

TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING
December 4, 2023

Members Present: Scott Grant; David L. Patch; Kevin Bennett; Michael Galante; Joe Heuston; Vicki Garland. **Members Absent:** David Shedd (with notice).

Also Present: Andrew Fisher of Ammonoosuc Survey.

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

2. Continuation/Final Approval: Jason Brown, Route 302, Bartlett NH. File: 2023-1290.
Application to subdivide a 12.27-acre parcel on Route 302 into a 16-unit PUD. Tax Map 2RT302-2, Lots 161L00, 165L00, and 170L00.

This application is still awaiting state approvals and for a technical review by town engineer Burr Phillips. Motion to continue to the January 1, 2024 public hearing made by David Patch; seconded by Joe Heuston. Vote: All in favor.

The board had discussed the fact that the January public hearing fell on the New Year's Day public holiday. It was decided not to move the date to accommodate the holiday, but to keep the regular schedule and meet on the 1st.

3. Informal Discussion with Andrew Fisher: Mr. Fisher was present to update the board on a conceptual 2-lot subdivision/33-unit PUD and BLA for the former Russell property known as Cedarcroft Farm, LLC. The property is identified as Tax Map 1THORN/Lot 54L00, located between Thorn Hill Road and Route 302. David Patch said in the vein of full disclosure, he was an abutter to the property and his property may also be involved in some negotiations in the future. The Chairman asked if anyone had a problem with that, but since this was only an informal review nobody had any objections.

Mr. Fisher said he wanted to keep the board abreast of the progress of this project and noted he had been before the board in the past with the initial concept. Mr. Fisher said this was a significant development, which had three parts to it. Two were small, relative to the overall project. One of those was to subdivide the existing farmhouse on Thorn Hill Road so it became a stand-alone lot and not part of the PUD. Also being proposed was a boundary-line adjustment (BLA) to enable an old barn to be on an abutter's property. Mr. Fisher said that is basically what is being proposed for the Thorn Hill side of the project. He said the old farm road shown on the plan would not be used as access to the PUD as the area was too steep and wet. Instead, access was to be off Route 302 on the other side of the property. He said he had been in contact with the DOT and DES Wetlands Bureau sorting out this process. Mr. Fisher also said the circular road interior to the PUD would be a private road built to town standards. He said the road had originally been designed to have cul-de-sacs, but was changed to a looped design as he felt this concept is what the town preferred to see. The road would involve two wetland crossings and an Alteration of Terrain permit, which were both going through the state approval process.

The Chairman asked if the board had any questions. Kevin Bennett asked whether the homes would have individual septic systems. Mr. Fisher said it depended on the situation as it may make more sense for some to share a system. He said the soil on the site was some of the best in the area for septic systems. Mr. Bennett asked about the water supply and fire hydrants. Mr. Fisher said Lower Bartlett Water Precinct would be supplying water and hydrants would be installed wherever required. Joe Heuston asked about the number of houses on each driveway, whether these were three bedroom homes, and whether the state was okay with things. Mr. Fisher answered yes to the last two questions

and said three homes were served by a single driveway for the most part, but there were a few homes with an individual driveway.

Mr. Fisher addressed the entrance to the PUD on Route 302, which he said was being finalized. He said there was an existing driveway to Jason Young's house, which also had a 66-ft. right-of-way reserved to access this property for development purposes. David Patch recalled that happening when the Young's house was subdivided out of the original parcel. Mr. Fisher said there was a possibility the entrance could be moved a little further south which would be a better location as far as wetland impacts went, and which would allow the Youngs to retain a private driveway to their home. The Chairman asked whether the DOT had looked at moving the driveway and whether they had a problem with it. He felt it was a really bad location, though not as bad as the restaurant further up the hill. Mr. Fisher said they were okay with moving it and it was just a matter of finalizing all the details. He said the Russell property consisted of three different parcels which had frontage onto 302, and two of those parcels had existing driveway permits; one being at the Young's house and the other north of the Sunrise Shack. Mr. Fisher said either could be used to access the development, but it made more sense to shift things a little further south as that was better for wetlands impact and better for the neighbors. He said there would be two wetland crossings regardless of where the entrance was, but the crossing would be narrower if the entrance was moved a little further south. Kevin Bennett asked whether the wetlands had been delineated by Greg Howard, whose work the board respected. Mr. Fisher said yes.

The Chairman asked what type of housing the thirty-three PUD units would be. Mr. Fisher said they were to be single-family homes but would not be cheap. He said while anybody could buy them, he guessed they would be retirement homes costing just under a million dollars. Mr. Fisher noted the two other parcels in the area of the Sunrise Shack had the potential for affordable housing if the owners wanted to do something to be helpful to the town. Joe Heuston asked what consideration had been given to this development if the LBWP sewer line ever served it. Mr. Fisher said while that is a possibility in the future, it isn't now, so the project was moving forward on the presumption that septic needed to be handled on-site.

On a separate topic, the Chairman asked Mr. Fisher whether anything had become of the Beechwoods septic situation with Units 16 and 17 which had been discussed with him. Mr. Fisher said since that conversation, nobody had reached-out to his company to do anything, nobody had hired them to do anything or asked for a cost to do anything. And since nobody had approached him, they happily did not do anything. Vicki Garland shared how these two units shared a 3-bedroom septic system but were a rental with seven bedrooms. Ms. Garland described the problems the selectmen had been having with a new owner who claimed to have no knowledge of the prior issues despite emails to the contrary. She agreed it was the homeowner's responsibility to hire Mr. Fisher to resolve the situation.

Mr. Fisher thanked the board members for their time.

4. Review and Approve Minutes: The minutes of the November 21, 2023 meeting were reviewed. Motion to approve made by Mike Galante; seconded by Joe Heuston. The Chairman asked whether there were any corrections or comments. With none, the board voted 6-0-1 to approve the minutes, as written, with Kevin Bennett abstaining since he had not attended the meeting.

5. Mail and Other Business:

- A courtesy copy of a wetlands permit for Barry Ward on Ellis Ridge Road to impact 450 sf of wetlands for a driveway crossing to a single-family home was reviewed.

- The board spoke briefly about the questions sent to town counsel regarding short-term rentals. There had been no response so far.
- Kevin Bennett said he had heard about a project being proposed for StoryLand and wondered whether it would involve site plan review. Vicki Garland said the selectmen were aware of it, and said StoryLand weren't expanding but merely taking out one of their water features and perhaps having some type of wading pool.

There being no other business, the Chairman called for a motion to adjourn. Motion seconded by David Patch; seconded by Joe Heuston. Vote: All in favor. The meeting adjourned at 6:38 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary