

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

July 6, 2015

Members Present: Chairman David Publicover; David L. Patch; David A. Patch; David Shedd; Scott Grant. Peter Gagne arrived at 7:15 pm. **Members Absent:** Richard Stimpson.

Others in attendance included Philip Franklin; Andrew Fisher of Ammonoosuc Survey; Burke York of York Land Services; Bryan and Ruth Curtis; Amelia Emery; Mary Miller; Norman Head.

The Chairman opened the meeting at 7:06 pm. He asked Alternate Philip Franklin to join the board due to the absence of Richard Stimpson.

1. Public Hearing: HHP Nominee Trust II, Ronald J. Patch, Trustee, Jericho Road. File: 2015-1208.

Application to adjust two boundary lines by removing 75,585 sq. ft. (1.74-acres) from Tax Map 2JRICO, Lot 47R00 and adding it to Lot 40R00; and removing 52,998 sq. ft. (1.22-acres) from Lot 47R00 and adding it to Lot 28R00. After adjustment, Lot 47R00 will contain 76.5± acres; Lot 40R00 will contain 3.70 acres; and Lot 28R00 will contain 8.08 acres.

David L. Patch and David A. Patch both recused themselves, being that they were related to the applicant.

The Chairman noted that the board had reviewed the application at the previous work session and had found no obvious issues at that time. Burke York presented and explained that the two boundary adjustments made two smaller lots significantly larger by taking land from the larger “wood lot” and adding it to the smaller lots. He said one of the small lots was vacant land, and the other had a house and barn on it. Mr. York said the adjustments did not change the road frontage of any of the lots. Mr. York advised he had submitted a waiver request for several items shown on the checklist, including density calculations since the lot was greater than 5-acres, fire protection provisions, and showing the location of utilities such as water mains. The board reviewed the waiver requests, and felt they were mainly not applicable since none of the items were being changed as the result of the boundary adjustments.

The Chairman called for a motion to accept the application. Motion made by Scott Grant; seconded by David Shedd. Vote taken: All in favor. The public hearing was opened and the Chairman asked if anyone in the audience had any questions or comments. Abutter Amelia Emery asked Mr. York if there were any future plans for subdividing the larger lot. She also asked about the waiver request regarding water mains and utilities, as she had concerns about her well. The Chairman advised her there were no water mains associated with the property and assured her the proposed boundary line adjustment would not affect her well at all. He said any future subdivision of the large lot would be difficult, as a town road would be required and the parcel had limited road frontage on Jericho Road. Ms. Emery asked Mr. York about the location of the boundaries shown on his plan. She said one of the lots had previously been owned by a Mr. Markley, and asked whether his deed or her deed had been used to determine where the lines were located, as she felt the lines were a little different from what she thought they should be. Mr. York agreed they were a little different, and said his survey was based on existing monuments he found on the ground. He identified them on the plan to Ms. Emery.

David Shedd asked if the well and septic location for a proposed dwelling on the vacant lot was shown on the plan. Mr. York said they weren't shown on the boundary-line adjustment plan, but they will be shown on septic plans on file with the state and town. This elicited a discussion about septic system and wells in general, and what effect they had on neighboring properties, setback requirements, the 75' protective well radius, and the need to obtain a waiver from the state if new wells were located closer to septic systems than regulations allowed. Mr. York asked Ms. Emery if she was concerned with a potential dwelling on the vacant lot being detrimental to her well. Ms. Emery said her well was across the brook and much more than 75' away from any structure that would be built on the vacant lot.

The Chairman asked if there were any further questions from the public. With none, the public hearing was closed. He called for a motion to approve the waiver requests, noting they were mostly irrelevant. Motion to grant the waivers was made by David Shedd; seconded by Scott Grant. Vote: All in favor. He asked if the board had any further questions regarding the boundary-line adjustment. With none, he called for a motion to approve the application. Motion made by Scott Grant seconded by Philip Franklin. Vote: All in favor. A mylar was provided for recording.

2. Public Hearing: Birchwoods Realty Trust, Robert Ferguson, Trustee, Juniper Ledge Road. File 2015-1209. Application for a boundary-line adjustment to remove 6,655 sq. ft. from Tax Map 2GLENL, Lot 181-BW11 and add it to Lot 181-BW12.

David L. Patch remained recused as he was an abutter to this project. David A. Patch returned to the board. The Chairman explained this application had also been reviewed at the previous work session where no obvious issues had been identified. Burke York presented and said the lines were being adjusted at the request of the developer. The lots shared a 20-ft. wide driveway and a driveway easement was in place. David Shedd noted the septic approval for Lot 11 had expired, though at 5-acres it still had enough density to support a dwelling. A waiver request had also been submitted for this project regarding fire protection. It was determined the boundary-line adjustment did not change the fire protection situation for either of the lots. The Chairman called for a motion to accept the application. Motion made by David Shedd; seconded by Peter Gagne. Vote taken: All in favor. The public hearing was opened and the Chairman asked if anyone in the audience had any questions or comments. With none, the public hearing was closed. The Chairman asked if the board had any questions or concerns regarding the requested waiver or the application. With none, he called for a motion to grant the waiver. Motion made by Philip Franklin; seconded by David A. Patch. Vote: All in favor. A motion was made by Peter Gagne; seconded by Scott Grant to approve the boundary-line adjustment. Vote: All in favor. A mylar was provided for recording.

3. Public Hearing: Bryan and Ruth Curtis, Jericho Road. File: 2015-1210. Application for a boundary-line adjustment to remove 0.29-acre (12,909 sq. ft.) from Tax Map 2JENKS, Lot 065L00 and add it to Lot 065L01.

Scott Grant and David L. Patch were both abutters to this project. Andrew Fisher presented, and advised he had no objections to either member remaining on the board. David L. Patch opted to remain in the audience. The Chairman noted this application had also been reviewed at the work session, where no obvious issues were identified. Mr. Fisher said the line was being adjusted to allow an existing garage to be located on the same lot as their homestead property, Lot L01. When asked, he said that the garage was not served by either water or septic. The Chairman called for a motion to accept the application. Motion made by David Shedd; seconded by Peter Gagne. Vote: All in favor. The public hearing was opened, then closed when there was no public comment. The Chairman asked if the board had any further comments. Hearing none, he called for a motion to approve the boundary-line application. Motion made by David Shedd; seconded by Philip Franklin. Vote: All in favor. A mylar was provided for recording. David L. Patch returned to the board.

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

The Chairman noted the applicant had advised they should be back before the board in late fall. David Shedd advised things were moving along as he had inspected 28 test pits last week. A motion was made by David Shedd; seconded by David L. Patch to continue the public hearing for this application to August 3, 2015. Vote: All in favor.

5. Minutes: The minutes of the June 16, 2015 meeting were reviewed. Motion to approve, as written, made by Scott Grant; seconded by David A. Patch. Vote: All in favor.

6. Master Plan Discussion: The Chairman said he did not intend to go into great detail tonight, but would like to concentrate on the Recommendations section next meeting. Short discussion about the acreage owned by the school. David Shedd requested a "red line" version of the Master Plan be provided which showed what had been revised. Peter Gagne advised that he had spoken to the owner of Moat Brewery who indicated he had twelve year-round employees. Mr. Gagne thought this information might be relevant to the Industrial section. Philip Franklin asked if the Chairman was still open to suggestions or input regarding the updates. He was advised to email them to

the Chairman.

7. Mail and Other Business: There was no mail to review. Selectmen's representative David A. Patch asked if the board had any objections if Dryjas lots at the end of Highland Road Extension had two individual septic systems instead of a shared one, as was originally proposed. The board expressed no concern.

With no further business, a motion to adjourn was made by Scott Grant; seconded by David Shedd. Vote: All in favor. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Barbara Bush
Recording Secretary