

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**April 4, 2022**

**Members Present:** Scott Grant; David L. Patch; Kevin Bennett; David Shedd; Michael Galante; Joe Heuston. **Members Absent:** Gus Vincent (with notice).

**Also Present:** Burke York of York Land Services; Seth Burnell of HEB Engineers; Mark Lucy of White Mountain Survey and Engineering; Joe Berry, Alec Tarberry and Sheila Duane of AMSCO; Jim Wilson and Steve Hempel, both residents of Stillings Grant.

**1. Pledge of Allegiance:** Chairman Scott Grant opened the meeting at 6:00 pm. He led all present in the Pledge of Allegiance and reviewed items on the agenda.

**2. Public Hearing: Jason Thibodeau, 271 US Route 302, Glen, NH.** File; 2022-1280. Application to subdivide a 3.88-acre parcel into two lots containing 1.32 and 2.56-acres each and sharing a common driveway. Tax Map 2RT302-3, Lot 133-L00.

Burke York presented. He described the location of the property by saying it was sandwiched in the corner, or confluence, of the Saco and Rocky Branch Rivers. It currently supports a log cabin which, after subdivision, would be located on the southerly 2.56-acre lot. Mr. York said they had applied to the NHDOT for a revised driveway permit to allow the existing drive to be shared by both lots, and a draft permit had been received back. Mr. York said the lots were not in the flood zone. He noted that someone was adding material for a building site, but said that activity was taking place outside of the flood zone. He said each lot was proposed to have a four-bedroom septic system designed for 600 gpd, and water would be supplied by the Lower Bartlett Water Precinct. The plan indicated a HISS study and wetland delineations had been prepared by Greg Howard of North Country Soil Services.

The Chairman asked if the board had any questions. David Shedd said he had been approached by a local citizen who advised that people used this area for swimming. They had asked Mr. Shedd to express their concern to the board that the parking lot could somehow be retained so people could continue to use the swimming spot. Mr. Shedd said he had advised that he did not think there was anything the planning board could do. This opinion was shared by David Patch, who said the planning board had no purview to require a private homeowner to provide public parking.

Joe Heuston asked about the location of the buildings and their septic and their proximity to the river. Mr. York pointed-out the 4k septic area and the 250-ft. shoreline protection limits. Mr. Heuston asked whether this was in the commercial zone. He was told both lots were in the commercial zone, but were considered a residential use. When Mr. Heuston asked if there were any plans to develop the backside of the property, Mr. York said not that he was aware of. When asked, he also said the water during Tropical Storm Irene did not reach the elevation of the house sites.

The Chairman called for a motion to accept the application. Motion made by Michael Galante; seconded by Joe Heuston. Vote: All in favor. Since subdivisions require a 14-day waiting period between acceptance and approval, a motion to continue the application to the April 19 meeting was made by David Patch; seconded by Joe Heuston. Vote: All in favor.

**3. Public Hearing: Dundee Management Corporation and Beechwoods at Intervale Owners Association, off Route 16A, Intervale.** File: 2022-1281. This is an application for a boundary-line adjustment to convey 1,479 sq. ft. (0.03-acre) from Dundee Management to Beechwoods to clean-up the encroachment of an underground propane tank. Tax Maps 1RT16A, Lot 218MAS and 1DNDRD, Lot 067-L03.

Seth Burnell from HEB Engineers presented. He said this BLA involved two relatively-large pieces of property and a small amount of land was changing hands between them. He said the thing which spurred this BLA was the upcoming acquisition of the Dundee Management property by the Upper Saco Valley Land Trust. Mr. Burnell said during an extensive boundary survey, several encroachments by neighboring properties onto the Dundee property had been found. These encroachments were required to be rectified before the property was transferred and most had been taken care of by simply asking the property owner to remove them. However, this one and one in Jackson required a BLA. Mr. Burnell acknowledged it would have been easier to move the propane tank, but said the property owner whose home it served was prepared to pay the expense of a boundary-line adjustment to end-up with a small amount of extra land. Mr. Burnell said the BLA also helped with the location of a septic vent which was a little close to the line.

The Chairman asked if the board had any questions. With none, he called for a motion to accept the application. Motion made by David Patch; seconded by Joe Heuston. Vote: All in favor. A motion to approve the boundary-line application was made by David Patch; seconded by Joe Heuston. Vote: All in favor. A mylar was provided for recording.

**4. Continuation/Final Approval: Attitash Mountain Service, LLC, Block F, Stillings Grant.** File: 2022-1279. This is an application to subdivide Stillings Grant Block F into 12 residential units, and the extension of Cave Mountain Road right-of-way. Tax Map 5STLNG, Parcel F00-0.

Mark Lucy and Joe Berry presented. Mr. Lucy said being able to read the crowd last month, he recognized that the water system was of some concern to people. To help address that concern, he provided a graphic which showed both the existing and proposed expansions of the water system and pointed-out the locations of a well-field and pump house, and other components such as the existing water mains. Mr. Lucy said the eventual expansion will include continuing up to the high points of the property from the existing pump house along the future Cave Mountain Road to the proposed 120,000 gallon water storage cistern. He said the intent is to extend the waterline up from Stanton Farm Road to serve Block F, and when Cave Mountain Road is extended into Block G, then the system can be installed to provide a large community water system. Mr. Lucy was asked how many units the 120,000 gallon storage tank would serve. He said the goal was to provide for somewhere around 150 units, total. David Shedd asked whether that final total included Blocks H and J. Mr. Lucy said it did.

The board continued to engage Mr. Lucy and Mr. Berry in a long discussion about the different aspects of the water infrastructure, much of which had been discussed during prior meetings. One issue appeared to be that Mr. Berry was relying on the findings of prior fire chiefs that the 120,000 gallon reservoir would be required during the build-out of Block G and had proceeded with engineering work based on that understanding. However, many residents of Stillings Grant, as well as some board members, pushed for the reservoir to be constructed now so that the fire hydrants could be installed

and charged to provide water for fire protection. This reservoir would be located on the highest point of the property which is in Block G. Mr. Berry said they had been working on engineering for Block G and had identified potential sites to locate the reservoir, but nothing definite had been decided regarding its location. There is only a roughed-in road up to the general area at the moment. At a previous meeting, Michael Galante made a well-received suggestion that interim smaller reservoirs be installed along the roadway. It was suggested that Mr. Berry was intentionally delaying the build-out of Block G to avoid having to install the reservoir, something Mr. Berry denied. He said an extensive amount of money, time, and engineering had already gone into this development and explained how engineers were extremely busy and backed-up with work at the moment. He said other variables also came into play, such as the economy and the market. He said while it took until last year to get all the lots in Block A sold, he had taken seven refundable deposits for lots in Block F.

Jim Wilson expressed his dissatisfaction with the amount of detail shown in the graphic provided by Mr. Lucy, saying he wanted to see a much-more detailed water infrastructure plan. Mr. Lucy said water systems were now a specialized business and they were working with a water system specialist, Chris Albert, and a detailed plan showing every component of the water and fire suppressant system will be submitted as part of Block G. David Shedd spoke of the temporary cul-de-sac shown on the plan and asked what the difference between a temporary cul-de-sac and a permanent one was. Mr. Lucy explained that a temporary one would eventually go away once Cave Mountain Road was extended into Block G. Mr. Shedd also asked where the snow storage would go in the area of the cul-de-sac, which was steep. This resulted in a discussion as to whether the cul-de-sac could be relocated further along Cave Mountain Road, over the crest of the hill to a better area. Mr. Berry said it could not. Sheila Duane said the fire chief had emailed her to say he was fine with the dry hydrant at the pond and what he saw during his inspection was up to code. The secretary said the planning board had not been copied that email. David Shedd asked who was responsible for maintaining the hydrants. Mr. Berry said the developer.

David Shedd asked would it be reasonable to think that Block F could be granted conditional approval with the understanding that we don't give final approval until we receive a certified fire suppression plan. Mr. Berry said he liked that idea. David Patch acknowledged everybody wanted the same thing which was to see a plan which showed every hydrant, pump, etc. He asked Mr. Berry whether this would be provided as part of the Block G build-out and whether the 120,000 gallon reservoir would be built at that time. When Mr. Berry said yes, Mr. Patch noted no matter what we feel, the final decision for fire suppression was up to the fire chief, and noted how prior fire chiefs had determined that fire suppression would be part of the Block G build-out. He said Block F has been submitted and it is what it is, and suggested the board continue reviewing it. It was eventually agreed that Burr Phillips be asked to review the design of Cave Mountain Road for compliance with the street standards. A motion to forward plans to Burr was made by David Shedd; seconded by David Patch. Vote: All in favor. The secretary will get plans to Burr. A motion to continue the application to the May 2, 2022 meeting was made by Kevin Bennett; seconded by Joe Heuston. Vote: All in favor.

**5. Review and Approve Minutes:** The minutes of the March 7, 2022 were reviewed. David Shedd noted two typos in Item 2, second paragraph, whereby "preliminary" should read "preliminarily" and "issue" should read "issued." A motion to approve the March 7 minutes, as amended, was made by David Shedd; seconded by David Patch. Vote: All in favor.

**6. Mail and Other Business:**

A note had been received from Gene Chandler regarding Ledge View Lodges' conditional approval. Mr. Chandler wanted the board to ensure that the requirements of plan notes 4 and 5, as noted on the subdivision plan, also be included in the recorded deed for each lot when it was sold. The notes addressed features of the road that would need to be changed should it ever become a town road. Seth Burnell of HEB was still in the room, and agreed to add another plan note to document that requirement.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by David Patch; seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 7:59 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary