

**TOWN OF BARTLETT PLANNING BOARD  
WORK SESSION**

**December 18, 2018**

**Members Present:** David L. Patch; David Shedd; Kevin Bennett; Kevin McEnaney; Scott Grant.

**Members Absent:** Philip Franklin; David A. Patch (both with notice).

Due to the absence of Chairman Philip Franklin, the meeting was chaired by Vice-Chairman David L. Patch, who opened the meeting at 6:00 pm. He noted the items on the agenda after which the Pledge of Allegiance was recited by all those present.

**1. Pre-application review: RSM Bartlett Properties, LLC, (Richard Girardin), 590 US Route 302.** File: 2018-1251. This is an application for a 14-unit subdivision (7 duplexes) on a 10.73-acre parcel identified as Tax Map 3RT302, Lot 53R00.

This project had been before the board previously when the engineer presented it as part of an informal discussion a few months ago. The board briefly reviewed the new plan and a discussion ensued regarding the road design, particularly the width and the one-way portion, and whether it complied with the road specs. David L. Patch said he was not sure it could be approved, as shown, although acknowledged that roads were now under the jurisdiction of the selectmen's office. It was noted state subdivision and Alteration of Terrain approvals were still pending, and the applicant was hopeful these approvals would be received before the project's scheduled public hearing on January 7, 2019.

**2. Pre-application review: River Run Co., Inc., Route 302/Haystack Loop.** File: 2018-1252. This is an application for a three-lot subdivision on a 10.29-acre parcel, identified as Tax Map 3ATTDV, Lot UND-D00.

This project had also been before the board last meeting during an informal discussion with Sheila Duane. David Shedd noted this parcel had some frontage on Haystack Loop, but the majority was along Route 302; however, the terrain along Route 302 was very steep making a driveway cut difficult. He recalled questions were raised last meeting regarding the selectmen's opinion that driveways are required to come off the road providing frontage. He said this language was in the street regulations, not the zoning ordinance. Vice-Chairman Patch said in his opinion the lot was served by the road and the dwelling was served by the driveway. He said he was a member of the board who originally wrote the town regulations and said it was never the intent that driveways had to come off the road providing frontage. He said at the time the board was very aware that there would eventually be land which would be inaccessible if the driveway had to come off the road providing frontage, and so long as a town road went by the property, the driveway could go wherever the owner wanted it. He said, in his opinion, the word "served" was intended to mean "it went to it." He asked to informally poll the board to determine if anybody agreed that the language in the street regulations meant that the driveway should have to come off the road providing frontage. The informal poll was unanimous that it should not have to.

**3. Review and Approve Minutes:** The minutes of the December 3, 2018 meeting were reviewed. There being no corrections or comments, a motion to approve was made by Scott Grant; seconded by Kevin McEnaney. Vote: All in favor.

**4. Mail and Other Business:**

- Mail listed on the agenda was reviewed, including a copy of a letter from NHDOT advising of an upcoming resurfacing project and a copy of the updated telecommunications ordinance provided by Atty. Justin Pasay.

There being no mail or other business, a motion to adjourn was made by Scott Grant, seconded by Kevin McEnaney. Vote: All in favor. The meeting adjourned at 6.50 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary