

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**April 3, 2017**

**Members Present:** Chairman Philip Franklin; David L. Patch; Scott Grant; David A. Patch; David Shedd; Peter Gagne; Kevin Bennett. **Members Absent:** None.

**Also in attendance:** Burke York of York Land Services; Victoria Laracy of Mt. Washington Valley Housing Coalition; and Norman Head.

The meeting was opened at 6:00 pm by Chairman Philip Franklin, who reviewed the agenda.

**1. Introduction of new board member and nomination of chairman and vice-chairman:** The Chairman advised that David A. Patch had successfully retained his position as selectman at the March 14 election, so was still a member of the planning board. He then introduced and welcomed new board member Kevin Bennett, and invited him to share a little information about himself. Mr. Bennett said he had lived in town for thirty-two years, and after having worked for Tamarack Construction for twenty-seven years he is currently employed as the building inspector for the town of Jackson. Mr. Bennett said he was also a member of the Jackson fire department.

The Chairman advised this was the first meeting held since the March election, and that a new chairman and vice-chairman needed to be elected for the upcoming year. He called for nominations for the position of chairman. Scott Grant made a motion to nominate Philip Franklin. The Chairman asked if there were any further nominees. With none, he accepted the nomination. Vote taken: All in favor. The Chairman then called for nominations for vice-chair. Scott Grant made a motion to nominate David L. Patch as vice-chairman. The Chairman asked if there were any other nominees. With none, Mr. Patch accepted the nomination. Vote taken: All in favor.

**2. Public Hearing: Birchwoods West Realty Trust (Robert Ferguson, Trustee), Birch Ledge and Juniper Ledge Roads.** File: 2017-1227. This is an application to subdivide a 22.51-parcel into four lots. Each lot will contain 5.12 acres, 6.83 acres, 5.50 acres and 5.06 acres, respectively. Tax Map 2RT16, Lot 181L5A.

Burke York presented and provided plans which the board reviewed. Mr. York said the applicant was looking to subdivide a 22.5-acre parcel of land into four lots, with three lots containing just over five acres, and the fourth lot containing just over six acres. David L. Patch advised that his was an abutter to this application, due to the fact that he owned property which touched Lot C at a very small point where the lots intersection. He asked whether the board wanted him to step down and recuse himself from deliberations. After a short discussion by board members and Mr. York, it was decided Mr. Patch should remain on the board.

David Shedd advised he had observed test pits for three of the lots (the fourth lot already had septic approval), while noting that test pits were not required for subdivision approval. Mr. York agreed, but said that having test pit and septic information on the plan was advantageous when it came to selling the lots. The Chairman asked if there were any further questions from the board. With none, he called for a motion to accept the application. Motion made by Scott Grant; seconded by David A. Patch. Vote: All in favor. The Chairman then opened the hearing for public comment. With no comments forthcoming, the public hearing was closed and the Chairman asked if the board had any further questions. David Shedd asked whether the corner monuments had been set. Mr. York advised that had not yet been done, but would be completed prior to the next meeting. The Chairman then called for a motion to continue the application to the April 18<sup>th</sup> work session. Motion made by David L. Patch; seconded by Scott Grant. Vote: All in favor. Mr. York asked for clarification regarding this waiting period. David L. Patch informed him that our ordinance required a two-week waiting period between the public hearing and granting final approval for any subdivision application, although this stipulation does not apply to boundary-line adjustments and lot mergers which can be approved on the same night. The Chairman said barring unforeseen circumstances or problems, he would call for a vote to approve at the next work session.

**3. Continuation/Final Approval: Attitash Mountain Service Co., (AMSCO), Block G, Stillings Grant:** File: 2013-1187. This is an application to reconvene review of a continued application to subdivide Block G into 40 residential units. Tax Map 5STLNG, Lot G00.

No action was taken on this application since the plans are still in the process of being reviewed by the town engineer. The application has been continued indefinitely until the review is completed.

**4. Review and Approve Minutes:** The minutes of the February 21, 2017 meeting were reviewed. A motion to approve the minutes, as written, was made by Scott Grant; seconded by David A. Patch. Vote: 4-0-3, with David Shedd, Peter Gagne, and Kevin Bennett abstaining since they were not present at the meeting. There were no minutes from the March 6th and 21st meetings, since they were not held.

**5. Discussion with Victoria Laracy:** Ms. Laracy was present representing the Mount Washington Valley Housing Coalition and, more specifically, to share the results of a recently-held charrette at A Better Life Cabins. The charrette was conducted in an effort to help resolve the area's lack of affordable workforce housing. Ms. Laracy thanked the board for addressing affordable housing in the last master plan update and said she was glad to hear that the zoning amendments relative to ADUs had passed at town meeting, despite some opposition. She advised the Housing Coalition was presenting an upcoming seminar, in conjunction with Gordon Cormack Builders, on how to build an ADU. She acknowledged that people were worried that ADUs would be used as short-term Airbnb rentals, which defeated the state's primary intention that they be used for long-term affordable housing. Ms. Laracy said she hoped towns could put something in-place in order to deter this from happening, noting how condominium or homeowners' associations can implement private covenants to control unwanted activity in their developments.

Ms. Laracy gave a brief overview of the disparity between local wages, particularly in the tourist and service industry, and the high cost of rent and housing prices in the area, and described how many local families earned much less than the \$18.20 per hour required to afford the median gross rent in the Valley. She provided copies of the charrette report which indicated the nine-acre Better Life Cabins site could support 54 units, ranging in size from 450 to 800 sf. This number of units matched two analyses conducted to determine 1) how many units the lot's septic capacity would support, and 2) how many units would be required to achieve the target rent. However, it was also found that the major issue precluding the project would be the town's zoning requirements as, without a variance, 22 acres would be required to satisfy density requirements instead of the nine acres currently available.

Ms. Laracy also advised of the availability of grant funding intended to help towns update their master plans; hire consultants to assist in updating zoning ordinances; initiate affordable housing programs to include long-term sustainable rentals, etc. The board thanked Ms. Laracy for her presentation, and she thanked the board for their time.

**6. Mail and Other Business:**

- The board reviewed mail listed on the agenda, including a courtesy copy of a decision handed-down by the Lower Bartlett ZBA. The decision was in regards to a variance request submitted by Triple K Properties involving expansion of operations at their gravel pit.
- The secretary asked the board to consider increasing the fee to record mylars at the Registry of Deeds. Our current fee is \$28 per plan, which is the actual recording cost charged by the Registry; however, postage associated with mailing the tube to the Registry averaged \$7 or more. The board discussed and agreed that the fee should be increased. A motion was made by Peter Gagne; seconded by Scott Grant, to increase the recording fee shown on the fee schedule from \$28 to \$40, effective May 1, 2017. Vote: All in favor.
- Peter Gagne raised the possibility of convening a committee to investigate the establishment of a Bartlett Village District. It was noted this endeavor had been attempted before, but had never been successful. The board discussed the issue and the Chairman indicated if such a committee was formed, that the planning board would be willing to listen to their findings. David Shedd asked where the Village District boundaries would be. David L. Patch felt they should probably be the same as that delineated by the Bartlett Village Water Precinct. A call was made for volunteers to organize the committee. Peter Gagne indicated he could probably not be associated with it since he was a property

owner in the Village and his participation could be viewed as a conflict of interest. Scott Grant indicated his willingness, but said he would not do it alone. It was decided a notice would be put up at the post office with a sign-up sheet for anyone interested in volunteering to be on the committee.

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 7:20 p.m.

Respectfully submitted,  
Barbara Bush  
Recording Secretary