

**TOWN OF BARTLETT
PLANNING BOARD
56 TOWN HALL ROAD
INTERVALE, MH 03845
603-356-2226**

**AGENDA
WORK MEETING
APRIL 16, 2024
6:00 p.m.**

In attendance: David Patch (Vice Chair), Vicki Garland (selectmen representative), David Shedd, Joe Houston, Kevin Bennett, Michael Galante

Absent with notice: Scott Grant (Chair)

Absent Phil Franklin (alternate)

Meeting was called to order by Vice chair David Patch at 6 PM

1. Pledge of Allegiance

2. Discussion:

- Master Plan- David Shedd brought up the topic of reviewing the Master Plan. He had a question regarding “consider investigating the costs and benefits of installing centralized sewage treatment or connecting to an available system”. He asked Vicki Garland regarding Lower Bartlett Water Precincts plan on cost. As per Vicki Garland the company has a 40 or 45% grant and they have to raise the rest of the money via their user fees. David Patch discussed looking at the water and sewer component of the Master Plan to pass or improve ordinances in this regard and to discuss the other effects so that Bartlett will remain with a rural agricultural type character of the town. Vicki Garland raised the point that under the “other recommendation” the bullet stating “Consider developing an ordinance to control excessive noise levels within the town” has been completed. There will be ongoing discussions regarding the Master Plan to bring it into the

future. Vicki Garland asked if it would be a public meeting. David Patch (vice chair) answered that there would be an informative meeting when the Master Plan after the Master Plan was reviewed by the board. Public input either in-person or write in.

5. Review and approve minutes- Motion to approve by Mike Galante seconded by Joe Heuston. Vicki Garland abstained as she was not at the meeting. Minutes approved by all present

6. Mail and other business

- Preliminary review of property potential across from Patches- Brian Eling presented the idea that there would be an additional dwelling to the additional structure- plan is to use this dwelling for J1 Visa students. Test pit was done by Dave Pandora x 2 and a copy of the soil sample report was presented to the board. David Patch (vice chair) explained to Mr. Eling the easiest way to accomplish his goals was to do a boundary line adjustment rather than subdivide. He explained that 3 houses can be on one driveway and the only thing Mr. Eling needs to do is gain the approximately 14,000 sq. feet for his septic. However, expanding the lot may mean that he loses the ability to use it as commercial to which Mr. Eling acknowledged that this would not be a problem. Discussion regarding using the existing driveway (has to have a 15 foot setback on two sides) with the boundary line adjustment and adding the second residence. Mr. Eling asked about the process- can he have the board start on his application without the survey or sale of property processed via Carroll County of Deeds. As per David Patch (Vice chair) Mr. Eling needs to come into the board with the plan of the boundary lines both old and proposed new and the plan needs to show the new boundary of the two lots. The Selectmen will not issue a permit to pour concrete until the planning board does its review. Mr. Eling acknowledged he understood.
- David Shedd asked a question. He stated there was a house that wanted to add a garage about 300 feet away and add a bedroom above with no kitchen. He spoke to Lynn Jones who felt this was not an issue. Planning Board does not necessarily deal with this. Vicki Garland added "David Shedd stated the home with five bedrooms was slated for a septic system of 6 and therefore there was one more." Vicki Garland clarified that we recognize there will be a microwave and a refrigerator but that does not make it a kitchen as you need 3 elements. However, there will be a sink in the bathroom. Kevin Bennett- the state looks at a bedroom with a bathroom there is waste water of 150 gallons per day. If you add a kitchen it is 225 gallons/day. Vicki Garland asked what constitutes a kitchen? Kevin Bennett- does not matter the answer the calculations remain the same.

- The owner stated there would be no kitchen only a bathroom. David Shedd stated the home was slated for a septic system of 6 and there is room for one more. No resolution to the question was raised.
- Website- Chair spoke to Jackson regarding website- cost approx. \$4800 dollars to set up site and approx. \$1500/year to maintain. Discussion that website needs to be user friendly and board agreed that someone professionally to come in to update the website is a good idea. Also discussed that present website has a user download a document to read it- voiced that some people are not comfortable with that process even if the document is from a reputable source. Discussion was tabled until the Chair was back at the meeting
- Intervale Crossing Building- Discussion regarding a site plan review- change in use (being requested by Kate Richardson and/or Mary Szetla)- was told to come to May 6, 2024 meeting- Vicki Garland mentioned the history of the property that the developers did not know what the use of the building was to be until it was built. Now that they are getting commercial interest, they may need to change the original use of the building. For example, a tattoo parlor was allowed because it is a professional service- they are licensed by the state.
- Selectman letter- read by clerk. Copy enclosed



Selectmens
Letter.docx

- Letter from anonymous Bartlett Landlord – read by clerk copy enclosed. As per Selectmen’s office a letter was sent and returned to the owners as non-deliverable. The police were dispatched with a letter to hand deliver to the owners



Anonymous Bartlett
Landlord Letter.doc

- Intents to Excavate- Glen Aggregates and Jan Filip (Glen Builders) – Provided by the selectmen as a FYI to the board. David Patch stated that there will be a review of the pits by the board. Clerk will create a file for board with the information
- David Shedd mentioned he was asked to witness test pits for Kyler Drew- Drew Estates LLC.-stating there will be something before the board. Clerk mentioned that HEB dropped off a subdivision request for 5 lot subdivision to be discussed at the next meeting.

7.Next meeting: Public Session May 6, 2024 at 6 PM, Work session if needed May 21, 2024 at 6PM

Meeting was adjourned at 6:59 PM Motion by Mike Galante seconded by Vicki Garland.
All board members approved.

Respectfully submitted
Louise B. Burns
Planning/Zoning Clerk



Sign in sheet April
16 2024.docx

Approved