

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

May 6, 2013

Members Present: Chairman David Publicover; David Patch; David Shedd; Lydia Lansing; Margaret Lavender; Julia King. **Members Absent:** Doug Garland.

Also present were Mark Dryjas; John Lowell of Attitash; Norman Head.

Chairman Publicover opened the meeting at 7:05 pm.

1. Public Hearing: Red River Properties Development Corp., Highland Road. File: 2013-1184. Application for amendment to subdivision plan to reduce a previously-approved 8-unit subdivision to 4 units. Tax Map 6SACOR, Lot 037HRO.

Mark Dryjas presented and provided a written waiver request to address the two driveways being in close proximity to each other. The Chairman noted the board had had multiple discussions on this project. For the record, he stated this was a previously-approved 8-lot subdivision with a town-spec road which was now being reduced to 4 lots with two driveways running off the end of Highland Road. The upper driveway would serve lots 3 and 4, and the lower drive would serve lots 1 and 2, as well as a land-locked 5-acre parcel owned by the applicant. He said two waiver requests from the same section of the subdivision regulations had been submitted; one to allow the lower driveway to serve three units and the other to allow the driveways to be in close proximity to each other for a short distance.

The Chairman called for a motion to accept the application. Motion made by Lydia Lansing; seconded by David Shedd. Vote: All in favor. The meeting was opened for public hearing. There were no comments from the public and the hearing was closed. The Chairman asked Mr. Dryjas what the distance would be between the two driveways where they run parallel to each other. Mr. Dryjas said he wants his project to look good, so he intends to keep them as far apart as possible, but it would be at least 40-ft. center-line to center-line. He indicated he did not understand the interpretation of the regulations regarding drives not being in close proximity to each other, and was under the impression it applied to driveway entrances. The Chairman said Doug Garland had raised a valid point that the regulations didn't specifically say, "the entrances to driveways" so it was reasonable to think it meant any part of the drive. David Patch explained the regulation had come about when a developer used multiple finger-like driveway to serves units in a subdivision. Mr. Patch said his personal opinion was that two drives being close together should not have to require a waiver.

The Chairman said Doug Garland had raised a concern that there could be potential problems with emergency vehicle access and that a sprinkler system may be required. He said he would want to run plans by the fire chief to determine whether he would specify that sprinklers would be required. If so, that requirement would be included as a condition of approval. David Shedd noted that turnarounds are required every 500' on long drives and that none were shown on the plan. Mr. Dryjas said the turnarounds were shown on the original plan and there is plenty of space to put them wherever they are needed. The fire chief will be asked to perform a site visit so that he can offer input as to where turnarounds would be needed and they will be included on the plan. The secretary will request the selectmen authorize the fire chief to review the plans and visit the site. Mr. Dryjas advised there are Lower Bartlett Water Precinct hydrants installed at the first driveway entrance. The Chairman said it would be good to show the hydrants on the plan.

The board discussed the merits of granting a waiver to allow the two driveways to be in close proximity to each other. The Chairman felt it made sense to grant the waiver, contingent on the fire chief's approval,

since their close proximity took advantage of the existing access and created less disturbance. Lydia Lansing agreed, and asked whether the regulations specified how far apart driveways need to be apart. She was told the distance wasn't specified. The Chairman asked if there was a motion to grant a waiver to the provision that driveways not be in close proximity to each other, contingent on approval of the fire chief. Motion made by Margaret Lavender; seconded by Lydia Lansing. Vote: All in favor.

The board next discussed granting a waiver to allow three units on a driveway. David Shedd asked whether the applicant would be willing to specify which driveway would serve the third unit. Mr. Dryjas said it would be the lower one. The Chairman called for a motion to grant a waiver to allow a third dwelling unit on a driveway, understanding specifically that this is for the lower driveway and for the purposes of accessing a third dwelling unit located on the adjacent lot owned by Red River, identified as Tax Map 6SACOR, Lot 33HRO. In no way shall this allow a third unit on a drive within the subject property. Motion made by Lydia Lansing; seconded by Margaret Lavender. The Chairman asked if there was any further discussion. David Shedd noted the provision saying a turnaround will be provided at the dead-end of all drives in excess of 500-ft. that will accommodate a fire truck. Mr. Dryjas said there is plenty of space to accomplish that. Vote take: All in favor.

Both these waivers will be noted on the final plan and the easement to access the adjacent lot will be recorded. A motion was made by Lydia Lansing; seconded by Julia King, to continue the application until such time as we heard back from the fire chief. Vote: All in favor.

2. Discussion with LBO dba Attitash re site plan review for zip line: John Lowell introduced himself as the general manager of Attitash. He described the ride as a "self controlled thrill ride" and explained where it would go, its speed, how high the line would be, and the safety aspects in place. It would operate summer and winter and would entail very little clearing and cutting. The only noise associated with the ride would be a slight whirr. The Chairman asked if it would be back-dropped against the sky. Mr. Lowell said it would not be seen against the sky as it would not be higher than the mountains in the background. The board listened carefully to Mr. Lowell's presentation and the Chairman said he didn't feel it involved anything that would trigger site plan review. He asked if any board member wanted to make a strong case to require site plan review.

Mr. Lowell further described two other attractions that were in the works for Attitash. One was a free-fall wherein the jumper landed on a stunt cushion, and the other was a slack line which people attempted to keep their balance on. Mr. Lowell said the free-fall structure would be less than 38-ft. high so as to comply with zoning regulations, and it was planned to tuck it behind the Adventure Center where it would be out of sight. The structure was temporary and would be taken down in the winter. Mr. Lowell described the slack line as a nylon balance "beam" which would be approximately three feet off the ground.

A motion was made by Lydia Lansing; seconded by Margaret Lavender that site plan review would be waived for all three proposed projects. Vote: All in favor.

3. LA Drew gravel pit expansion: The board reviewed and discussed a letter from Atty. Mansfield in response to an inquiry from Josh McAllister of HEB re the expansion of LA Drew's existing grandfathered gravel pit onto the adjacent lot. Atty. Mansfield was asked for guidance as to the current legal status and options regarding new gravel pits. He confirmed the zoning ordinance currently does not allow the establishment of new gravel pits, but it may be possible to add them as a special exception with their own criteria, or to apply to the ZBA for a variance. A copy of Atty. Mansfield's letter will be forwarded to Mr. McAllister. David Shedd noted that the board had never received the reclamation plan requested from Drews and that we had never dealt with the issue of bonding.

4. Mail and Other Business:

- Items noted on the agenda were reviewed.

With no further business, a motion to adjourn was made by Lydia Lansing; seconded by Margaret Lavender. Vote: All in favor. The meeting adjourned at 8:35 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary