

**TOWN OF BARTLETT PLANNING BOARD  
WORK SESSION**

**December 15, 2020**

**Members Present:** Scott Grant; David L. Patch; David Shedd; Kevin Bennett. Participating remotely were Kevin McEnaney and Barry Trudeau. **Members Absent:** Gus Vincent (with notice).

**Also Present:** Michael Galante.

**1. Pledge of Allegiance:** Chairman Scott Grant opened the meeting at 6:00 pm. He led all present in the Pledge of Allegiance and reviewed items on the agenda.

**2. McSheffrey's Up North, LLC, Route 16/Glen Ledge Road.** File: 2020-1269. This is an application for a voluntary merger of lots, identified as Tax Map 2GLENL, Lots 0BG-0 and 0B2-0.

The Chairman noted the selectmen's representative was not present tonight, but that David Patch had spoken to them about this merger. The board was also provided with a copy of a letter the selectmen had sent Mr. McSheffrey identifying several other violations which had resulted from recent construction on his property. This is a commercially-zoned parcel and supports a gas station and during the construction several items associated with the gas station had encroached onto the abutting lot. This abutting lot was considered a residential lot as it did not have frontage onto Route 16. Since these contiguous properties were both owned by the applicant, the selectmen suggested these encroachments could be addressed by merging the lots together, which would be possible so long as both were under the exact same ownership on the date of enactment of zoning (8/27/1985). This would enable both lots to be considered commercial. The applicant had been advised he would need to prove the ownership status on that date before any lot merger could be considered.

A law firm was hired and subsequently researched the chain of title for these two lots and this research showed the ownership of both lots complied with the zoning requirements necessary for these grandfathered lots to be considered commercial. Mr. Patch advised his conversation with the selectmen indicated that town records supported the lawyer's findings. The Chairman asked if there were any questions. Michael Galante, who was present on behalf of the applicant, said he believed the applicant would like to build a residence on the remainder of the merged property. This was discussed, with David Patch noting this was grandfathered property and so long as all other regulations such as frontage, setbacks, and density, etc. were met, a residence could be allowed on the commercial lot but not vice-versa, i.e., a commercial use would not be allowed on a residential lot. The board carefully reviewed a plan which had been provided showing the items which had encroached over the boundary and discussed setbacks, soil conditions, and other issues relevant to building a house on the property. David Shedd said it appeared the owner understood the encroachment problems and was dealing with them and he did not see any difficulties in allowing the two lots to be merged. The other violations noted by the selectmen were under their purview and would be addressed by them. A motion to approve the lot merger was made by David Patch; seconded by Kevin Bennett. Vote: All in favor.

**3. Pre-application Review: Donald Chase, III, Allen Road/Glenwood Avenue.** File: 2020-1270. This is an application for an equal-area boundary-line adjustment between two lots identified as Tax Map 2ALLEN, Lots 25A and 25B. The applicant seeks to adjust the common boundary line between his two lots in order to better align it with the existing houses on the properties and their current uses. The adjustment involves approximately 1,500 sf and will not change the density nor the size of either lot.

The board reviewed the plan and while several questions arose, no real concerns were identified. David Shedd asked about the location of the well on an abutting lot which was not shown on the plan. The application will be formally presented at the January 4, 2021 public hearing.

**4. 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.

A request had been received to continue this application. A motion to continue to the January 4, 2021 meeting was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor.

**5. Review and Approve Minutes:** The minutes of the December 7, 2020 minutes were reviewed. A motion to approve the minutes, as written, was made by Kevin McEnaney; seconded by Kevin Bennett. Vote: All in favor.

**6. Mail and Other Business:**

- The board reviewed literature on a Meeting Owl Pro 360° camera and mic with speakers, which Kevin McEnaney had researched on-line. Mr. McEnaney described the equipment and explained the benefits, saying he believed it would complement the town's Zoom equipment and could also be used for participation at town meeting. Mr. McEnaney said the equipment was very user-friendly and cost approximately \$1,200. The Chairman asked board members for their feedback as to whether the selectmen should be asked to look into this as a possible purchase. Kevin Bennett said he would like to watch the demonstration on the link Mr. McEnaney had provided, before deciding. David Shedd asked whether buying new equipment would make what we already owned obsolete. Mr. McEnaney said no, but suggesting running it by Computerport first. The Chairman asked whether anybody had an objection to the purchase of this equipment, if the selectmen found it to be acceptable, and there was none. He informed Mr. McEnaney he could relay that information onto the selectmen and that he would also email them.
- A plan for C.C. Russo's Granite Ledge Road property, which had been recorded per RSA 676:18(IV) by Ammonoosuc Survey, was noted.

There being no other business, a motion to adjourn was made by David Patch, seconded by Kevin Bennett. Vote: All in favor. The meeting adjourned at 6:53 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary