

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

January 18, 2022

Members Present: Scott Grant; David L. Patch; Kevin Bennett; David Shedd. Barry Trudeau participated remotely on Zoom.

Members Absent: Gus Vincent (with notice); Michael Galante.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:00 pm and led all present in the Pledge of Allegiance. He said there was nothing on the agenda, but David Patch had requested the board meet as he had something he wanted to discuss.

2. Discussion with David Patch: Mr. Patch advised he had been approached by an homeowner at the West Side Woods development on West Side Road who had sought advice on their fire suppression system. The gist of the problem was that many years ago when the subdivision was approved by the planning board, one of the conditions of approval was contingent on either a fire pond being installed or each dwelling was to have a sprinkler system. Sprinklers were chosen; however, these sprinklers are now aging and failing and causing leaking problems, and the owners would like to have them removed. It was noted that these are stand-alone single-family homes and are not condos or duplexes which have a common wall. Back when approval was granted, fire suppression measures were required by the state for single-family or duplex units, but that requirement has since been rescinded. It was further noted that this is the only development in the town of Bartlett where sprinklers were required. Mr. Patch said the question the West Side Woods homeowners were now asking was whether the planning board could amend the prior subdivision approval to allow the sprinkler systems to be removed and the requirement not be enforced. Mr. Patch said he had spoken to the fire chief who, while understanding of the homeowners' plight, was put in a bit of a quandary as the first instinct of fire personnel was to require a home to have as much fire protection as possible, not to deplete what was already there.

The board members were also understanding of the homeowners' plight. There were no objections to allowing the sprinklers to be removed, but the question was how to go about it. It was felt care needed to be taken not to interfere with any insurance coverage the homeowners may have, but it was also noted insurance premiums had increased for homes where the old sprinklers had prematurely released. Kevin Bennett spoke at length about life safety code requirements and said new suppression equipment was far superior than what was available back when these units were built.

The board continued discussing the issue for a long time until Barry Trudeau brought the discussion to a head by pointing-out they were going around in circles and asked what it was the board needed to do. With no clear decision, David Patch said he would research and identify the state code or RSA which rescinded the fire suppression requirement and the board could vote on it next meeting.

3. Continuation/Final Approval: Ledge View Lodges, LLC (Scott Cameron), Route 16/302, Intervale. File: 2021-1278. This is an application for a 19-unit planned unit development (PUD) on a 19.30-acre parcel identified as Tax Map 1RT16-2, Lot 145L00.

This application was still under review by the town's engineer, Burr Phillips of Civil Solutions and there was nothing new to discuss tonight. Motion to continue the application to the February 7 public hearing was made by David Patch; seconded by David Shedd. Vote: All in favor.

4. Review and Approve Minutes: The minutes of the January 3, 2022 public hearing on the petitioned warrant articles were not yet completed.

5. Mail and Other Business:

- A follow-up to the vote made at the public hearing on the petitioned warrant articles was discussed at the request of the secretary and after consultation with the selectmen's AA. While there was no question that the articles would go on the ballot as written being there was no option in that regard, the planning board's vote only documented the board's decision not to favor the articles and the result of the actual vote. Upon later reflection, it was uncertain whether the planning board's motion should have also included the wording "be placed on the ballot" since it was the planning board's role to place items on the ballot. This was only a matter of schematics and did not change the results of the vote in any way, but it was felt it may be prudent to make that motion tonight, before the deadline, on the off-chance it was required. If it was not required, then no harm was done, but it was better to be safe than sorry. A motion that both petitioned warrant articles be placed on the ballot without planning board approval was made by Scott Grant; seconded by David Patch. Vote: 4-0-1, with Barry Trudeau abstaining.
- The Chairman asked if anybody had received feedback from the STR public hearing. It was shared that negative posts and comments had been seen on Facebook.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by David Patch; seconded by David Shedd. Vote: All in favor. The meeting adjourned at 6:50 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary