

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

February 3, 2014

Members Present: Chairman David Publicover; David Patch; Doug Garland; David Shedd; Margaret Lavender; Julia King. **Members Absent:** Lydia Lansing (with notice).

Also present were Diane Smith from Thorne Surveys; Mark Dryjas; James Tuttle; and Norman Head.

Chairman David Publicover opened the meeting at 7:08 pm.

1. Public Hearing: David and Colleen Kilfoil & Killa Realty Trust, 196 Town Hall Road. File 2014-1190. Application for a boundary-line adjustment to remove 13,358 sq. ft. (0.31-acre) from Tax Map 1TOWNH, Lot 95R00 and adding it to Lot 92R00.

Diane Smith presented. She said the purpose of the boundary-line adjustment was to enlarge Lot 92 so that an old cabin on it could be replaced with something larger and more comfortable. During review of the plan, it was noted that the boundary line that was to be removed was missing from the plan. However, a copy of the plan submitted with the original application showed the missing line, so the board had documentation of where it was. The Chairman checked the density calculations and questioned the note indicating the property would support four bedrooms. He reminded Ms. Smith that Bartlett's regulations only allowed for 75% of what the state allowed, and asked whether Bartlett's reduction had been applied. Ms. Smith said she would check.

The Chairman called for a motion to accept the application. Motion made by David Patch; seconded by David Shedd. Vote: All in favor. The board reviewed the plan further. Ms. Smith noted the data for the two test pits shown on the plan was identical. She said that it was not a typo, and a check of her log book confirmed they were the same. The board had no further issues with the application, with the exception that the missing boundary line needed to be added and the density figures checked.

The Chairman opened the hearing for public comment. With none, the public comment was closed. Since the two outstanding items were minor in nature, a motion was made by Margaret Lavender; seconded by David Shedd to grant conditional approval to the boundary-line adjustment. Vote: All in favor.

2. Voluntary Merger of Lots: Henry H. Sadler, Jr. and Maria Sadler, Hemlock Road. File 2014-1191. Application to merge two lots identified as Tax Map INTIH, Lots 15 & 27.

The board reviewed the request and had no issue with it, since it would make two non-conforming lots a more conforming single lot. Motion to approve made by Margaret Lavender; seconded by David Shedd. Vote: All in favor.

3. Continuation/Final Approval: Attitash Mountain Service Company (AMSCO), Blocks F & G, off Parker Ridge Road, Stillings Grant. File: 2013-1187. Application for subdivision of Stillings Grant Block G into 40 residential units. Tax Map 5STLNG, Lots G00-0.

The Chairman noted that the conceptual design and waiver requests submitted for this application were in the process of being reviewed by Burr Phillips. A letter dated December 10, 2013 from Atty. Ken Cargill of Cooper Cargill Chant was acknowledged. The letter thanked the board for working with the applicant on this project while advising the board that it was the applicant's position that the 1989 master approvals were vested in favor of the applicant, including the road design standards in effect at the time of that approval. Atty. Cargill noted in the unlikely event that the applicant takes an appeal from any decision of the planning board, that appeal will include an assertion of the applicant's vested subdivision approvals, including road design standards.

A motion to continue the public hearing until March 3, 2014 was made by David Patch; seconded by Julia King. Vote: All in favor.

4. Continuation/Final Approval: Red River Properties Development Corp., Highland Road. File: 2013-1184. Application for amendment to subdivision plan to reduce a previously-approved 8-unit subdivision to 4 units. Tax Map 6SACOR, Lot 037HRO.

Mark Dryjas presented. The board reviewed revised plans which addressed items requested by the fire chief, including grades, turnarounds, turning radius, entrance to Unit 2, and an increase in the size of the passing zone. Also provided was a follow-up review letter from the fire chief. The Chairman, referring to one of the items mentioned in the review letter, asked Mr. Dryjas whether the driveway grades would be greater than 15%. Mr. Dryjas said they would be less than that. He also noted the turnarounds had been increased in size, and said they were the same as some designed by Burr Phillips for a similar project in Jackson, as indicated by a note on the plan. It was later suggested that this plan note be removed, since Jackson and Bartlett's road regulations may not be the same. Mr. Dryjas agreed and said it had merely been added for demonstration purposes. The Chairman also suggested a change to the wording of the waiver requests shown on the plan and indicated he would provide Mr. Dryjas with revised wording.

Another issue raised by the fire chief was that no provisions for a fire-fighting water supply in the higher elevation was shown on the plan. The Chairman asked Mr. Dryjas what his plans were in that regard. Mr. Dryjas said there was a fire hydrant at the bottom of the property, but he did not believe there was anything in the ordinance requiring he had to provide a water supply elsewhere. The Chairman reviewed the subdivision regulations which stated that adequate provision has to be made for a source of water *or other system* for firefighting purposes, as approved by the fire chief, before a subdivision can be approved. This would appear that while the board could not require fire suppression in a private home, the burden was on the applicant to satisfy any fire fighting measures required by the chief. Doug Garland asked whether the installation of a dry fire suppressant system had been discussed with the chief? Mr. Dryjas said it hadn't, as the day they met coincided with the ice storm and it was a busy day for everyone. The planning board meeting had also been canceled that night. Mr. Dryjas said he will follow-up with the fire chief again.

The board discussed the fire chief's comment that the driveways be built to support a 80,000 lb. load. Since this was not a specific requirement of the ordinance, the board wondered whether it was an enforceable provision and were hesitant to specify it as a requirement. Mr. Dryjas said after the drives were in, he was agreeable to the fire chief doing a test drive with his fire apparatus to ensure they could be navigated safely.

Motion made by Doug Garland; seconded by David Patch to continue the application to the March 3 public hearing. Vote: All in favor.

5. Informal Discussion with James and Susan Tuttle: Mr. Tuttle was present but advised that his wife was unable to attend tonight. He asked if he could come back at the next work session. The board agreed to this.

6. Review and Approve Minutes: The minutes of the November 19, 2013 meeting were reviewed. In Item 2, second paragraph, second line, it was requested that the phrase beginning, "and in fact..." be deleted. Motion made by Doug Garland; seconded by David Patch to accept the minutes of the November 19, 2013 meeting as revised. Vote: All in favor. The minutes of the December 2, 2013 meeting were reviewed. Motion made by Doug Garland; seconded by David Patch that the minutes of the December 2, 2013 be accepted as written. Vote: All in favor. There were no minutes for December 17, 2013, January 6, 2014, or January 21, 2014 as meetings were canceled due to ice storms and a special election.

7. Mail and Other Business:

- Copies of items listed on the agenda were reviewed.

- After reviewing the relevant RSA, the board determined that an as-built mylar for Unit 9 at Beechwoods at Intervale would be returned to the owner, Michael Horrigan, so that he could record it himself.
- The Chairman advised board member Lydia Lansing did not sign up for another term, and that Richard Stimpson would be running for her seat. Lydia had agreed to act as an alternate once she was back in town..

With no further business, a motion to adjourn was made by David Patch; seconded by Doug Garland. Vote: All in favor. The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Barbara Bush
Recording Secretary