

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

DRAFT MINUTES

PUBLIC MEETING

JUNE 3, 2024

6:00 p.m.

Present: Scott Grant (Chair); David L. Patch (Vice Chair); Kevin Bennett; Michael Galante; Vicki Garland (Selectmen); Joe Heuston; David Shedd

Absent: Phil Franklin (Alternate)

Meeting was called to order at 6 PM by Scott Grant (chair)

1.Pledge of Allegiance- led by chair Scott Grant

2.Discussion of application:

- **Denise Russo Trust (Map 3Rt 302 Parcel 273L00)-** Proposes to subdivide the existing 2.57acre parcel into 3 lots – Andy Fisher Ammonoosuc Survey presenting. He indicated there was a change- it was supposed be a 3-lot subdivision but due to issues with the state subdivision he would like to change it to a 3-unit PUD. It will not be 3 individual residential lots but 3 residential units with one driveway that is shared. We do have a driveway permit. The issue was with the well radii- it was not possible to get a 3-lot configuration that kept all of the protective radii of the wells on an individual lot. The state allows for well radii to overlap one another however in order to do that to cross into other lots you need recorded easements. Since they were dealing with one lot it is not possible to give easements to themselves. Now with the PUD two units will share one well and the third unit will have its own well. Scott Grant opened it to questions from the board. Joe Heuston asked why there was a house in the field for well

number one. Andy Fisher replied that a house can be within the protective well radius but you can't have a septic field or septic tank. David Shedd asked if units 1 and 3 met the 150-foot commercial set back. Andy Fisher responded they all met the setbacks. Discussion over where the project was- Sky Valley is across the street this project is next to the Catholic Cemetery. Various members of the board asked who owned the land listed as town right of way. Andy Fisher responded that he was not aware of ownership- it is listed as town right of way everywhere. Kevin Bennett asked what the regulations were regarding the distance away from a cemetery. Andy Fisher asked if this was in terms of septic? Kevin Bennett clarified his question in terms of septic. Andy Fisher responded he did see on plans all the time but he honestly did not know the answer. David Shedd asked if we needed another public hearing since it originally was listed as a 3-lot subdivision changed to a PUD. David Patch answered we never had a public hearing regarding the subdivision because it was not workable as a 3-lot subdivision therefore changed to a 3-unit PUD. This is the first public hearing on this development. Andy Fisher replied he hoped the board felt it was reasonable to make this change prior to a public hearing. Scott Grant asked if the property belonged to Bear Creek in the past. Andy Fisher replied it may have been because the property used to be part of Attitash Mountain Services or another Attitash Company. Many of the pieces of property were cut up differently and it was difficult to determine any updates. Motion was made by Michael Galante and seconded by Joe Heuston to accept the application. Vote: Passed unanimously. Scott Grant (chair) opened the discussion to the public- as there were no discussion from the public this portion was closed. Discussion opened to the board. David Shedd expressed concern regarding the plan that we are accepting. He reported that the plans listed the amount of frontage for each lot. Andy Fisher replied that it was a typo error on his part that he should have corrected that prior to presenting this plan. Andy Fischer replied that what was pointed out was a carryover from his original plan that should not have been there. He replied the frontage does not change. He will be happy to change the error. David Shedd asked if Andy Fischer anticipated any additional changes with the transition from a 3-plot subdivision to a 3-unit PUD. Andy Fisher replied he does not anticipate any other changes. He replied that the reason he changed it to a PUD was to satisfy the state's requirements regarding the wells. He reported he had conversations with the state reviewer and presented this layout and he believed it satisfied all of the issues. He is still awaiting an official approval. David Patch replied that there has to be the same amount of MLA for a 3-lot subdivision or 3-unit PUD so if someone read that there was going to be a public

hearing on this, we are certainly looking at the same facts. He is comfortable with the change. Motion made by David Patch seconded by Vicki Garland to continue this on the July 1, 2024 meeting Voted to accept was unanimous.

- **Kyler Drew- Drew Estates LLC (Tax Map/Parcel 3RT302/290R00)** – Presented by Kyler Drew and Davis Bartlett (HEB Engineers). Davis Bartlett pointed out the approval numbers at the top left corner of the plan. Also stated there was a second sheet that showed the test pit numbers. This was presented at the last meeting (this copy is in the file). Davis Bartlett mentioned he cleaned up the drawing to make things more legible but he did not change any lot lines. David Shedd asked if there will be 4 driveways off route 302. The answer was affirmative. Joe Heuston asked if 3 driveways were already there and again the answer was affirmative. Scott Grant asked if the grade states are the setback and Kyler Drew answered that they are pretty close to where the property pin will be going. David Patch mentioned the difference between the state DES and Bartlett's. David Bartlett replied he placed the bedroom counts on each lot. The main difference is according to the state there is 4-bedrooms allowed whereas Bartlett only allows 3 and he made the adjustment to the bedroom count to the plan. David Patch made Davis Bartlett/Kyler Drew Aware that there needs to be a MLA table in the future on the plans. Davis Bartlett stated he will give all the information but he will keep in mind for the future the board's request. Motion to approve the application as submitted Michael Galante seconded by Joe Heuston Vote was unanimous to approve. Mylar signed after the meeting to be sent to Registry of Deeds. (From plans submitted 6/3/2024 proposed housing- Lot 1 will be 1.17 acres with 4 bedrooms; Lot 2 will be 0.95 acres with 3 bedrooms; Lot 3 will be 0.93 acres with 3 bedrooms; Lot 4 will be 1.149 acres with 5 bedrooms)
- **One Hutchinson Dr. LLC (Map 4MTSUR/Lot 30R00)**- Continuance- proposed two-unit PUD subdivision. Presentation by Andy Fisher Ammonoosuc Survey. He has slightly revised plans. He reported that the area behind the pool was originally to be tested for septic but now it is believed that they can get the septic right near the road much closer to the road near Mount Surprise Road. So instead of having the septic off beyond the pool he believes that he can get it right near the road much nearer the road and have it work with gravity. This is really the big change. The size of the exclusive use area was increased for the new unit which does not really affect anything. This was to satisfy Kearsarge light district. David Shedd asked if the project was under the North Conway Water Precinct zoning requirements. Andy Fischer answered that he did believe the water precinct had zoning requirements. He knew that Lower Bartlett Water District had zoning

requirements. He received a letter from the superintendent of North Conway Water Precinct to build. He is still awaiting state subdivision approval. He hoped to have it by this time but the state needed clarification of a few things that he had clarified. He is expecting it soon. Question was asked by the board regarding what the state needed clarified to which Andy Fisher stated the reviewer needed things to be shown where things were on the plan. There was some confusion regarding exclusive use areas and so he had to clarify a couple of them. The state also wanted to see the letter from the water precinct. David Shedd clarified that the new unit will use precinct water whereas the Inn will continue to use a well. Andy Fisher answered affirmative. The inn in the future could hook up to precinct water in the future since the line is there but they choose not to. Scott Grant stated that Bartlett does not allow for increased density because of precinct water. Motion made by Vicki Garland seconded by Joe Heuston to continue this application to July 1, 2024. Vote Unanimous to approve

5. Review and approve minutes of May 21, 2024 work session – Motion made by David Patch seconded by Vicki Garland to approve the May 21, 2024 Work session minutes.

Vote: Unanimous

6. Mail and other business

- **Meeting with attorneys June 18, 2024 at 6 PM in Town Hall** – Hopefully the attorneys will answer the questions posed by David Patch. Vicki Garland asked if this meeting is opened to the public and will we be paying the attorney to answer questioned posed by the public? Davis Patch answered that this is a work session and the public is invited to attend however we do not have to take comments from them at this session. Scott Grant concurred. Discussion as to how the public would know about the meeting because notice is not posted like for the meeting of June 3, 2024. Vicki Garland stated that the public can have good questions but she just wanted to understand the procedure.
- **Spring 2024 Planning and Zoning Conference**– Vicki Garland asked the members of the board if anyone attended the conference offered by New Hampshire Department of Business and Economic Affairs. Members reported that did not but were interested in watching the taped sessions. Clerk will obtain the link to provide to the board members. Link posted below:
<https://www.nheconomy.com/office-of-planning-and-development/what-we-do/municipal-and-regional-planning-assistance/osi-planning-and-zoning-conferences>
- **Website:** Kevin Bennett asked if comments were still needed regarding the website. Scott Grant answered that yes information is still required regarding what needs to be done about the website. He reminded the board he spoke to

Jackson regarding their website and he stated you can get a secure website for approximately \$4500 with an additional \$1500 a year to continue it. Scott Grant opened the discussion to members of the public still at the meeting. Several comments regarding downloading documents and the inability to find documents were raised. They reported that in order to find the document needed you need to basically traverse the entire website to find it. One member of the public voiced the need to have a guest WIFI access point so that members of the public who wish to access programs (like Maps) in order to ascertain where a project being discussed could be pinpointed would be helpful.

7.Next meeting: Working Session June 18, 2024 if needed next public session July 1,2024

Motion made by Michael Galante seconded by Joe Heuston to adjourn Vote: passed meeting adjourned at 6:47 PM

Respectfully Submitted by

Louise B. Burns

Planning/Zoning Clerk

603-356-2226



Public Sign In
6-3-2024.docx



Planning Board
Attendance 6-3-2024