

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

June 21, 2022

Members Present: Scott Grant; David L. Patch; Kevin Bennett; David Shedd; Michael Galante; Joe Heuston; Gus Vincent. **Members Absent:** None.

Also Present: Burr Phillips of Civil Solutions; Mark Lucy from White Mt. Survey/Horizons; Joe Berry, Alec Tarberry, and Sheila Duane of AMSCO; Jim Wilson.

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. Continuation/Final Approval: Attitash Mountain Service, LLC, Block F, Stillings Grant. File: 2022-1279. This is an application to subdivide Stillings Grant Block F into 12 residential units, and the extension of Cave Mountain Road right-of-way. Tax Map 5STLNG, Parcel F00-0.

Mark Lucy and Burr Phillips presented. The board was in receipt of a letter from Civil Solutions, dated today and delivered by Mr. Phillips tonight. The letter reviewed the latest revised design documents and plans as prepared by White Mountain Survey, and updated Civil Solutions' comments of May 17, 2022. Items which had been fully resolved had been deleted, and the others had been updated and/or consolidated. The letter also included a list of eight items which Civil Solutions recommended be attached to any conditional approval considered at tonight's meeting.

Mr. Lucy provided updated copies of two subdivision sheets as well as two mylars which will be eventually recorded after final approval is granted. Mr. Lucy further provided a nine-sheet set of road construction plans; diagrams illustrating emergency vehicle turning motions which showed they could make a 180-degree turn at the driveways to lots F4 to F8, something Mr. Lucy said Burr had wanted to see; and a copy of Mr. Lucy's opinion of the probable construction cost of Cave Mountain Road. When David Shedd asked whether the revised plans showed the locations of the water lines, Mr. Lucy directed him to several sheets in the plan set but said he believed Mr. Shedd may perhaps be referring to a previous sketch which showed the location of the water lines in blue. Mr. Lucy said he did not have that sketch with him tonight. The Chairman asked whether the selectmen had approved the waivers requested by Mr. Lucy. Mr. Lucy said they had not, but they will be discussed at their upcoming meeting tomorrow. Burr Phillips advised he had reviewed all four waivers with the road agent, who was generally agreeable, and with one of the selectmen who did not have any immediate concern but did note that Waiver #4 had changed slightly. When Mr. Phillips reminded the board the waivers were still subject to a vote of the entire selectboard, selectmen's representative Gus Vincent advised there had been talks between the road agent, Gene Chandler, and Burr Phillips and said they were not seeing too big of a concern.

Since Civil Solutions' letter had only been received tonight, the board took a little time to go over it with Mr. Lucy and Mr. Phillips as they addressed each item separately. One item regarding easements drew a response from David Shedd, who recalled at the last meeting he had spoken about the booster pump station being outside of the ROW. Mr. Lucy referred him to a copy of Article X, Reserved Easements and Rights, of a document recorded at the CCRD titled "Restated Declaration of Covenants, Restrictions and Easement, Stillings' Grant" which had been included as part of Civil Solutions' report. Mr. Shedd then said if the selectmen grant a road waiver they require a plan note be

added to the subdivision plan which stated if the road was ever petitioned to become a town road the issue which required the waiver would need to be corrected and the road brought into compliance with the road standards. Mr. Shedd said the selectmen also wanted that information to be part of each and every recorded deed for the subdivision. Sheila Duane said the waiver for the temporary cul-de-sac on Cave Mountain Road, which the selectmen would review tomorrow, would not be required once the road was extended into Block G as the cul-de-sac would then be removed. David Shedd said another item he had been bringing-up was the location of fire hydrants. He asked whether they were shown on the plan. Mr. Lucy pointed them out and verified they were served by an 8" line. Mr. Shedd said, personally, he would like to see the fire hydrants installed at the same time the water line was installed. Burr Phillips explained the sequence in which the water lines, hydrants, booster pump station, and reservoir would be installed. Jim Wilson also weighed-in with his opinion. Kevin Bennett asked whether the applicant was still waiting for DES approval of the water system. Mr. Phillips said yes, and that it was one of the items listed as a condition of approval. He said he had been in discussions with the DES about the water supply and they felt there was nothing which was insurmountable.

Mr. Lucy addressed the remaining items documented in Civil Solutions' report. He said the 12" culvert under Stanton Farm Road will be replaced with an 18" culvert to ensure there would be no overtopping, and the #4 riprap size in the plunge pool will be increased to an average stone size of eight inches. Mr. Lucy said that was something Mr. Phillips had identified during his review and he thanked Mr. Phillips for doing so. He added that the board should take comfort in the fact that Mr. Phillips reviewed the plans with such thoroughness. He asked that he and Mr. Phillips be allowed to continue working on the outstanding items.

The Chairman asked if the board had any further comments. David Shedd recalled at the last meeting he had asked that the June 12, 1989 letter from then-fire chief Roger Labbe be included on the plan as a reference. Mr. Shedd said otherwise there was no written documentation of Chief Labbe's opinion regarding the adequacy of the water system and fire fighting provisions up to and including the build-out of Block F. He said he had asked Joe Berry whether he had any objection to adding a reference to the letter, and Mr. Berry said he did not, however, Mr. Shedd said he did not see the reference on the plan. Mr. Lucy asked whether it was the board's preference to have a copy of the actual letter in the plan set, or whether they would rather it be referenced as a plan note. Since copies of the letter were readily available in the file, it was decided adding a plan note would be sufficient. Burr Phillips said that it could be added as condition #9 on any conditional approval.

David Shedd said he felt the DES approval and the selectmen's approval of the road were important issues and he would like to see those items in-hand before considering granting any type of approval. The Chairman noted that both engineers were in agreement to considering conditional approval; the selectmen and road agent apparently had no great opposition to the requested road waivers; and the DES did not feel there were any insurmountable issues with the water system. David Shedd shared his experience during his years in the selectmen's office and said he believed it would be much harder to gain their approval when there were still so many outstanding issues. Mark Lucy addressed Mr. Shedd's comment regarding outstanding issues by saying none of them were insurmountable. David Patch agreed that if the items listed on Burr's review letter were the only things outstanding, then he would not have a problem granting conditional approval. He noted the applicant and his engineer had done everything requested by the board and Civil Solutions. After a short discussion, a motion was

made by Kevin Bennett; seconded by Michael Galante to grant conditional approval to AMSCO's Block F subdivision at Stillings Grant. The approval is based on the eight conditions listed in Civil Solution's June 21, 2022 report, plus the addition of Condition 9 which requires a reference to the June 12, 1989 letter from Chief Roger Labbe be included on the plan. The Chairman asked if there was any further discussion. With none, a vote was taken. Vote: 6-1-0, with David Shedd voting no.

3. Voluntary Merger of Lots: James E. and Susan L. Tuttle, 216 Town Hall Road, Intervale.

File: 2022-1282. Tax Map 1TOWNH, Lots 134-R02-A and 134-R02-B. A motion to approve the lot merger was made by David Patch; seconded by David Shedd. Vote: All in favor.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by David Shedd; seconded by Joe Heuston. Vote: All in favor. The meeting adjourned at 7:10 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary