

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

August 4, 2014

Members Present: David Publicover; Doug Garland; David Shedd; Margaret Lavender. Julia King arrived at 7:10 pm.

Members Absent: David Patch; Richard Stimpson (both with notice).

Chairman David Publicover opened the meeting at 7:00 pm.

1. 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.

With nothing new having been submitted for this project, the Chairman called for a motion to continue the public hearing to the first meeting in September, 2014. Motion was made by Doug Garland; 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 approval deadline for this application had previously been extended to the October 6 public hearing.

3. Preliminary review: 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 35-LW0.

The board reviewed the plan and determined that the requirements of the subdivision checklist had been met. At this time, no concerns or issues were raised. Subdivision approval is pending, and the application will be formally presented at the September public hearing.

4. Informal discussion/preliminary review: CRGJR Revocable Trust and JLG Revocable Trust, Yates Farm Road. Doug Garland stepped down from the board and presented, since this is Garland family property and he was representing his mother, Jean Garland. He explained that it was proposed to create a 15.8 acre lot from the 195 acre parcel owned by his mother, so that Mr. Garland's personal homestead would have its own block of land. The board reviewed the plan, which Mr. Garland said would be revised slightly before submittal at the public hearing. The revisions would show the length of the town road as being extended down to his mother's house, and the 20-ft. easement would be increased to a 30-ft. easement and will be recorded in the deed. The plan showed the parcel as satisfying the 50-ft. road frontage requirements by way of a 50.6-ft. wide spur of land onto Yates Farm Road. Mr. Garland indicated his goal was to keep the new lot in current use, which required a minimum 10 acres, and that 1.45-acres had been taken out of the 15.8 acres to accommodate the house and septic system. State septic approval has been received. Mr. Garland said his residence was served by a long, grandfathered driveway which was equipped with pull-overs for fire equipment. Additionally, there was more than adequate room for fire equipment to turn around in his door yard.

The board requested further revisions to the plan to show bedroom calculations for the smaller lot, though it was not required for the remaining 180 acre parcel, it was suggested the turnaround could perhaps be more-clearly defined on the plan. Also, a typo was noted in an abutter's name, and Nark Mudgett needs to be corrected to read Mark Mudgett.

The application will be formally presented at the September public hearing. Mr. Garland returned to the board.

5. Review and Approve Minutes: The minutes of the July 7 meeting were reviewed. In Item 5, Discussion with River Run Company re amendment to site plan for The Suites at Attitash Mountain Village to move a 4-unit building from the west side to the east side of Stoney Brook, Doug Garland broached the subject of how many units are allowed to be on the east side. It was noted the number of units was not increasing, as the buildings had been reduced in size from the ten units originally approved to 4 units. Since Stoney Brook ran through this parcel, David Shedd asked what size stream or brook the selectmen consider creates a barrier relative to septic calculations. The chairman noted that the whole lot is taken into consideration when septic density is calculated. In any event, this was only an informal discussion and nothing has been submitted yet. A motion to approve the July 7 minutes, as written, was made by David Shedd; seconded by Margaret Lavender. Vote: All in favor.

The July 15th work session was not held.

5. Mail and Other Business:

- A motion was made by Doug Garland; seconded by Margaret Lavender, to move the date of the September public hearing to Tuesday, September 2 due to the Labor Day holiday being on the first Monday of the month.
 - A letter from the selectmen dated August 4, 2014, which included a draft engineering report from Burr Phillips dated April 29, 2014, regarding the layout of Juniper Ledge Road was reviewed. This road was accepted by voters to be a town road, however it has since been shown that the road was not built to town specs. The selectmen were advised by town counsel to request the planning board acknowledge this fact. After discussion, a motion was made by Julia King; seconded by David Shedd; to authorize the chairman to write such a letter to the selectmen. Vote: All in favor.
- Julia King shared that she had been invited by Theresa Kennett and Janice Crawford to participate in a 13-town Mt. Washington Valley Roundtable Advisory Council as a representative of Bartlett. The committee meets to discuss land, economic, and education issues, with the intent of acquiring more funding for these issues through the joint participation of all towns. Another goal was to create employment in the area other than jobs associated with the service and hospitality sector. Doug Garland cautioned Ms. King that she had no authorization to make any commitment on behalf of the town of Bartlett, since she had never been voted to represent the town at any official level. Ms. King asked if the board would prefer she not participate in the council. She was told she had every right to attend as a Bartlett citizen.

With no further business, a motion to adjourn was made by David Shedd; seconded by Doug Garland. Vote: All in favor. The meeting adjourned at 8:00 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary