

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

July 21, 2015

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

Others in attendance included Philip Franklin.

The Chairman opened the meeting at 7:00 pm. He asked Alternate Philip Franklin to join the board due to the absence of David A. Patch. He announced there were no new applications on the agenda to consider.

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 G00-0.

The public hearing for this application had previously been continued to the August 3, 2015 meeting.

2. Minutes: The minutes of the July 6, 2015 meeting were reviewed. Motion to approve, as written, made by Scott Grant; seconded by Peter Gagne. Vote: All in favor.

3. Master Plan Discussion: The Chairman noted he had emailed board members a red-lined version of the sections revised so far, and asked if anyone had questions. He said it will be necessary to hold a public hearing once all the revisions were finalized, and advised he will be absent from the September public hearing and suggested the hearing could possibly be held in October. He recapped the sections revised thus far, which included updating the library section to include mention of its proposed expansion into unused space at the school. Scott Grant advised that decision won't be finalized until October when the school board votes on it. The Chairman also said he had been provided land-use figures from the assessor's office, which will be added. Each section was then briefly reviewed. The Chairman said several sections had not changed much since the last revisions to the master plan, such as the Vision section, which he said had served the town well over the years. The section on General Challenges had also not changed much, especially since the bypass had not eventuated. It was discussed adding several items to the Specific Challenges category. These included providing adequate facilities for town departments such as the library and police; ensuring commercial development is compatible with the traditional architectural character of the town now that site plan review provides the tools to review aesthetics of commercial development; and limiting adverse environmental impacts of residential development on steep slopes. What degree of steepness constituted a steep slope was discussed, and Philip Franklin asked whether a definition for such should be added. The Chairman said that type of information was more appropriate for the zoning ordinance. He said he felt steep slopes were lands that were too steep to be counted towards minimum land area requirements, and should not be defined so much by steepness of slope, as by soil type.

David L. Patch noted the master plan was intended to be used as a general recommendation, and while the zoning ordinance was more specific it was still driven by the master plan. It was stressed that any change made to the zoning ordinance should somehow be reflected in the master plan. It needed to be mentioned in a general way, and not be too specific so as to not preclude something we may want. The Chairman listed progress made since the last master plan update in 2002, which included the implementation of site plan review which established building size limits for individual commercial structures to 25,000 s.f., responding to state law on affordable housing by adding accessory apartments, participating in a National Resources Inventory conducted by the Upper Saco Valley Land Trust, and establishing a town website.

The board next discussed the Recommendations section. Several items included as recommendations in the last update were reviewed, including efforts to revitalize Bartlett Village which did not eventuate when land at Rogers Crossing was not used for a sewage facility. Centralized sewage would have allowed the Village to develop by solving septic problems associated with the high water table in the area. Without the benefit of a sewage system, the goal now was just to try to maintain the rural character of the Village. Adding architectural guidelines for

commercial buildings was discussed. The Chairman said while site plan review provides the ability to look at this issue, it was entirely a judgmental call as to what is considered acceptable and reflects the character of a small New England town. David Shedd commented on the Commercial Development section and asked about the creation of a future commercial district beyond the confines of Routes 16 and 302. David L. Patch again noted the more we have a concept, or even a large specific item, we want to accomplish the more important it is to mention it in the master plan. If it's not mentioned, then it is difficult to implement. The Chairman reminded the board that if something comes up in the future that is important or needed by the town, then the master plan can always be revised to reflect that need. He said one issue which has come up recently is gravel pits, and asked whether the board wanted to consider allowing new pits in town. At the moment they were not allowed. David L. Patch said we were a "planning" board, and as such we needed to plan for the future, especially since the Holmes pit was the only one left with any gravel available. He felt it may be prudent to add "consider providing opportunities for new gravel pits." This didn't mean new pits will happen, but if they weren't mentioned then they would not be allowed. The board had no objections to gravel pits being included as a recommendation.

A long discussion ensued regarding the suggestion that multi-lot subdivisions need to provide an overall long-term development plan. Some members felt it was too restrictive on developers, while others said it forces developers to plan ahead. The Chairman felt it would be beneficial to have a long-term plan to show common areas and green space. Regarding the recommendations for transportation, Peter Gagne asked whether the possibility of a proposed passenger railroad running from Portland to Montreal should be addressed. It was decided we probably would not have much say in the matter since it would belong to the state. He also advised of plans to extend snowmobile trails to Madison, which prompted the board to discuss the issue of snowmobiles. After discussion where it was recognized they were a component of the recreation structure, it was decided to add a recommendation to explore the opportunities for additional motorized winter recreation in appropriate corridors. The board discussed other items to add to the Recommendations section. These included consideration of investigating the cost and benefit of installing centralized sewage treatment facilities or connecting to an available system and to consider implementing provisions to provide incentives for maintaining open space for large commercial or residential developmental projects beyond existing open space requirements.

Several recommended items were removed which were no longer relevant or which had already been implemented or included in the zoning ordinance, such as noise and lighting restrictions. Transfer of Developmental rights was another item discussed. The Chairman explained the concept of these rights, but it was noted how the town never embraced the idea so it was decided to remove the item. The recommendation to have a Capital Investment Plan (CIP) was discussed by David L. Patch, who described it as basically being a savings plan which could be used for many things. Due to its potential to benefit the town in the future, the decision was made to leave this item in.

Other incidental items were discussed by the board. The Chairman asked members to review the latest revisions and to bring any additional comments to the August 3 meeting, or to email their suggestions and comments to him.

4. Mail and Other Business: There was no mail on the agenda to review.

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 8:40 p.m.

Respectfully submitted,

Barbara Bush
Recording Secretary