

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

October 1, 2018

Members Present: Philip Franklin; David L. Patch; David A. Patch; David Shedd; Kevin Bennett; Kevin McEnaney; Scott Grant.

Members Absent: None.

Also present: Bob Tafuto of Ammonoosuc Survey; abutter Ronald Ekterowicz; and Julia King arrived at 6:30 pm.

The meeting was opened at 6:00 pm by Chairman Philip Franklin. After the Pledge of Allegiance, he reviewed the agenda.

1. Continuation of Public Hearing/Final Approval: Corinne S. Dooley, 3-unit PUD on 235 Glen Ledge Road:
File: 2018-1249. Tax Map 2GLENL, Lot 037000.

Before proceeding, the Chairman advised that, inadvertently, the application had not been formally accepted by the board at the September public hearing. Since that public hearing was still open, having been continued to tonight's meeting, he called for a motion to accept the application now. Motion made by David L. Patch; seconded by David Shedd. Vote: All in favor.

The Chairman asked whether the board had any questions. Abutter Ron Ekterowicz asked if he could view the plan and approached the table to do so. At the last meeting, it had been noted that the North Ledge water system was unable to provide water to two of these PUDs since their water supply already exceeded the state's household allowance. Because of that, the Lower Bartlett Water Precinct (LBWP) had been approached and they expressed their willingness and ability to supply water to Units 1 and 2. A formal letter, dated September 7, 2018 and signed by LBWP Superintendent Gary Chandler documented this agreement and was read into the record by the Chairman. Also provided was a revised plan which showed that information as being added. Scott Grant asked Bob Tafuto whether it was correct that the applicant was proposing to only build one new building. Mr. Tafuto said at this point there were no actual proposed buildings, but they were designing the project so that there was the potential for that to happen in the future. He noted if a property had an approved septic design associated with it, that it enhanced its value and sales potential. Scott Grant engaged Mr. Tafuto in a short discussion regarding the history of the garage on Unit 2, its septic system and water supply, and whether the house or garage was constructed first. Mr. Tafuto pointed-out the location of the water line on the revised plan and said it was now proposed to disconnect the garage from the North Ledge water supply and have only the house served by that supply, and connect the garage and other unit to the LBWP system. A question from abutter Ron Ekterowicz expressing concern about the proximity of these units to his property line led Mr. Tafuto to read an old deed from Owen Jefferson. This deed stipulated setback distances from structures to the property line as being 30-ft., a distance which was greater than that imposed by the town. On the plan, Mr. Tafuto demonstrated to Mr. Ekterowicz how far the 30-ft. setback would be from his property, and Mr. Ekterowicz appeared satisfied that no development would affect his property. Mr. Ekterowicz also made mention of the potential for noise should the units become weekend rentals or Airbnbs. The Chairman noted this issue had also been raised at the last meeting where it was explained that, while the planning board may sympathize about noise, it was not something within the board's authority to control. He suggested the issue could be dealt with through their homeowner's association, or if it became an acute situation that the police department could intervene.

The Chairman asked if there were any further questions from the public or the board. With no further comment forthcoming from the audience, he closed the public hearing. David L. Patch said the subdivision approval granted by the state had been issued based on water being supplied by a public water system. With LBWP's documented willingness to supply the water, he felt all the criteria for the planning board to grant approval had been met. Mr. Tafuto noted that even had the LBWP been unable to supply water, there was adequate land available so that every unit in the subdivision could have been designed to have its own well.

Discussion ensued regarding the timeline to approve this application, since the application had only been accepted tonight and the subdivision ordinance requires a two-week period between acceptance and approval. The possibility of the board waiving this requirement existed since it was part of the subdivision regulations and not the zoning ordinance. Scott Grant indicated he would not be willing to consider a waiver and David L. Patch felt unless there was an imminent need to record this plan, he would also rather wait for the two weeks to elapse. Bob Tafuto agreed to

wait until the work session for approval. A motion to continue the application to the October 16th meeting was made by Scott Grant; seconded by David L. Patch. Vote: All in favor.

2. Review and Approve Minutes: The minutes of the September 5, 2018 meeting were reviewed. The Chairman thanked David Shedd for taking minutes during the recording secretary's absence. Two typos were noted; one on page one, fifth line from the bottom, where the word "ussie" should read "issue," and another on page two, second line down, where the word "out" should read "our." Motion to approve the minutes, as amended, was made by David Shedd; seconded by David L. Patch. Vote: 5-0-2, with David A. Patch and Scott Grant abstaining since they had not attended the meeting. The September 18th work session was not held. The board was asked whether it would be appropriate to reimburse David Shedd for his pro tem services for the September public hearing. The board agreed, and a motion was made by Scott Grant; seconded by David L. Patch that Mr. Shedd could submit his hours and receive payment for his time.

3. Continuation/Final Approval: Attitash Mountain Service Co., (AMSCO), Block G, Stillings Grant: File: 2013-1187. This is an application to reconvene review of a continued application to subdivide Block G into 40 residential units. Tax Map 5STLNG, Lot G00. This application has been continued indefinitely until an engineering review is completed.

4. Mail and Other Business:

- A letter had been received from the Lower Bartlett Water Precinct requesting to meet with the board to discuss planning, projects, and direction of the LBWP, and to discuss the interrelationship with regards to the town's master plan. The board speculated briefly as to what this discussion would entail with Scott Grant saying he was privy to information that it could likely involve sewer hook-up from Glen to North Conway. It was eventually decided to invite the Precinct to the October 16 work session, since the agenda for that meeting was relatively light.
- Julia King, who had just arrived, said she was present to learn what took place regarding the Dooley subdivision. The Chairman recapped the events of the meeting and explained how the water issue had been resolved through the Lower Bartlett Water Precinct. David Shedd noted at the last meeting over thirty people showed up, whereas only one abutter was here tonight. He said that told him the neighborhood was somewhat reassured since their main issue was where the water was going to come from. Ms. King also asked about the cell tower proposed for the Allen gravel pit. She was told that was also approved. David L. Patch said his vote to approve was influenced by the fact the tower could have been placed on top of a ridge at the gravel pit and comply with all our regulations. However, that location would result in it being very visible all over town, and likely surrounding towns, and the road construction to access the site would create significant environmental disturbance. He said while the site was not perfect, it was the best of a bad lot.

With no further business, a motion to adjourn was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 6:43 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary.