

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

May 6, 2019

Members Present: David L. Patch; David A. Patch; David Shedd; Kevin Bennett; Barry Trudeau; Kevin McEnaney. **Members Absent:** Scott Grant (with notice).

Also Present: Joe Berry; Sheila Duane; Alec Tarberry; Atty. Ken Cargill.

Vice-Chairman David L. Patch called the meeting to order at 6:00 pm. He reviewed the items on the agenda, after which he led all present in the Pledge of Allegiance.

1. Public Hearing: River Run Co., Inc., Route 302/Haystack Loop. File: 2018-1252. This is an application for a 3-lot subdivision of a 10.29-acre parcel of land. Tax Map 3ATTDV, Lot UND-D00.

Joe Berry presented and gave a brief history of this ten-acre parcel, saying he had owned it for quite a long time. He said at one time the property had been granted state approval for eight units, but due to economic reasons and the fact that these were not optimal trailside lots on a ski slope, it had been decided to simply subdivide the land into three residential lots. Mr. Berry said these lots would be served by a single driveway. He acknowledged the property had frontage on Route 302, but said it simply did not make sense to have the driveway come off 302 where the terrain was very steep and access would be difficult. For that reason, he said access to the three lots was being proposed through the frontage along Haystack Loop, where a driveway had been “roughed-in” for decades. Mr. Berry said that driveway would be upgraded to meet current specifications.

Vice-Chairman Patch noted this application had been reviewed on several occasions when it was before the board for an informal discussion and a pre-application review. He said since we now allow three dwellings on a driveway and it had always been the board’s opinion that access did not have to come off the road providing frontage, he felt the application met our regulations. He asked whether any board member had a different opinion or if anyone wished to add any comments. Kevin McEnaney agreed that it made sense for the driveway to come off Haystack Loop due to the steepness of the Route 302 frontage. David Shedd noted the board had discussed the issue of driveways before, and said he was glad to have Atty. Cargill’s letter, which the board had reviewed last meeting, clarify the situation. With no further comment, the Vice-Chairman called for a motion to accept the application. Motion made by David Shedd; seconded by Kevin McEnaney. Vote: All in favor. The public hearing was then opened, then closed when there was no public comment from anyone in the audience. A motion to continue the application to the May 21 work session was made by David A. Patch; seconded by Kevin McEnaney. Vote: All in favor.

2. Continuation/Final Approval: RSM Bartlett Properties, LLC, (Richard Girardin), 590 US Route 302. File: 2018-1251. This is an application for a 14-unit subdivision (7 duplexes) on a 13-acre parcel identified as Tax Map 3RT302, Lot 53R00.

This application had been continued to this meeting since the applicant was still waiting for state subdivision and septic approvals. Additionally, the road design was being revised to deal with the issue of catchbasins being in the road right-of-way. A motion was made by David L. Patch; seconded by Kevin McEnaney to continue the application to the June 3, 2019 meeting.

3. Review and Approve Minutes: The minutes of the April 1, 2019 meeting were reviewed. David A. Patch asked that the word “now” be removed from the second-last bullet under Mail and Other Business. A motion to approve, as amended, was made by Kevin McEnaney; seconded by David A. Patch. Vote: All in favor. There were no minutes for the April 16 work session since the meeting was not held.

4. Mail and Other Business:

- Correspondence listed on the agenda was reviewed, including courtesy copies of two wetland applications for riverbank stabilization projects.

- The board reviewed a letter from the selectmen regarding their opinion of a proposed expansion to the Glen Ellis Family Campground. The board discussed some of the comments in the letter and wondered whether it was really necessary for the owner to go to the ZBA since this was an expansion of an existing non-conforming grandfathered use, and was not a new campground which would certainly require ZBA approval. While it was agreed that state subdivision approval was required for septic purposes, it was not certain whether it was also required from the planning board. Also discussed was whether the property's grandfathered rights were affected due to the fact approximately 8-acres of land had been added to the original campground parcel back in 2008 through a boundary-line adjustment. Vice-Chairman Patch suggested the board table the issue at this time, and felt that a legal clarification may be required.
- The Conservation Commission had requested the planning board write a letter supporting a grant application the Bartlett Recreation was submitting under the G. Sterling Grumman Fund to develop the land which had been donated to the town by Stoney Morrell. The board reviewed the letter of support and Vice-Chairman Patch called for a motion to approve the wording and forward the letter to the Conservation Commission. Motion made by Kevin McEnaney; seconded by David Shedd. Vote: 5-0-1, with David A. Patch abstaining since he had participated at the selectmen's level.
- Kevin Bennett asked David A. Patch for an update to the flood remediation situation with the state and FEDS. Mr. Patch shared what progress, or lack thereof, had been made and said the selectmen had written a letter this afternoon to NH Senator Jeanne Sheehan seeking her assistance.
- Barry Trudeau advised he will not be available for the next work session but would be willing to join the meeting through Facetime.

There being no other business, a motion to adjourn was made by Kevin McEnaney, seconded by David A. Patch. Vote: All in favor. The meeting adjourned at 6:38 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary