

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

September 16, 2014

Members Present: David Patch; David Shedd; Margaret Lavender; Julia King; Richard Stimpson. Doug Garland arrived at 7:25 pm. **Members Absent:** David Publicover (with notice).

Also present were Diane Smith of Thorne Surveys; Bert George; Norman Head.

In the absence of Chairman David Publicover, Vice Chairman David Patch presided and opened the meeting at 7:06 pm.

1. Continuation/Final Approval: Clarence (Bert) George, Cobb Farm Road. File: 2014-1196. Application for a 2-lot subdivision to divide a 23.5± acre parcel into two lots containing 2.95 acres and 20.5 acres, more or less. Tax Map 5CBRD, Lot 035-LW0.

Diane Smith presented. Acting Chairman Patch noted the board had reviewed this application at the last work session and at the subsequent public hearing. He asked if the board had any concerns or further questions. With none, he called for a motion to approve the application. Motion made by Julia King; seconded by Margaret Lavender. Vote: All in favor. The applicant was given two signed copies of the plan for his use, and the mylar was signed for recording.

2. Continuation/Final Approval: CRGJR Revocable Trust and JLG Revocable Trust, Yates Farm Road. File: 2014-1197. This is an application to divide a 195.8± acre parcel into two lots containing 15.80 acres and 180 acres. Tax Map 5CBRD, Lot 032-RE0.

Diane Smith presented. She said the new corner monuments had been set, and the revisions requested by the board had been made. The Acting Chairman reviewed the plan and determined that all outstanding issues had been addressed. He asked if there were any further questions from the board. With none, he called for a motion to approve the application. Motion made by Margaret Lavender; seconded by Richard Stimpson. Vote: All in favor. A mylar was provided and signed for recording.

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.

This public hearing for this application had previously been continued to the October 6 meeting. Nothing new submitted tonight.

4. 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 approval deadline for this application had previously been extended to the October 6 public hearing.

5. Preliminary Review: Russell Family Revocable Trust of 2000, Dorothy I. Russell, Trustee, and Jason C. Young, Route 16/302. File: 2014-1198. Application for a boundary-line adjustment of 0.49-acre between Tax Map 1RT16, Lot 295R00 (Young) and Tax Map 1THORN, Lot 054LOB (Russell).

The board reviewed the application and found no issues or concerns at this time. David Shedd questioned whether there was a likelihood of the Young lot ever becoming a commercial property, which he felt would extend the commercial district. Since the property did not have adequate commercial frontage onto Route 16/302, it was felt this was not a possibility. The application will be formally submitted at the October 6 public hearing.

6. Preliminary Review: Ronald R. Aquino, Saco Ridge Road. File: 2014-1199. Application for a boundary-line adjustment involving an equal exchange of 2,992 s.f. (0.07-acre) of land between Tax Map 6SACOR, Lots 11-SA0 and 11-SA0. Both lots are owned by the applicant.

The board reviewed the application and determined the adjustment was needed to accommodate replacement of a failed septic system. It was felt the plan did not clearly show which was the new boundary, and which one was being extinguished. The engineer will be asked to clarify the lines on the plan before coming to the public hearing on October 6.

7. Preliminary Review: Stuart F. Robertson, Jr. Revocable Trust of 2008, Stuart F. Robertson, Jr., Trustee, Route 16A. File: 2014-1200. Application for a boundary-line adjustment involving three lots owned by the applicant. It is proposed to remove 2,414 s.f. (0.06-acre) from Tax Map 1RT16A, Lot 063L01 and add it to Lot 071L00; then remove 14,499 s.f. (0.33-acre) from Lot 063L01 and add it to Lot 066L00; then remove 2,414 s.f. (0.06-acre) from Lot 071L00 and add it to Lot 066L00.

The board reviewed the application and determined the adjustments were needed to accommodate a failed septic system. The board felt this was a very confusing plan, and would like to see a color-coded plan distinguishing each lot, as well as clearly showing the new boundaries and the ones to be removed. The engineer will be asked to provide this information on the plan to be submitted at the public hearing on October 6. Concerns were raised about making a grandfathered, non-conforming lot (063L01) more non-conforming by making it smaller, but the non-conformity involved the lot being land-locked, not its size. After adjustment, the lot will still contain 2.13 acres.

6. Review and Approve Minutes: The minutes of the September 2 meeting were reviewed. On page 1, Item 1, second-last paragraph, Julia King noted a typo whereby the word “hugh” should read “huge.” A motion to approve the August 4 minutes, as revised, was made by Julia King; seconded by Richard Stimpson. Vote: All in favor.

7. Mail and Other Business:

- Items noted on the agenda were reviewed.
- Chairman Publicover had provided a draft letter to the selectmen asking them to clarify the relative responsibilities of the planning board and selectmen’s office in determining whether the approved roads have been built to proper standards. The board reviewed the letter, and a motion was made by Doug Garland; seconded by Julia King that the letter be officially forwarded to the selectmen. Vote: All in favor. Mr. Garland informed the board that a new law recently passed that allowed the planning board to designate the selectmen to oversee roads, but that it must be done through a town vote at town meeting.

With no further business, a motion to adjourn was made by Julia King; seconded by Doug Garland. Vote: All in favor. The meeting adjourned at 8:20 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary