maintenance department was in the process of erecting more signage which directed people to the conservation easement, with one sign being right off of Stanton Farm Road; clearing trees from both sides of the road to allow easier vehicular access; grading the damage caused by Hurricane Irene; mowing the area to ensure it was delineated; and removing some of the garbage. Ms. Duane showed photos of the signs that were going to be erected. Julia King asked if the parking was going to be outside of the easement area, whether there was any other way to get to the conservation easement, and whether the brook was easily crossable on foot. She said she was worried about a handicapped person being able to reach it. Ms. Duane confirmed the parking was outside the easement area and the brook crossing was easy, even in the winter. She indicated the general steepness of the area could be difficult for handicap access.

David Shedd said he believed the applicant was looking for some sense of direction from the board and to come to some understanding of how many lots Block F will accommodate. He said one of the things the board hadn't discussed yet was what effect the removal of a road (Harts Ledge Road) would have on the frontage requirements. He expressed his concern about that issue, as well as about the changes to the original block boundaries of F & G, which he felt were established by an agreement between the developer and the town. If the boundaries changed, should the adjustment be considered an amendment to the approved master plan?

The board next discussed a draft letter provided by the chairman which will be sent to town counsel for his input. Several changes were suggested and several other questions added. David Shedd suggested Item 5 in the list of

materials being forwarded with the letter, a copy of the preliminary plat from the current application, be removed. This was discussed, and a motion to remove was made David Patch; seconded by Margaret Lavender. Vote: All in favor.

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.

The fire chief's review letter was received this afternoon and was read by the board. A copy will be forwarded to the applicant for his review before any further action is taken. A motion was made by Margaret Lavender; seconded by David Shedd, to grant an extension of the approval deadline for a further sixty days. A motion to continue the application to the November 4 meeting was made by Doug Garland; seconded by David Shedd. Vote: All in favor.

3. Mail and Other Business:

Copies of items on the agenda were reviewed.

With no further business, a motion to adjourn was made by David Patch; seconded by Doug Garland. Vote: All in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary