

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

Meeting Minutes from the Public Meeting

APRIL 1, 2024

Attendance: Scott Grant (Chair), Kevin Bennett, Mike Galante, David Shedd, Joe Heuston, David Patch

Absent with notice: Vicki L. Garland

Absent: Phil Franklin (Alternate)

Other attendees: Sheila Duane and Alec Tarberry (regarding Stillings Grant); Andy Fisher (regarding Jason Brown)

Meeting called to order at 6:00 PM by Scott Grant (Chair)

1. Pledge of Allegiance was recited
2. Introduction of newly hired Clerk/Secretary and vote of thanks for Barbara Bush's years of service to the board- discussion by David Shedd to board to find an appropriate card and have past and present board members sign the card to present to Barbara. He will collaborate with David L. Patch
3. **Election of Officers-** David Shedd made a motion to nominate Scott Grant as chair. The motion was seconded by Kevin Bennett. The board voted unanimously to approve. Scott Grant then asked the board for a nomination for Vice Chair. David Shedd made a motion to nominate David L. Patch for vice chair. Nomination was seconded by Scott Grant. The board voted unanimously to approve.
4. **Discussion of applications:**

- **2024-01 Attitash Mountain Service CO., LLC – Boundary Line adjustments of previously approved units F7 to F12 located within Block F at Stillings Grant reducing the total number of lots from 6 to 4. (Map/Parcel 5STLNG- F00-7)** Update provided by Alec Tarberry and Sheila Duane. There has been an upswing of interest in Stillings Grant since they did more advertising. As per Alec Tarberry someone expressed interest in purchasing lots F8 and F9 and part of F7. Due to the topography of the land it makes the rest of lot F7 unsellable. They plan on incorporating the rest of F7 into section G. Plans to be provided to show the change of the boundaries. Abutters will be notified regarding the change in property boundaries. At this time the plan is to do a voluntary lot merger for the F7-9 lots. Attitash Mountain Services LLC will be coming back to the board in the next few months with plans for section G. These plans will include information from Ryan Engineering regarding the water system plants. HOA is fully involved. Application for section G along with the water plant system may be before the board in May or June of this year. Attitash Mountain Services LLC asked for a continuance of the application so that fees paid will not be lost. Chair asked the board for any other questions- none were asked.
- **Ongoing discussion regarding: Jason Brown Subdivision Rte 302- (Map/Parcel 2RT 302 Lots 161L00, 165L00 and 170L00)** Andy Fisher from Ammonoosuc Survey presented revised plans to the board stated they have state subdivision approval (copy of approval placed in folder with planning application) and copy of letter from Selectman stating that the road “curves are not banked or super elevated the tangent requirement is not necessary” (copy placed in folder with application). Question to Andy Fisher by Scott Grant regarding the differentiation of town residential vs town commercial district is a line on the plans from Rte 302. Question from Joe Heuston regarding ADU’s on the property -As per Andy Fisher no plan for that. Road structure may have changed a little on the plans, however the

driveways are “nailed down” on these plans and there are proposed exclusive use areas identified. There are driveways over some of the exclusive use areas as per Andy Fisher there will be shared easement agreements. Each home has a separate septic system that drain into the town set back. Scott asked about the 4K area and the set back on 302. Andy stated the setback is for building purposes but the septic is ok to go. Andy Fisher is awaiting an alteration of terrain permit and Mr. Phillips’s final approval. Power and water will be run underground.

- **Discussion with Andy Fisher regarding the Cedar Croft Farm LLC c/o Brickpoint Properties (Russell Property)**- as per Andy Fisher do not have official DOT approval yet but verbally have an approval for the driveway. He also reported that DOT has not indicated they need a traffic study at this time. He reported they are awaiting a wetland permit and there is a need to have drainage plans. He feels it will be in front of the planning board soon (please confirm I have the name of the property right). Scott Grant asked the board if there were any additional questions. - none were voiced.

5. Review and approve minutes- Scott Grant requested a motion to approve minutes from March 4, 2024 planning meeting- minutes were approved by all members of the board.

6. Mail and other business:

- **Discussion Of Horizon Engineering Minimum Impact Wetlands Permit: Elzbieta Szteborowski Map 81-5STLNG Lot A 00-23 Parker Ridge Road Bartlett New Hampshire** - This is a FYI for the board. Handled by the Conservation Commission.
- **Wetland Permit by Notification Ward Property Wetland Permit Ellis Ridge Road Bartlett NH-** This is a FYI for the board Handled by the Conservation Commission.
- **Additional Business-** Planning board to send a letter to selectmen to look at updating the website. This was agreed to by David Shedd. As

per Kevin Bennett he believed the state has a template to use for website use. Scott Grant to reach out to Jackson and ask them questions about their website.

- **Tad Nelson plans for Bearfoot Creek LLC**- Plans reviewed- Town has given conditional approval and is requesting the Planning Board to approve. Noted that unit 3 and 23 are deleted from the plans. David Shedd moved to accept. Seconded by David Patch - Board unanimous agreed. Plans approved and will be sent to the Registry of Deeds
- **Conference**- Information from the 2024 Planning and Zoning Conference in May 2024 to be sent to all members of the board

7. Next meeting:

Work Session April 16, 2024 at 6:00 PM to review the Master Plan for Bartlett

Next public session May 6, 2024 at 6 p.m.

Motion to adjourn at 7:00 PM by Mike Galante Seconded by Joe Heuston

Informal Discussion which occurred after the recorded meeting:

- Owners of property across from Patches Market have discussed their options with David Shedd- As per Scott Grant they are encouraged to come to the Planning Board for an informal review.
- David Shedd discussed he felt that an appropriate card signed by present and past members of the Planning board be sent to Barbara Bush. He will work with David Patch on this
- Need to revisit the Master Plan for Bartlett and would like to review at the next work session. Board agreed.
- Current workstation of clerk is operating on Word 2007 and this platform is not supported by Microsoft at this time. It would better for smoother operations for the workstation to updated with a newer PC with an updated operating system and Word. Also, it would be better to have dual screens.

Respectfully Submitted
Planning/Zoning Board Clerk
Louise B. Burns



Public Sign In sheet
04-01-2024.docx



Sign in sheet
planning board 04-(

Approved