

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

DRAFT MINUTES

Work Session

March 18, 2025

6:00 p.m.

Present: David Patch (Vice Chair); Vicki Garland (Selectmen Representative); Heather Forbes (alternate); Michael Galante; Joe Heuston; Kevin Bennett; David Shedd

Absent with notice: Scott Grant (Chair) Pat Roberts (Alternate)

Also present: Burr Phillips (Town Engineer)

Meeting called to order by David Patch at 5:58 PM

1. Pledge of Allegiance- led by David Patch

2. Discussion of application:

- **AMSCO (Tax Map 5STLNG Parcel 000G00)-** subdivision of Block G (Phase 1) in Stillings Grant- extension of Cave Mountain Rd and 1 lot for system pump storage tank. David Shedd has updates to discuss. David Shedd stated that Horizons Engineering asked him to come to Stillings Grant and witness 5 test pits, they reconfigured the lots in Block G. He returned to witness a test pit on the lot for the tank lot because they are moving the tank about 800 feet uphill through wetlands to increase pressure. It seems that the old tank lot will be a house lot now. He has been working with Dan Lucchetti from Rotten Rock. David Shedd expressed concerns about the plans that were provided to us- in the upper right-hand corner under the DES approvals there are some numbers and a statement that says approval to expand which he found surprising because AMSCO indicated they have not applied yet. Also, in the bottom right hand corner there are x's in the box of the plan that for drawn and reviewed by. We have no idea

who did this plan. Usually we get plans that have at least an initial in that box. David Patch stated that Rotten Rock is the new Dave Miller- they are the new construction company. Vicki Garland asked for clarification as the plans says approval to expand was David saying they do not have this approval? David Shedd explained he had the clerk follow up with DES on this approval. Clerk explained she called DES and was informed that AMSCO did not apply yet to DES for approval to expand. She explained to the board that they were provided with the plans, approval and waiver for Block F which is where DES says their approval ends. Burr Phillips was invited to speak to the board regarding a meeting he had with AMSCO, Rotten Rock and the HOA of Stillings Grant. The intent of the meeting was a pre-construction meeting because Dave Miller did the construction on Block F till the end of last year. There are some things that need to be corrected and a certain portion of the road not completed. Burr reported he wanted to make sure that Rotten Rock was aware of all of the town requirements so everyone starts off on the right path. He did tell the board that Rotten Rock was able to clarify the regulations for AMSCO regarding paving of a road- they explained that prior to the start of paving the town engineer has to be notified that paving will begin so the engineer can make sure the regulations are followed. Otherwise he will have to bore holes into a newly paved road to test for densities and materials. Burr educated the board that Dan Lucchetti was the design engineer on another road in Bartlett previously so he got to see what was required from the town. David Shedd indicated that he spoke to Dan Lucchetti regarding the water line at Stillings Grant and the HOA's satisfaction about what was happening. He was told that Rotten Rock was a little concerned that the HOA may want state of the art equipment down into the pumphouses. Dan Lucchetti indicated that they would do what the state recommended though. Burr Phillips informed the board he had a meeting with Rotten Rock, Alec Tarberry (AMSCO) and Jim Wilson/ Linda Donovan (HOA at Stillings Grant) regarding the water line. Apparently, Alec Tarberry was still waiting for Horizons to send him a plan. Jim Wilson later stated they received a "plan"- it was a line on a plan then the next day a new plan came with a different line with the water tank in a different location. Essentially, they do not have a water line plan. Board discussed the water tanks 90,000 vs 120,000 gallons. David Shedd supplied some history regarding a report presented by Sheila Duane (formerly AMSCO) the concern was that over the 90,000 gallons would require treatment with chlorine because otherwise the water would be stagnant. Burr Phillips also provided that the NFPA standard is something that is used to calculate the number of gallons needed. It has to do with fire suppression at so many gallons per minute plus the total

number of gallons needed for one day of domestic demand. The water system would cover Cave Mountain Road and Stanton Farm Road at the same pressure. Jim Wilson is making sure that when the water line goes in it will also cover Parker Ridge Road- apparently there are stubs for hydrants but no hydrants are in- he will make sure that Parker Ridge Road would be covered. This will be complicated as there are a lot of elevation differences. Joe Heuston raised the point that the system would be a gravity fed system and if there is a power outage for a few days and if there was a fire you would put out the fire but there would not be enough water for anything else. The pumps would have to take water from the well and pump it up to the tanks. Heather Forbes asked if it mattered if the plan calls for smaller tanks (plan was 3-30,000-gallon tanks) vs a large 90,000- or 120,000-gallon tank. Kevin Bennett replied tanks are interconnected so it does not matter which is used. Burr Phillips informed the board that DES does not require fire protection but the town does based on the report from the fire chief at the time. Burr Phillips pointed out that the board has every right to require the 120,000-gallon tanks based on the old correspondence but they have to let Stillings Grant and AMSCO know that this will be the requirement. It may mean they have to change their design to accommodate that change for possible circulation or chlorination at the tank. It was decided that they would wait till the official plan is in place and a water design engineer places his/her signature/stamp on the plan to see what is required and the state approves it. David Patch informed the board that there will have to be some action by the board to accommodate the change in the tank size- right now the approval is for 120,000 gallons but if the engineer states that 90,000 gallons is enough and the homeowners group approves then the Planning Board needs to vote to change that part of the approval. Burr Phillips educated the board stating that the Fire Chief has the final approval and in the past the state Fire Marshall has always supported the Fire Chiefs requests. Kevin Bennett educated the board stating there is a big difference in fire insurance between having a fire hydrant in front of your house or down the block. If the hydrant is farther away the premium goes up. David Shedd informed the board the new plan is to move the tank up to the right side of lot G which will gain them approximately 20 to 25 feet in elevation. If this is the case the board needs a new plan of the development. Vicki Garland expressed concern regarding the wording on the current plan stating the approval to expand- it was only for Block F and the board is asked to look at Block G. She indicated this was misleading and indicated it may not have been purposeful. Also indicated that AMSCO needs to abide by the town ordinances in all aspects of the project. Board agreed to continue their previous

resolutions in not providing conditional approvals. David Shedd reminded the board that the Planning Board is not in a position to move forward until the transition of Cave Mountain Road in Block F into block G is resolved. At the last meeting it was brought up regarding the waiver for grade that was given in the past for a certain distance and not open ended. Burr Phillips informed the board he will look at the previous plans for the road- he believed that the grade of the road has not changed since 2017 or so when the waivers were obtained. It was discussed about the water shut offs for Block F need to be addressed. Burr Phillips indicated at his meeting with AMSCO, Rotten Rock and the HOA that the association would not accept AMSCO building the water lines on the grade and adding another 30 feet of fill. The water lines and the services have to be at a reasonable depth for maintenance of the lines. He indicated that the town standard is the water line is 8 feet in depth and they must cross perpendicular to the road. Joe Heuston asked for a point of clarification regarding the road and Block G. He understood that the road was not finished for Block F and AMSCO is looking to sell lots in Block G to pay for the water towers and they are looking for the Planning Board approval. Am I correct? David Shedd also voiced this concern. Burr Phillips informed the board that is why there is a bond for the full value of the road construction and if AMSCO goes south the town can call the bond company to finish the road. Vicki Garland reminded the board the bond is for Block F and there is no bond for block G. AMSCO at the last meeting stated they were looking for waivers to be able to sell lots before the road was completed because they are unable to afford do the road and the building. Burr Phillips remarked his understanding from Alec Tarberry is that AMSCO will post a bond for Block G roads so the town will be assured that the roads will be built and once they get the bond then they will start selling lots in Block G. David Patch stated there needs to be a clear communication between the Selectmen and the Planning Board because the Selectmen has final approval on the roads and the Planning Board has approval on everything else (water tank etc.). Whomever is doing the actual planning/work need to be aware of the rules and regulations of the town and the stipulations the Planning Board placed on this development. Burr Phillips stated a good way to have the stipulations be a matter of record is making sure they are on the plans so when they are filed. David Patch closed the discussion stating that AMSCO has to do the next step- the Planning Board has a certain process that we follow to this point and we will continue to follow that process unless we take a vote to do otherwise.

- **3. Review and approve minutes:** March 03, 2025. Motion made by David Shedd seconded by Michael Galante to postpone approval of minutes till the next meeting. Vote unanimous

4. Administrative

- **Change in public notice-** Board reviewed the change. Motion made by Joe Heuston seconded by Kevin Bennett to post the change in public notice. Vote unanimous.



March 2025 notice
of change.docx

- **Sewer Warrant** – passed next steps. David Patch indicated it is now part of the Town of Bartlett zoning ordinance. David Shedd mentioned he went to the LBWP meeting the next night and was asked by the Commissioners what did the Planning Board hope to accomplish with the warrant? He replied that we now know how the town feels. Vicki Garland mentioned that some of the latest legislation is now saying that lot sizes cannot be limited and it does not matter if town water or sewer is involved. There are a lot of scary legislative proposals in Concord. David Patch stated that is why the Town of Bartlett has a minimum land area in the ordinance to stop pollution. Vicki Garland stated it is not about the housing crisis, the biggest lobbyists in Concord are realtors and developers- and they are pushing for the elimination of lot sizes. It is not about solving the housing crisis at all- just follow the money.
- **Cedarcroft Farm LLC (Map 1THORN/Lots 54L00 and 42L00) BLA** – Mylar came in board asked to review. Lot lines in question are now connected and the farm house lot was removed. However, there was no space for the board to sign and Andy Fisher to be contacted to supply the mylar with a signature block.
- **Master Plan-** Discuss when is next review. Board agreed to discuss at the next work session for those that can make it.

5. Next meeting: Public meeting April 7, 2025 Work session April 15, 2025 if needed

Motion made by Vicki Garland seconded by David Shedd to adjourn the meeting at 7:17 PM vote unanimous.



Board sign in
03-18-2025 Meeting

Respectfully submitted

Louise B. Burns

Planning Board/ZBA Clerk

APPROVED