

TOWN OF BARTLETT PLANNING BOARD
WORK SESSION
November 17, 2015

Members Present: Chairman David Publicover; David A. Patch; Richard Stimpson; Scott Grant.

Members Absent: David L. Patch; David Shedd; Peter Gagne.

Others in attendance included: Alternate Phil Franklin; Greg Tsoules.

The Chairman opened the meeting at 7:07 pm. Alternate Phil Franklin joined the board.

1. 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.

Since the November 2nd meeting was not held, the Chairman called for a motion to continue the public hearing for this application to the December 7 meeting. Motion made by Scott Grant; seconded by Rich Stimpson. Vote: All in favor.

2. Informal discussion with Greg Tsoules: Mr. Tsoules was before the board to seek input regarding a proposal to convert the former golf-driving range site on the corner of Route 16A and Town Hall Road into a woodworking business. Mr. Tsoules said his intent was to run a band sawmill and to eventually put a building up where he could saw lumber and to serve as a retail showroom for the woodworking product, such as furniture, which he will be producing on-site. The property consisted of 8.2 acres and had frontage on both Route 16/302 and Town Hall Road. The Chairman read the zoning ordinance's definition of "small industry," and since it appeared Mr. Tsoules' operation met those requirements, he felt he did not need planning board approval since it was an approved use. The board discussed many options with Mr. Tsoules, including the fact that building size under the small industry definition was limited to eight thousand square feet, whereas under a "commercial" designation, twenty-five thousand square feet were allowed. Mr. Tsoules had questions involving setback and greenspace requirements, road frontage, subdividing the property, driveway accesses and the existing right-of-way to the mini golf, and having mixed uses on the property, which were all reviewed with him. Since the property fronted onto two roads, Mr. Tsoules was told he could decide which side of the property he wanted to designate as the front. Both he and the board felt that the Town Hall Road side would probably be the most appropriate. Mr. Tsoules was also made aware that site plan review would likely be required if the total size of the buildings exceeded five thousand square feet. That process would provide the board an opportunity to have input on architectural and noise issues, etc. Mr. Tsoules said he would be running an electric mill, which was basically soundless. He would also situate his buildings so as to shield the residential abutters on Route 16A from as much noise as possible. He said he had already approached those abutters and had received no negative response from them. It was suggested he speak to the selectmen about his plans.

3. Voluntary Merger of Lots: Thomas and Dawn Ramadan, Raccoon Run. File: 2015-1212. This is an application to merge two lots identified as Tax Map 5COBRD-1, Lots 18 and 19. The board reviewed the application, sketch, and deed and had no concerns about the merge. Motion to approve made by Richard Stimpson; seconded by Phil Franklin. Vote: All in favor.

4. Minutes: The minutes of the October 20, 2015 meeting were reviewed. A motion to accept the minutes of October 20, 2015, as written, was made by Scott Grant; seconded by Richard Stimpson. Vote: 4-0-1, with David A. Patch abstaining since he did not attend the meeting. The November 2 public hearing was not held.

5. Master Plan: The Chairman provided an updated version of the master plan which reflected some of the comments received from the public at the last few meetings. He said while not every suggestion had been included, several had. Since there were several board members absent tonight, it was decided to postpone further discussion on the revisions until they were present.

6. Mail and Other Business:

- The board reviewed literature provided by the selectmen regarding the issuance of further building permits for the Bearfoot Creek Development. Selectmen's representative David A. Patch said the selectmen were just keeping the planning board in the loop. The Chairman agreed it did not require any action on the board's part at this time.

- A letter from AMSCO requesting the board share any information it may have received from the NH Municipal Association regarding their proposal boundary-line adjustment which involved the greenspace at Stillings Grant. The Chairman said he had not contacted the association yet, but will do so.
- A copy of a building permit to upgrade antennae and associated equipment on Verizon's tower off Summit Vista Road in Linderhof was reviewed. The application had been forwarded by the selectmen for the board's review and approval. It was determined the upgrades complied with the conditions of the town's telecommunications ordinance. A motion to send a letter to the selectmen notifying them of the board's findings was made by Scott Grant; seconded by Richard Stimpson. Vote: All in favor.

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 8:28 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary