

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

April 3, 2023

Members Present: Scott Grant; David L. Patch; David Shedd; Michael Galante; Kevin Bennett; Joe Heuston; Ron Munroe. **Members Absent:** None.

Also Present: Michael Kelly.

1. Pledge of Allegiance: Scott Grant opened the meeting at 6:00 pm, led all present in the Pledge of Allegiance, and announced items on the agenda. He introduced and welcomed newly-elected selectman, Ron Munroe, who will be the planning board's ex-officio member.

2. Election of Officers: Since this was the first meeting to be held after the town election in March, it was necessary to elect planning board officers. A motion was made by David Patch; seconded by David Shedd to nominate Scott Grant as chairman. Mr. Grant accepted the position, and the board voted unanimously to appoint him as chairman. A motion was then made by Joe Heuston; seconded by David Shedd to nominate David Patch as vice-chairman. Mr. Patch accepted. Vote: All in favor.

The Chairman thanked incumbent members David Shedd and Kevin Bennett for running again and congratulated them on their re-election.

3. Review and Approve Minutes: The board reviewed the minutes of the March 6, 2023 meeting. The Chairman asked if there were any comments or corrections. With none, a motion was made by Mike Galante; seconded by Kevin Bennett to approve the minutes as written. Vote: All in favor. The March 21 work session was not held, thus there were no minutes to review.

4. Mail and Other Business:

- The Chairman shared an article from the Conway Daily Sun which announced the availability of an Environmental Site Assessment (ESA) which had been performed by the state on behalf of the Lower Bartlett Water Precinct for their proposed expansion of water and sewer lines. The board discussed the extent of the expansion and its impact on possible increased density. David Patch noted our zoning currently requires 30,000 sf of best-quality soil for a 3-bedroom house and increased density was not allowed because of municipal water and/or sewer. Any changes to that would need to go before voters at a town meeting. David Shedd noted that the Precinct had its own zoning ordinance. The Chairman shared feedback from a selectboard member who was upset about the Precinct's proposal and had expressed concern about the Precinct's control of the town's infrastructure. Other board members felt people's rights were being compromised when they may be required to pay for septic/sewer services if the infrastructure went by their property, regardless of whether they hooked-up or not. The Chairman asked whether the board should write a letter supporting the selectmen's position? While there was no real objection to doing this, it was eventually decided to wait until more information was available.
- The Chairman shared his view on recent ZBA meetings which he had attended. This led to a short discussion on updating the master plan. It was suggested members read the current plan to inform themselves on what it said.
- Ron Munroe spoke of the need to hire a fully-qualified building inspector, something he felt was long overdue. Mr. Munroe cited the many outside builders coming-in and telling the town what they were going to do, while showing total disregard for our local regulations. This

resulted in a discussion on the issue, with some members supporting it and agreeing it was long overdue, and others saying it infringed on people's rights to do whatever they wanted when it came to building their own home. There was some support that limited inspections for commercial undertakings may be warranted and it was suggested these inspections could be reimbursed by increased building permit fees.

There being no other business, the Chairman called for a motion to adjourn. Motion made by David Shedd; seconded by David Patch. Vote: All in favor. The meeting adjourned at 6:45pm.

Respectfully submitted,
Barbara Bush
Recording Secretary