

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING MINUTES**

**April 4, 2016**

**Members Present:** Chair Philip Franklin; David Shedd; David A. Patch; Richard Stimpson; Scott Grant; Peter Gagne.

**Members Absent:** David L. Patch.

**Others in attendance:** Bill Fabrizio; Norman Head; Amelia Emery; Mary Miller.

The Chairman opened the meeting at 7:00 pm. Due to the public in attendance for the master plan public hearing, he moved the continued AMSCO application to the end of the meeting, saying he wanted to talk about it.

1. **Master Plan:** The board was provided with a synopsis of the survey results, which was reviewed and discussed. The Chairman read the results, as well as a summary of the submitted comments. He then opened the hearing for public comment. Bill Fabrizio spoke about the development potential of land across the Saco River and how that area was accessed by only one bridge. He noted the bridge had been lost twice due to flooding, and wondered whether the master plan should somehow deal with an additional way across the river in case that situation arose again. It was felt it would be helpful if the plan submitted by Cave Mt. Associates, the original developers of the area, could be located. David Shedd noted that there was only one access across the East Branch River on Town Hall Road as well. Amelia Emery asked for clarification or explanation on several items, including what kinds of incentives would be offered for clustered commercial development, shared driveways, parking lots, and increased greenspace. She was informed there would probably not be set incentives, but a decision would be made as each situation arose. Scott Grant explained the purpose of the master plan, and how it was intended to guide the future of the town. Ms. Emery also asked for clarification of several other recommendations, including gravel pits, railroad, private roads being taken over by the town, recreational maps, and noise. These were all explained to her. Her query about the recommendation to develop an ordinance to control excessive noise levels elicited discussion by the board. It was noted this item was a very close vote between supporting and not supporting (9-7). Since construction noise was already regulated as being from sunrise-sunset, it was felt that imposing decibel levels could negate some of the other items we were trying to implement. It was felt the board should probably not recommend imposing a noise ordinance. Under the Recreation section recommendations, Ms. Emery suggested omitting the reference of "high recreational value" in the last item and replacing it with "of value to the town." The Chairman suggested adding this wording to the Infrastructure section as well. Ms. Emery said she was pleased to see that the master plan tried to keep the character of Bartlett "rural."

Bill Fabrizio asked whether the master plan could address the parking congestion at the town beach in the area of Big Rock and the bridge on River Street. After discussing safety concerns, the impact of driving habits of both locals and tourists, and whether the land was privately-owned where people parked, it was felt this was more of an enforcement issue and was under the purview of the town. It was decided that asking the selectmen to install "No Parking" signs may help alleviate the problem. David Shedd noted that the land between Razor Brook and the bridge was unbuildable and suggested it would be beneficial if the town could buy it for parking purposes if the opportunity ever arose.

The board discussed the public's written comments submitted on the returned surveys. One respondent suggested the board should have a system in place, such as in Jackson, where taxpayers could be blanketed with emails keeping them informed of the board's activities. Mary Miller advised she has such a system in-place for the school, but that there were costs associated with running it. After a short discussion, it was agreed not to pursue the issue. Several other incidental items and revisions were discussed and decided on. These included omitting reference to the Kearsarge Peg Mill, which was recently lost to fire and was apparently not being rebuilt; removing the wording in parenthesis regarding the pending approval of the historical society taking over the Catholic church from the school; Peter Gagne again requested that Moat Mountain Brewery be added as an industrial manufacturer; and under the section Residential Development, replace the word "required" with "recommended" regarding multi-lot subdivisions having overall long-term development plans and providing recreational facilities.

The Chairman closed the public hearing and advised he would add the above-mentioned revisions to the draft master plan in readiness for discussion at the April 19 work session, and a subsequent public hearing to approve in May. (Note: see April 19 minutes).

**2. Minutes:** The minutes of the February 16, 2016 meeting were reviewed. Motion to approve minutes, as written, made by Scott Grant; seconded by Rich Stimpson. Vote: All in favor. The minutes of the March 7, 2016 meeting were reviewed. Motion to approve minutes, as written, made by Scott Grant; seconded by Peter Gagne. Vote: All in favor. The minutes of the March 15, 2016 meeting were reviewed. Motion to approve minutes, as written, made by Scott Grant; seconded by David A. Patch. Vote: All in favor.

**3. Continuation: 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.**

At the behest of the Chairman, the board discussed whether this application should be kept on the agenda as an ongoing continued item. After review, a motion was made by Scott Grant; seconded by David Shedd to remove it from the agenda, but to make note of it on the bottom. Vote: All in favor.

**4. Mail and Other Business:**

- Mail item listed on the agenda was reviewed. A “Save-the-Date” flyer from NH OEP to attend the 22<sup>nd</sup> Annual Spring Planning and Zoning Conference in Concord on June 4, 2016 was discussed. The Chairman advised the selectmen had approved the attendance of two board members, with the possibility of more attending if requested. He said he would not be available to attend, and asked that any member who participated be willing to share the information learned with the rest of the board.
- The board discussed updating application fees. Peter Gagne provided a list of fees imposed by surrounding small towns who did not have a full-time planning board office. He acknowledged the fees were “all over the place” since each town had different ways of dealing with applications. After discussion, it was agreed that our current fee schedule remain in-place, with the exception that the fee for newspaper notices be increased to \$80 to more-accurately reflect the actual cost charged by the newspaper. A motion was made by Scott Grant; seconded by David Shedd that the fee schedule be revised to reflect the current cost of \$5.00 for newspaper ads be increased to \$80.00. Vote: All in favor.
- The Chairman updated the board on the progress of the new planning board office.
- Peter Gagne asked for information on the planning board's representative to the ZBA.

With no further business, a motion to adjourn was made by Scott Grant; seconded by Rich Stimpson. Vote: All in favor. The meeting adjourned at 8:53 p.m.

Respectfully submitted,  
Barbara Bush  
Recording Secretary