

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

April 5, 2021

Members Present: Scott Grant; David L. Patch; Gus Vincent; Kevin Bennett; David Shedd.

Members Absent: Kevin McEnaney and Barry Trudeau were unable to connect to meeting on Zoom.

Also present: Jim Wilson; Norman Head; Wesley Smith; Sheila Duane; Joe Berry; Alec Tarberry; Anne Grant.

Due to a widespread Spectrum outage, the Internet was down and people were unable to connect to the meeting via Zoom.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:04 pm. He led all present in the Pledge of Allegiance and reviewed items on the agenda.

2. Continuation/Final Approval: Brendan Goodspeed and Elizabeth Morin, Covered Bridge Lane. File: 2021-1272. This is an application to subdivide an existing 1.04-acre lot into two lots containing 0.51 and 0.53 acres respectively. This lot was voluntarily merged for taxation purposes in 1981, and the applicant wishes to either undo that merger and return the lot to its original 2-lot configuration, or subdivide the lot through the subdivision process. Tax Map 2COVBR, Lot 19.

Nobody was present for this application. The board was in receipt two additional letters from George Weigold in opposition to this subdivision. Mr. Weigold had included printouts and links to a local website which appeared to show the Goodspeed residence was being advertised for short-term rental for more bedrooms than was shown in the tax records. Mr. Weigold also questioned the appropriateness of the town permits obtained by Mr. Goodspeed to rehab his home. Since these issues were under the purview of the selectmen's office, the Chairman asked selectmen's representative, Gus Vincent, to bring the matters to their attention.

Noting the board had declined to grant a waiver to reduce the minimum land area requirements and the voluntary lot merger was lawful having been requested in 1981 by a previous owner, David Shedd made a motion to deny this application. Motion was seconded by David Patch. The Chairman advised the motion should be made in the positive, i.e., to approve the application which the board could then vote against if they so choose. Mr. Shedd and Mr. Patch withdrew their motion and second, and David Shedd made a new motion to approve the application. Motion seconded by David Patch. The Chairman asked if the board had any questions. With none, the board voted 0-5-0 to unanimously deny the application. The applicants will be advised of the board's decision.

3. Continuation/Final Approval: BBSK Properties, LLC, 457 NH Route 16A. File: 2020-1267.

Application to create a residential exclusive-use area around an existing owner-occupied residence on the Swiss Chalet property. Property identified as Tax Map 1RT16A, Lot 227-L00.

Wesley Smith of Horizons Engineering was present to update the board on the progress of this application. Mr. Smith said they were still waiting on some state approvals for this project, including the condominium documents. The Chairman asked if there were any questions. With none, the Chairman called for a motion to continue the application to the May 3, 2021 meeting. Motion made by David Patch; seconded by Kevin Bennett. Vote: All in favor. .

4. Discussion with AMSCO re Stillings Grant: Joe Berry was present at the board's request to provide an update as to the status of this project. Mr. Berry gave an overview of the project to date and acknowledged he was remiss for not coming in sooner and apologized to the board. The Chairman asked Mr. Berry whether his engineer and the town engineer were still working together, saying he would like to ensure everyone was communicating with each other and keeping the board informed. David Patch agreed, saying the engineers needed to be on the same page and were in agreement that the engineering conformed to Bartlett regulations before anything could be approved. Mr. Berry agreed, and said they were currently working on Block F and would be submitting an application for twelve units within the next few months. Mr. Berry said test pits would be conducted this month.

The board and Mr. Berry discussed several items, including the reduction of Block F in the past and the current layout. David Shedd noted the road design included a deep culvert and asked what the town's responsibility would be should that culvert ever fail. He also addressed the status of the fire hydrants and asked how they would be supplied with water. Discussion about a 90K gallon reservoir at the top of Block G, which Mr. Berry said was not planned at this time. This issue eventually led to a discussion on fire suppression for the project. Norman Head spoke to the fact that the state no longer requires fire suppression as part of subdivision approval, but people could opt to have a residential sprinkler systems installed. David Shedd responded that fire suppression was a provision of the terms agreed to as part of the project's master plan approval. He said he would like a better idea of the fire suppression system and would like to see drawings for the location of fire hydrants.

5. Review and Approve Minutes: The minutes of the March 1, 2021 minutes were reviewed. A motion to approve the minutes was made by David Patch; seconded by Kevin Bennett. Vote: All in favor. There were no minutes for the March 16 work session as the meeting was canceled.

6. Mail and Other Business:

- Mail listed on the agenda was reviewed.

There being no other business, a motion to adjourn was made by David Patch, seconded by David Shedd. Vote: All in favor. The meeting adjourned at 6:48 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary