

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

October 5, 2015

Members Present: Chairman David Publicover; David L. Patch; David Shedd; David A. Patch; Richard Stimpson; Scott Grant; Alternate Philip Franklin. **Members Absent:** Peter Gagne.

Others in attendance included: Joe Berry; Sheila Duane; Jim Monahan; Doug Armstrong; Marianne Borowski; Norman Head; Doug Garland; Nat Lucy; Julia King.

The Chairman opened the meeting at 7:05 pm.

1. Public Hearing on Master Plan: Chairman Publicover explained the purpose of the master plan and said it was essentially the document by which the town, through the planning board, set forth its vision of how it wants the town to develop. He described how the master plan was established in 1985 and went through a significant re-write in 2002, while staying true to the original vision. He noted the town had been remarkably stable since then, so there were not a lot of significant changes to the current revisions, as that they were mainly updates to reflect current conditions, and certainly not as significant as those of 2002 which dealt with major items such as the proposed Conway bypass and regional school funding. The Chairman said it was important to know that items under Recommendations were just that; recommendations, and weren't necessarily things the board thought should happen, but were things that were worthy of future consideration. He made people aware there were copies of the revised plan available at the meeting. In addition, a red-line version of the Vision, Challenges and Recommendations section, which is where the majority of the revisions occurred, was also available.

The Chairman said the purpose of this meeting was to get public input and comment which would be included in the final version of the revised master plan. He then opened the public hearing. Doug Garland, Norman Head, Julia King, and Nat Lucy, among others, all participated in a lengthy dialogue and asked some questions, made suggestions, offered feedback on the wording and intent of the revisions, and queried the accuracy of some of the numbers included in the tables. Norman Head felt it was a mistake not to have provided a red-line version of the whole document, not just one section. The Chairman said doing that would likely make things such as diagrams and graphs confusing, but agreed to do as suggested. Some of the suggestions discussed included affordable housing; describe the geography of Bartlett and classify the different topography of the upper and lower sections of town; a suggestion to include a small map of the town; communications infrastructure and how it was important to keep-up and maintain technology; questions were raised as to the ratio of residential/commercial parcels where it was felt it should be more-clearly stated that the town had a robust commercial district; and a suggestion to wait for the town meeting in March when people would pay closer attention and perhaps conduct a public survey. Nat Lucy spoke on behalf of the Mt. Washington Valley Trail Association and said it was awesome to see verbiage to suggest the inclusion of a recreation trail in the Vision section, and wondered if the wording could be a little stronger to ensure that trail would happen. The Chairman noted that the planning board had no authority to require developers to put in recreation trails, (except that they may require consideration during site plan review), but was open to any suggested language Mr. Lucy may have.

Due to the extent of public feedback, the Chairman said it was obvious that a second public hearing would be needed. He said he would make further revisions to the plan to reflect the suggestions and comments made tonight, and would also provide a redline version of the entire document. The public hearing was closed.

2. 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.

A motion to continue the public hearing for this application to the November 2, 2015 meeting was made by David Shedd; seconded by Rich Stimpson. Vote: All in favor.

3. Discussion with AMSCO re boundary-line adjustment, Block A, Stillings Grant: Joe Berry and Sheila Duane were present at the request of the board. The Chairman described the equal-area exchange being proposed by Mr. Berry.

He explained how the board felt in addition to the BLA application, that an amendment to the approved subdivision plan would also be required due to the land exchange involving permanently designated common land. He noted a letter from AMSCO's lawyer, Ken Cargill, which addressed invested rights and said the board agreed with Mr. Cargill's assessment of invested rights. Joe Berry said the original subdivision contained 43 lots, but had now been reduced to 40 due to lot merges. He said they wanted to know exactly where each house would be located to enable the best location of the road so they could be prepared before the lots were sold. He added that once the last lot was sold, the common land would be owned by the homeowners association. He said he was a little taken-back by the expectations of the board to require an amendment to the subdivision, since previous boundary-line adjustment were simply approved and recorded and that was the extent of it. The Chairman advised this was a unique situation since it involved an adjustment between lots and the common land. Mr. Berry concurred with that, and said he really hadn't considered that aspect. David Shedd noted that common land was a permanently designated area, and wondered at what point did that fact become irrelevant. David L. Patch felt the amount of land involved in this adjustment was minor and he couldn't speak to the legality of the adjustment, but said it would be different if it involved 3-4 acres. He did not see it as setting a precedence, as each application would be considered on a case-by-case basis. The Chairman noted Atty. Cargill's letter only addressed invested rights, and did not offer an opinion on the legality of changing common land boundaries. David Shedd felt it may be prudent for the board to find out any history of common land being adjusted and that a call to the Local Government Center may be worthwhile.

Doug Garland asked to make a comment. Mr. Berry originally objected since this was not a public hearing but he and the board eventually agreed to hear what Mr. Garland had to say if it was factual information. Mr. Garland basically asked whether the land being exchanged was of the same quality. The Chairman agreed that the applicant couldn't diminish the quality of the land, particularly if it affected the septic density. Mr. Berry said septic was not a factor. The board discussed with Mr. Berry whether he would be better off going to the ZBA for a setback special exception or a variance which would allow the house to be placed with reduced setbacks. Mr. Berry said he would think about that and acknowledged this was a preliminary fact-finding meeting with the board and an application would be submitted if and when he went ahead with the adjustment.

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

4. Mail and Other Business:

- An invitation to Conway Pines Senior Living Center was read.
- A NHDES wetlands application for a culvert replacement on McKeil Pond Road for Patsy Rogerson was reviewed. David Shedd and David L. Patch both expressed great confidence in Wetland Scientist Greg Howard's work.

With no further business, a motion to adjourn was made by Scott Grant; seconded by Richard Stimpson. Vote: All in favor. The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Barbara Bush
Recording Secretary