

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

April 6, 2015

Members Present: David Publicover; David L. Patch; Richard Stimpson; David A. Patch; David Shedd; Scott Grant; Peter Gagne; Alternate Philip Franklin. **Members Absent:** None

Also present: Sheila Duane; Norman Head; Frank Seik; Jade Grant.

Chairman Publicover opened the meeting at 7:00 pm. He advised the board of the result of the recent recount requested by Margaret Lavender by saying the recount didn't change the outcome of the election, but did gain her 3 votes.

1. Public Hearing: River Run Company, Inc., The Suites at Attitash Mountain Village: File: 2015-1205. Amendment to an approved site plan to relocate a four-unit building from the west side of Stoney Brook to the east side. Tax Map 3RT302, Parcel 176R01.

The Chairman explained the procedures of a public hearing for the benefit of the new board members and asked Sheila Duane to present the application. Ms. Duane said River Run was wanting to relocate one of their approved four-unit buildings from the west side of Stoney Brook to the east side. There would be no increase in density involved with the building being moved. She noted they had come before the board in July 2014 to discuss the concept. Ms. Duane provided a copy of the original site plan, and also a plan which identified where the building (Sawyer River Lodge) was being moved from, and its new location on the east side of the brook. Parking requirements were checked. Ms. Duane advised that the parking lot at the former location will now be reduced by 8 spaces. Rich Stimpson asked how the parking lot was going to be reduced, and Ms. Duane explained that it hadn't been constructed yet, so will simply be built smaller. The Chairman asked about septic requirements and Ms. Duane said the new building has its own state-approved septic system. David Shedd said he recalled at the original hearing that there had been an issue regarding fire fighting equipment. Ms. Duane pointed-out a note on the approved plan which stated a vegetated fire lane will be provided which will be kept mowed so apparatus can drive over it. She said the note should have been transferred to this new plan, but wasn't. She said she will make sure it is added to the final version. The board discussed a 20-ft. high-water setback line which appeared to be in a slightly different position than shown on the original plan. David Shedd also noted the plans were not signed.

The Chairman asked if there were any more questions, and called for a motion to accept the application. Motion made by David L. Patch; seconded by Peter Gagne. Vote: All in favor. He opened the hearing to public comment. With no comments forthcoming, it was closed. The Chairman called for a motion to continue the application to the April 21, 2015 meeting. Sheila Duane asked if the board would be willing to grant conditional approval tonight. David Shedd said he would not be prepared to give conditional approval on a plan that's not signed. The Chairman agreed that board should see and approve the final version the plan which showed the reduced parking lot and vegetated fire lane. Ms. Duane agreed to come back to the next meeting. Motion to continue the application to April 21 2015 made by David Shedd; seconded by Rich Stimpson. Vote: All in favor.

2. Voluntary Merger of Lots, Stuart E. Woodard, Route 302, Bartlett. File: 2015-1206. Tax Map 3RT302, Lots 281R00 and 283 ROO. The board reviewed the application, copy of deeds, and location sketch and had no concerns with the merger. Motion to approve made by Richard Stimpson; seconded by Scott Grant. Vote: All in favor.

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.

David Shedd asked how long should the board's responsibility be to keep the public hearing drawn out, and wondered whether the applicant should be asked to commit to a timeframe. The Chairman said it really wasn't a drawn-out application, that when the applicant first came in a few years ago it was for an informational conceptual hearing only, and no application was submitted. The formal application was eventually submitted last spring. The Chairman explained the history of the project from that point on, and how road waivers had been granted for the construction of Cave Mountain Road. He said the applicant needed to know they had the waivers in-place to enable them to begin engineering work on the road design. Norman Head asked which road regulations had been used, the 1989 standards or the current 2005 standards. The Chairman explained that the board had come to a compromise with the applicant and agreed to a hybrid road which was superior to the 1989

standards, but not fully compliant with the 2005 ones. This was done to avoid excessive cuts in the landscape and to avoid a potential court case. Items such as paving etc. will adhere to the current standards. As far as a time limit was concerned, the Chairman said the board had agreed to an open-ended schedule and the applicant had been told to come back when the road plans were done. He explained the public hearing was being kept open so that the project didn't have to be re-noticed again. It was discussed how to best keep the public informed as to when the road plans were presented and the project became active again, while also keeping the public hearing open. The Chairman said the board may possibly have the right to deny the application, but felt that was not a step he would be willing to take unless the applicant was given an ample opportunity to finish the plans, and an ample heads-up that this action was being contemplated. David L. Patch explained how the project was being developed in blocks, and said he had no problems with continuing the application from meeting to meeting. Peter Gagne asked how long the road waivers were good for, and expressed some concern that the public hearing had been on-going for so long. David Shedd said he didn't mind keeping it open, he was just wondering what the board's responsibility for doing so was.

The Chairman called for a motion to continue the public hearing open to the May 4, 2015 meeting. Motion was made by David Shedd; seconded by Scott Grant. Vote: All in favor. The Chairman then asked if anybody wanted to make a motion to request the applicant provide a status report and give an indication as to when the road plans would be forthcoming. David Shedd made such a motion. There was no second, and Mr. Shedd withdrew his motion when it was noted that the applicant would be at the next work session.

4. Minutes: The minutes of the March 2, 2015 meeting were reviewed. Motion to approve, as written, made by David L. Patch; seconded by David Shedd. Vote 4-0-3 (David A. Patch, Peter Gagne, and Scott Grant abstained as they were not at the meeting.) The minutes of the March 17, 2015 meeting were reviewed. Motion to approve, as written, made by Scott Grant; seconded by David A. Patch. Vote: All in favor.

5. Mail and Other Business:

- The Chairman noted that Margaret Lavender had offered to serve as an alternate and called for a motion to appoint her to an alternate position on the planning board. The motion was made by Peter Gagne; seconded by David Shedd. Vote: All in favor.
- David A. Patch advised that David Shedd had offered to be the planning board's representative on the ZBA. Mr. Shedd explained that he had been approached by former selectman Doug Garland, who had asked him to serve. He asked whether his role on the ZBA would mean he could express and vote his own opinions, or whether he would be expressing the views of the planning board. The Chairman said there is no official requirement to have a planning board member represented on the ZBA, and that any views he expressed would be his own. He further added that if the ZBA were considering any decision made by the planning board, that he would have to recuse himself as it would be a conflict of interest for him to vote on a decision that he was part of making while on another board. Selectman David A. Patch suggested Mr. Shedd speak to the selectmen regarding his appointment.

With no further business, a motion to adjourn was made by Scott Grant; seconded by David A. Patch. Vote: All in favor. The meeting adjourned at 8:25 p.m.

Respectfully submitted,
Barbara Bush, Recording Secretary