

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

October 4, 2021

Members Present: Scott Grant; David L. Patch; Michael Galante. Kevin Bennett arrived at 6:08 pm.

Members Absent: Gus Vincent (with notice); Barry Trudeau, David Shedd.

Also Present: Wesley Smith of Horizons Engineering; Sanjay Patel of BBSK Properties.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:08 pm and led all present in the Pledge of Allegiance. He then reviewed items on the agenda.

2. Continuation/Final Approval: BBSK Properties, LLC, 457 NH Route 16A. File: 2020-1267. Application to create a residential exclusive-use area around an existing owner-occupied residence on the Swiss Chalet property. Property identified as Tax Map 1RT16A, Lot 227-L00.

Wes Smith and Sanjay Patel were present for this project. Mr. Smith provided updated plans and a mylar for recording and gave a detailed account of what the state had required as part of their review process. David Patch summarized by saying it appeared they had basically required a HISS study. Mr. Smith agreed. The Chairman asked if the board had any further questions. Kevin Bennett asked whether the state had ever approved the driveway the applicants had originally intended would come off Route 16A and into their garage. Mr. Smith said they had changed their mind about proceeding with the driveway and a driveway permit had never been applied for. The Chairman asked Mr. Patel whether he understood that the newly-formed exclusive-use area around his home would always remain a residential use and could not be rented-out as part of the commercial aspect of the property. Mr. Patel said he understood that.

With no further questions, the Chairman called for a motion to approve the application. Motion made by David Patch; seconded by Kevin Bennett. Vote: All in favor. The Chairman signed a copy of the plan and gave to Mr. Patel for his records. The mylar was signed for recording after the meeting.

Before leaving, Mr. Smith touched informally on an issue which had been raised by his company at the last meeting involving a 1974-1975 subdivision on Towle and Ridge Roads. This subdivision originally consisted of 27-lots, but the owner requested that approval for five of the lots be rescinded by the planning board and become one ten-acre lot. This 10-acre lot is now identified as Tax Map 1DNDHI, Lot 59-R09. The issue arising now, almost fifty years later, was whether the area of the road which was proposed to serve these five lots had ever been rescinded as well. The current board had no knowledge or memory of this subdivision and the applicant was going to do more research and perhaps resolve the situation by adding a legal note to the recorded deed. No action was taken.

3. Review and Approve Minutes: The minutes of the September 21, 2021 meeting were reviewed. A motion to approve the minutes was made by Michael Galante; seconded by Kevin Bennett. The Chairman asked if there were any comments or corrections. With none, the board voted unanimously to approve the September 21st minutes, as written.

4. Mail and Other Business:

- There was no mail listed on the agenda.
- The board touched briefly on several items, including the requirements of the Voluntary Merger of Lots form which is governed by RSA 674:39-a-II and requires that all mortgage holders consent to the merger. Also briefly discussed was the request by Story Land for a

proposed zoning amendment to add dormitory-style accommodation as an allowed use in the zoning ordinance.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by David Patch, seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 7:10 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary