

**TOWN OF BARTLETT PLANNING BOARD
PUBLIC HEARING**

August 1, 2022

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

Also Present: Anita Burroughs.

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. Voluntary Merger of Lots: Douglas and Danielle Micciantuono, 74 Greystone Lane, Carlisle, MA 01741. File: 2022-1283. This is an application to voluntarily merge two lots at 73 and 83 Parker Ridge Road in Stillings Grant. Properties identified as Tax Map 5STLNG, Lots A00-055 and A00-056.

The board reviewed the plan and deeds, and found no reason these lots could not be merged. Motion to approve was made by David Shedd; seconded by Michael Galante. Vote: All in favor.

3. Informal discussion with Anita Burroughs. Ms. Burroughs had been asked to attend the meeting to update the board on what was happening in Concord in regards to short term rentals. Ms. Burroughs said she really had nothing new to report as she did not know what legislature was coming down the pike. Her advice was to tread lightly and perhaps consult with a lawyer to find out what the risks and monetary ramifications could be for voters. Kevin Bennett felt it would be important to identify how many short-term rentals were in town, noting the high degree of STR owners who disregarded their septic capacity and bedroom capacity by overcrowding their premises. He said he had seen owners advertising online that their property could sleep in excess of 16 people. He said that was a code violation, as well as a violation of the town's ordinances. David Shedd asked selectmen's representative Gus Vincent where the selectmen were in the process of hiring a code enforcement officer. Mr. Vincent said the compensation aspects of that position were still being worked on. David Patch noted that in other towns, STR owners are charged a permit fee which helps pay for code enforcement.

Short-term rental issues were briefly discussed, including whether the board wanted to start the process of compiling a short term rental ordinance now, or to wait and see what court decisions may be handed-down in the future. Both the Chairman and David Patch indicated they would prefer to wait. Mr. Patch said the instructions of the petitioned warrant article which passed at town meeting would only require a one-sentence ordinance; that being that short-term rentals would only be allowed in the commercial district. David Shedd asked Ms. Burroughs if she would keep the board updated on any developments happening in Concord. Ms. Burroughs agreed to do so. The board thanked Ms. Burroughs for attending the meeting tonight.

4. Review and Approve Minutes: The minutes of the June 6, 2022 meeting were reviewed. Motion to approve the minutes, as written, was made by David Patch; seconded by Mike Galante. Vote: All in favor. The minutes of the June 21, 2022 meeting were reviewed. Motion to approve the minutes, as written, was made by Mike Galante; seconded by Joe Heuston. Vote: All in favor. The July 5th and 19th meetings were not held.

5. Mail and Other Business:

- The September public hearing falls on Labor Day. After a brief discussion, David Patch made a motion to move the meeting to Tuesday, September 6. Motion seconded by Mike Galante. Vote: All in favor.
- Copies of three applications to modify equipment on previously-approved cell towers located on the Kearsarge Peg Mill smokestack, and the equipment shelters at the Linderhof and Alpendorf towers were reviewed. These applications had been sent to the planning board by the selectmen after the tower companies had applied for building permits. While the planning board had authority over any new tower construction or any substantial modification to existing towers, RSA 12-K:10 did not require review by any land-use board for any other modifications or equipment upgrades. A substantial modification was defined to include anything which increased the tower height by more than 10%, or any new antennae which protruded horizontally from the edge of the tower by more than 20-ft. Based on that criteria, the board determined that these three applications did not fall under the purview of the planning board and did not require any further review. The selectmen will be notified.
- David Shedd noted that one of the provisions of the original 1989 Stillings Grant agreement was that the fire chief was required to sign-off on each phase before it was approved. Mr. Shedd asked whether the board wanted to remind AMSCO that that is going to be a requirement, or do we want to wait until they come in, find they haven't done it, and then ask them to wait further. Mr. Shedd said he had seen nothing, so far, where the fire chief had signed-off on Block F. Gus Vincent said he was attending a fire department meeting tomorrow night and would ask the chief about this.
- Copy of 7/20/22 letter from selectmen advising they have received United States Fire Insurance Company Bond No. 6213018987 in the amount of \$1,130,000.00 for the purpose of road construction and water line installation at AMSCO's Block F development was noted.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by Kevin Bennett; seconded by Joe Heuston. Vote: All in favor. The meeting adjourned at 6:52 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary