

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**December 3, 2018**

**Members Present:** Chairman Philip Franklin; David A. Patch; David Shedd; Kevin Bennett; Kevin McEnaney; Scott Grant. **Members Absent:** David L. Patch (with notice).

**Also Present:** Sheila Duane, Alec Tarberry, and Ace Tarberry all from AMSCO.

The meeting was opened at 6:00 pm by Chairman Philip Franklin. He noted the items on the agenda after which Scott Grant led those present in the Pledge of Allegiance.

**1. Informal Conceptual Discussion with AMSCO** representing Bartlett Valley Realty Trust's proposed 3-lot subdivision on Haystack Loop. Tax Map 3ATTDV, Parcel UND-DOO.

Sheila Duane presented and introduced Joe Berry's sons, Alec and Ace Tarberry. Ms. Duane provided a plan which showed the location of the subject property in relationship to Route 302 and Haystack Loop. She said they had owned the 10-acre parcel for many years, and in 1985 state septic approval had been obtained for six three-bedroom units. Ms. Duane said plans had since changed and the applicant was now proposing a three-lot subdivision which would be served by a single driveway off Haystack Loop. She said the septic approval would need to be updated and resubmitted to the state, but noted prior density calculations showed the lot was capable of supporting the three dwellings being proposed. Ms. Duane said water to the subdivision would be provided by their community water system.

David Shedd shared a comment directed at him this morning by a member of the selectmen's office reminding him of the selectmen's position that the driveway for this subdivision would need to come off the same road which provided the frontage. It was noted this was not a view shared by the planning board, nor was it a position supported unanimously by the selectboard. In this instance, the lot had some frontage on Haystack Loop but the majority of it was along Route 302. However, the terrain along Route 302 was extremely steep which would likely make a driveway cut difficult. Kevin Bennett said he felt access off Haystack Loop was a much better option than having a driveway come out onto Route 302. Mr. Shedd said the issue of frontage and access is something he would like to see the planning board address. He asked about the test pit information shown on the plan, and specifically asked who had witnessed the 2006 pits. Ms. Duane said she did not know, but would check that information. Mr. Shedd acknowledged test pits were not required to be witnessed if they were done for subdivision purposes, but they were if they were being used for septic designs. Therefore, if the information derived from the 2006 pit is to be used for the septic redesign, he should have observed it in his capacity as the town's test pit inspector. He said he was mentioning this as a heads-up to avoid any future delays to the project. He also said he would like to see a more-detailed plan showing contours and elevations, etc. Ms. Duane noted this was simply an informational and conceptual plan but once final plans were developed, they would show all relevant information required for approval. She said she hoped to have things finalized later this winter.

**2. Review and Approve Minutes:** The minutes of the October 16, 2018 meeting were reviewed. There being no corrections or comments, a motion to approve was made by Scott Grant; seconded by Philip Franklin. Vote: 3-0-3, with David A. Patch, Kevin Bennett, and David Shedd all abstaining since they had not attended the meeting. The November 5<sup>th</sup> and 20<sup>th</sup> meetings were not held since there were no items on the agendas. Review of the minutes prompted David Shedd to note that Gary Chandler of the Lower Bartlett Water Precinct had indicated that he would like to return to the board to again discuss the Precinct's plan to expand sewer services as described in handout material he had provided to members. Mr. Shedd said he would welcome board discussion on this subject at some point. The Chairman asked that this be added as an administrative item on the January, 2019 public hearing agenda.

**3. Mail and Other Business:**

- Copies of the updated telecommunications ordinance as prepared by Atty. Justin Pasay were provided. The Chairman asked that the email from Atty. Pasay be re-sent to members and the board would talk about it at the next meeting.

- The Chairman advised he would not be available to attend the December 18 work session.

There being no mail or other business, a motion to adjourn was made by Scott Grant, seconded by David Shedd.  
Vote: All in favor. The meeting adjourned at 6:37 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary