

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

December 21, 2021

Members Present: Scott Grant; David L. Patch; Michael Galante; Kevin Bennett; Gus Vincent; David Shedd. Barry Trudeau participated remotely.

Also Present: Anne Kroger Grant.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:00 pm and led all present in the Pledge of Allegiance. He then reviewed items on the agenda.

2. Continuation/Final Approval: Ledge View Lodges, LLC (Scott Cameron), Route 16/302, Intervale. File: 2021-1278. This is an application for a 19-unit planned unit development (PUD) on a 19.30-acre parcel identified as Tax Map 1RT16-2, Lot 145L00.

This application was still under review by the town's engineer, Burr Phillips of Civil Solutions. With nothing new to discuss, a motion was made by David Patch; seconded by David Shedd to continue the application to the January 3, 2022 meeting. Vote: All in favor.

3. Review and Approve Minutes: The minutes of the November 1, 2021 meeting were reviewed. A motion to approve the minutes was made by Michael Galante; seconded by Gus Vincent. The Chairman asked if there were any comments or corrections. With none, the board voted unanimously to approve the minutes, as written. There were no minutes for the November 16 and December 6 meetings, as the meetings were not held.

4. Mail and Other Business:

- The Chairman noted a memo had been received from the selectmen requesting the board reconsider a vote they made last meeting whereby they voted to "remove from the checklist" the condition that property owners were required to advise their mortgage company of the pending merger if a mortgage was held on the property. This is a requirement of NH RSA 674:39-a which governs voluntary merger of lots. The selectmen felt that not following the requirements of RSA 674:39-a could be detrimental to the town. After reviewing the selectmen's request, a motion was made by David Shedd to reinstate the notification requirement to the mortgage company. There was no second until one was made by the Chairman to allow discussion to continue. David Patch said he was not inclined to reinstate that provision, saying he was not in favor of big government and reiterated his previous position that it was not the board's business to look after, or look-out for, the interest of banks and mortgage companies and that it imposed an unwarranted burden on the applicant. David Shedd asked how would the bank or mortgage company know about a lot merger if that information was not provided to them. Mr. Patch said it was their responsibility to know. Barry Trudeau said he was also against big government, but thought the bank would rely on the information recorded with the lot merger to update their records. He wondered if the planning board had the authority to change what the RSA required. The Chairman called for a vote on Mr. Shedd's motion to reinstate the notification requirement to the mortgage company. Vote: 2-4-1, with Shedd and Trudeau voting yes; Grant, Patch, Bennett, and Galante voting no, and selectmen's representative Gus Vincent abstaining. Mr. Vincent will advise the selectmen of the planning board's decision to not grant their request.
- A petitioned warrant article submitted by Lydia Lansing was reviewed. The amendment read, "To petition the Town of Bartlett and the Bartlett Planning Board to create ordinance(s) which will confine the use of short-term rental properties (STRs) to commercial zones only, as

defined in the Town of Bartlett Zoning Ordinance as amended March 13, 2018.” The board understood that this amendment would be placed on the ballot as written and that they had no authority to amend what it said. Nonetheless, questions were asked about the legality of short-term rental units, how were they defined, whether the wording of this article could be changed, what the ramifications of limiting STRs to the commercial zone would be, and whether the board had time to write and submit their own warrant article. Kevin Bennett, who is Jackson’s building inspector, provided a detailed account of how Jackson handled and regulated their STR problem and described how they were subjected to the town’s building code and state fire regulations. He also described how a number of people in town owned multiple STRs and were purchasing even more. All were being used as income-producing opportunities. Since this amendment had been submitted by petition and the planning board had no say in its content, the board’s role now was to hold a public hearing prior to the amendment going on the 2022 ballot. The Chairman called for a motion to hold the public hearing on January 3, 2022. Motion made by David Patch; seconded by Kevin Bennett. Vote: All in favor.

- A second petitioned warrant article had been submitted by Julia King. This was being proposed as a noise ordinance and the two-page wording was provided to the board. The Chairman noted Ms. King had attempted to submit a similar petition last year, but had missed the submission deadline for it to be on the ballot. This article did not generate a lot of discussion as the gist had been thoroughly reviewed last year, and a motion was made by Kevin Bennett; second by David Shedd to hold the public hearing on January 3, 2022. Vote: All in favor.
- A marketing letter of introduction from SFC Engineering of Windham, NH was noted.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by Gus Vincent; seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 7:15 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary