

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

November 18, 2014

Members Present: David Publicover; David Patch; Doug Garland; David Shedd; Margaret Lavender; Julia King; Richard Stimpson. **Members Absent:** None

Chairman Publicover opened the meeting at 7:09 pm.

1. Preliminary Review: Lloyd & Mary Hamblett and Andrew Orsini & Lauren Synnott, Boundary-Line Adjustment, West Ledge Road. File 2014-1201. Application for an equal-area boundary-line adjustment involving 5,596 sq. ft. between Tax Map 2GLENL, Lot W00-9 (Hamblett) and W00-9-1 (Orsini/Synnott).

The board reviewed the plan and determined that the adjustment was being requested to allow an existing well serving the Hamblett residence to be on the Hamblett property. The well is currently on the land of Orsini/Synnott. It was noted that the proposed boundary line did not adhere to the 15-ft. setback from the existing driveway, but since the driveway is shared, the setback requirements did not apply. David Shedd noted that the driveway is only shared up to the entrance of the Hamblett residence, and the remainder is only used by the Orsinis, and felt it wasn't technically a shared drive. The board discussed this and while feeling that it could reasonably be considered a shared driveway, it would be prudent to request the applicant submit a waiver request for the portion of the driveway that was past the entrance to the Hamblett residence. Thorne Surveys will be advised of this request. The application will be formally submitted at the December 1 public hearing.

2. Preliminary Review: The Morrell Corp, Voluntary Merger of Lots. File 2014-1202. Application to merge Tax Map 2RT16-2, Lots 114R02 and 092R00.

The board reviewed the merger request and identified the lots being merged as Lot 114R02, a small, oddly-shaped parcel on Linderhof Strasse which supports accommodation for Story Land employees, and Lot 092R00, the Story Land amusement park parcel. It was discussed whether the smaller lot was zoned commercial. Regulations allow for any property which is not zoned commercial to be merged with a commercial lot provided both lots were owned by the same entity prior to the implementation of zoning. A review of the deeds provided by the applicant appeared to indicate that the property was acquired by the Morrell Corporation in 2000. The applicant will be asked to attend the December 1 meeting when the application will be considered.

3. Continuation/Final Approval: Attitash Mountain Service Company (AMSCO), Block G, off Parker Ridge Road, Stillings Grant. File: 2013-1187. Application for subdivision of Stillings Grant Block G into 40 residential units. Tax Map 5STLNG, Lots G00-0.

The public hearing for this application had previously been continued to the November 3 meeting. Since that meeting was not held, a motion was made by Doug Garland; seconded by David Patch, to continue the public hearing to the December 1, 2014 meeting.

4. Continuation/Final Approval: Red River Properties Development Corp., Highland Road (Mark Dryas). 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 decision deadline for this application had previously been extended for sixty days, or until the December 1st public hearing, as we are still waiting to receive the fire chief's review. Doug Garland offered to check the status of the review with the chief.

5. Review and Approval of Minutes: The minutes of the October 6 meeting were reviewed. Motion to approve, as written, made by Julia King; seconded by David Patch. Vote: All in favor. The minutes of the October 21 meeting were reviewed. Motion to approve, as written, made by Julia King; seconded by Margaret Lavender. Vote: All in favor.

The November 1 public hearing was not held.

6. Mail and Other Business:

- A letter from Harmon Law Offices requesting a notice/resolution release for Unit F53, Eagle Ridge Condominiums was discussed. After review, it was determined that restrictions imposed by the planning board's resolution of August 5, 1991 did not apply to Unit F53. The Chairman will write a letter to Harmon Law Offices advising of this.
- David Shedd asked whether November 25 at 9:00 am would be a suitable time to meet to conduct gravel pit site visits. This was agreeable to the board.

With no further business, a motion to adjourn was made by David Patch; seconded by Richard Stimpson. Vote: All in favor. The meeting adjourned at 8:20 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary