

Bartlett Planning Board

November 4, 2024

Minutes

In Attendance: Joe Heuston, Kevin Bennett, David Shedd, Scott Grant, Vicki Garland, David Patch, Mike Galante.

Scott Grant called the meeting to order at 6:00pm. Scott then led the Pledge of Allegiance.

Cedarcroft

Andy Fisher of Ammonoosuc Survey presented for Cedarcroft. Andy held a Zoom meeting with the DOT. The State needs to do a traffic study. They have the data.

Vicki asked that the study be done during normal traffic not on a light traffic day. Andy said it will be done over the course of more than one day.

David Shedd asked about the shed building. Andy thought it would be done all together. He will follow up.

Burr Phillips mentioned that the DOT usually has years' worth of traffic study records. Burr has not received a retainer yet to engineer the road.

David Patch made a motion to continue to December 2, 2024. Mike Galante seconded. All were unanimous.

Jason Brown

Burr Phillips explained the lot sale procedure in regards to Planning Board approval. Burr discussed erosion control and bond money. There will be no lot sales until Board final approval. Burr will certify engineering of the road. The Fire Chief and Water Precinct have given ok for design of the road. A bond of \$92,404 will be put up and then construction of the road can proceed.

Scott Grant motioned and Joe Heuston seconded to move the application forward to the December 2, 2024 meeting.

Dave & Jen Bartlett

Andy Fisher of Ammonoosuc Survey added square footage to the Grove St lot to make it 30,000sf, the minimum lot size. Andy said the soil study requires a lot size of 48,000sf. This cannot be met.

David Shedd asked if going from current, conforming lot to non-conforming lot, do you need to go to ZBA?

David Patch said 'We have gone round and round with this. The current lot of 24,000sf on Grove St and has gone to 30,000sf.'

Andy emailed a letter to the Planning Board from Wes Smith at Horizons Engineering. Andy read the letter out loud to the Planning Board. Wes asked for special consideration.

Scott Grant gave a brief update on what has been done in the past for this site.

Vicki Garland is not sure if she missed something while she was away. It was clarified that the involuntary lot merger happened before the Bartletts purchased the land.

Jen Bartlett stated that she thought they were buying from one owner, but it was actually 3 separate owners. There was lots of work to get it fixed.

Vicki stated for the record that this involuntary merger happened before the Bartlett purchase.

Burr asked, "What are the plans for the other lots?"

Dave Bartlett stated that he turned extra lot into a lawn. The big yard goes with the Central St property. He won't build condo units. He just wants two separate lots.

Burr suggested going to the ZBA. Burr thinks the State has option to unjoin lots.

Scott Grant asked the question 'how many tax bills are there for the property?' only one was the answer.

David Patch said this plan now has both lots meeting minimum sf requirement of 30,000sf.

Scott Grant mentioned that now that land meets minimum size requirement, the question is about soil quality and type.

Lot of discussion ensued about septic design and approval for the parcels in question.

Andy Fisher said that moving lot lines does not affect general public, only current owners.

David Patch asked when the Grove St house was built. The answer: 3.5 years ago and still under construction.

Scott Grant asked about future sale of the properties in question.

Dave Bartlett stated that he would like to sell Grove St on its own eventually.

Vicki Garland stated that the 48,000sf rule now applies.

David Shedd asked why the lots can't be divided equally. Discussion ensued about dividing the land in two.

Mike Galante wanted to know why the Selectmen now want 48,000sf vs. 30,000sf. He said, 'enough jumping through hoops here.'

Scott Grant asked if everyone is ok with the plan presented, if Selectmen are ok with it. There were no objections from the Board.

Scott Grant asked for a motion to move to the November 19, 2024 work session meeting. Mike Galante made the motion. Seconded by David Patch. It was unanimous.

Cell Phone Tower on Wild View Discussion

Resident Manuel Santos stated that neighbors were surprised because they didn't know the tower was there until the 20' extension was added. He was concerned that the fall zone of the tower requirements should be on an easement, and they are not.

Scott Grant answered the question about tower height limit. "Our current ordinance allows up to 79'."

There was lots of discussion about the crane crossing private property to do the extension work and the damage caused by the crane.

Discussion ensued about the visual impact of looking at a cell tower from some Wild View owners.

Vicki Garland stated 'Property owners can ask for a reassessment on taxes due to this change.'

Bill Eburn (Wild View resident) was upset that 8 trees were taken down when he was told only 1 tree would be taken down. He understands that the Board's work is thankless.

David Shedd stated that cell towers have an original height of 60' and can be increased up to no more than 80'.

Lou Raymond said that the tower was not bad until the recent modifications and stated that some Eagle Ridge residents are complaining about view interference.

Scott Grant answered a question about usage. He stated that the towers keep expanding due to the numbers of people using them not to increase the number of bars on your phone. He also said Bartlett ordinance allows for the extra 20'.

Pat Roberts asked when the tower was installed. 20 years ago? He stated that Wild View didn't exist at that time. So, there was no one to notify about an easement.

Vicki Garland stated that cellphone towers are a growing issue for us. We want to keep local control, and we need to address.

Kevin Bennett stated that the cell tower pays Lower Bartlett Water Precinct to have the tower on their property. He stated that some of the problems are because the Town has no enforcement or oversight on these matters, unlike Jackson.

Mike Galante stated that we need to get cell tower companies involved and have them come talk with us.

Manual asked who was ensuring that these towers are safe? He's concerned about radiation and is it being documented?

David Patch said, "As a Board, we need to look at this ordinance to make sure the Is are dotted and Ts crossed."

Manuel asked if the height could be reduced back to 60'? If not, could the new structure be painted green and made to look more natural?

Bill stated that T Mobile was the contractor that extended the tower 20'.

Lou asked, "how do we know that the tower isn't more than 80'?" He would like the height verified.

Discussion ensued about the tower's height and who was responsible to measure it.

Pat Roberts stated that the water precinct doesn't answer to the Town, but the cell tower company does.

Scott Grant mentioned that AT&T would like to change out its current antennas on the tower to upgrade them. "This is like changing a tire", he said.

David Shedd asked if one company changing antennas on a tower would affect the other companies?

Manuel asked if the height affects cell service?

Vicki Garland asked, "Does adding height to the tower line the owner's pockets by adding more cell providers? We can say there will be no more providers until the tower company gives us the information we ask for." She was concerned about lawsuits to the Town.

Scott Grant stated, "You can not stop companies from adding more vendors to the existing tower."

Discussion ensued on how to get reps from the tower company to come before the Board and answer Town's questions.

Vicki Garland stated the onus should be on the tower owner.

Joe Hueston asked, "Does the tower company have to pay for an annual permit? If so, that's how we get them here to answer questions."

Manuel said he's looking for a point of contact for the tower owner.

David Patch has his own questions he wants to ask the tower owner.

Scott Grant said he will try to get tower owner here for the next public meeting on December 2, 2024.

Joe Hueston made a motion to adjoin. Mike Galante seconded. It was unanimous.

The meeting adjoined at 7:44.

Meeting Notes taken by Heather Forbes. Typed by Anne Kroger Grant.