

**TOWN OF BARTLETT PLANNING BOARD
WORK SESSION**

September 21, 2021

Members Present: Scott Grant; David L. Patch; Kevin Bennett; David Shedd; Michael Galante; Gus Vincent. **Members Absent:** Barry Trudeau attended remotely.

Also Present: Loralie Gerard of Horizons Engineering; Eric Dziejdzic and Craig Croteau of Story Land; Sean and Danielle Shannon.

1. Pledge of Allegiance: Chairman Scott Grant opened the meeting at 6:00 pm and led all present in the Pledge of Allegiance. He then reviewed items on the agenda.

2. Continuation/Final Approval: BBSK Properties, LLC, 457 NH Route 16A. File: 2020-1267. Application to create a residential exclusive-use area around an existing owner-occupied residence on the Swiss Chalet property. Property identified as Tax Map 1RT16A, Lot 227-L00.

Lori Gerard spoke to the project and explained the delay had been that the state had requested additional information to facilitate their review. This information had been provided to the state and Ms. Gerard said she anticipated their approval would be in-hand within the next week or so. David Shedd asked about the property's density calculations. Ms. Gerard said she did not have the exact figures with her, but performed some quick calculations and estimated the property was at about 82% capacity. Kevin Bennett asked about greenspace and the areas were indicated to him on the plan. David Shedd recalled there had been a discussion about the applicants applying for a second driveway leading from Route 16A into the residential portion of their property, and asked whether the state had approved such a driveway. Ms. Gerard said there would not be a driveway into their garage at this point. There had also been questions raised about the high intensity lighting on the property, but Gus Vincent advised those issues had been resolved at the selectmen's level.

The Chairman asked if the board had any further questions. Ms. Gerard asked once state approval had been received, whether the Chairman would be willing to sign the mylar out-of-session, if necessary. The Chairman agreed to do that, and a motion to that effect was made by David Patch; seconded by David Shedd. Vote: All in favor.

3. Review and Approve Minutes: The minutes of the August 2nd meeting were reviewed. A motion to approve the minutes was made by Barry Trudeau; seconded by Michael Galante. The Chairman asked if there were any comments or corrections. With none, the board voted to approve the August 2nd minutes, as written. There were no minutes for the August 17th and September 7th meetings as both meetings were canceled.

4. Informal discussion with Loralie Gerard. Ms. Gerard spoke about a property on Towle Road identified as Tax Map 1DNDHI, Lot 59-R09. She explained a situation whereby a proposed 5-lot subdivision of this property was revoked by the planning board back in the 1970s. Ms. Gerard claimed that when that happened, the area of the paper road was not included in the revocation. While the town's tax maps themselves have never been updated and still show this parcel as being individual lots, current tax information show the lot as being taxed as one 10.370-acre. David Patch explained the procedure on how to merge lots if Ms. Gerard wanted to pursue this matter further.

5. Informal discussion with representatives of Story Land: Eric Dziejdzic and Craig Croteau were before the board to ask for direction on how they could build dormitory-style accommodation at Story Land for their workers, but primarily to house their summer J1 students. It was noted dormitories were

not included in the zoning ordinance as a permitted use. Mr. Dziejdzic described the difficulty Story Land has been experiencing in filling their employment needs, including at the managerial level, due to the dire lack of housing in the area. He said the dormitory concept would not fall under the auspices of long-term affordable housing since it would only be offered to Story Land employees on a seasonal/summer basis and perhaps offered to local ski areas for their workers during the winter months. Mr. Croteau described the proposed dormitories as consisting of multiple rooms with four beds and a small bathroom in each, and a common shared kitchen. He said they currently had seventy-five beds for workers at the old Linderhof Motel, but that was not enough and they could use at least 100 additional beds, if not more.

The board discussed several issues with Messrs. Dziejdzic and Croteau that would need to be considered, including location of the dormitory, limit of their septic capacity, and requirements for parking spaces. Mr. Dziejdzic said they were still considering the location but would prefer it to be out-of-sight and not on their prime land along Route 16. It was acknowledged the first step in this process would be to submit an article for a zoning amendment at town meeting to add dormitory-style accommodation as an allowed use in the zoning ordinance. David Patch described the two ways this could be done; one being the amendment was proposed and supported by the planning board and the other was by an petitioned warrant article submitted by others. He suggested Mr. Dziejdzic give some detailed thought as to what Story Land's needs were to guide the planning board in deciding which way to proceed. Mr. Dziejdzic indicated he would agree to whatever the board wanted to see happen. Mr. Patch noted this was not a minor change to the zoning ordinance and deserved very careful consideration. David Shedd also cautioned that building the dormitories may trigger site plan review.

6. Informal discussion with Sean and Danielle Shannon: Mr. and Mrs. Shannon were before the board seeking information on the possibility of subdividing their property on Route 302 identified as Bartlett Tax Map 2RT302, Lots 73R01, 99R00, 99CL3, 99CL7, and 99CL1. Mr. Shannon provided a sketch showing the extent of the lots on his property, which supported a gravel pit and the Shannon's personal residence. He said the main obstacle to subdividing his property was that he only had 38-ft. of road frontage on Route 302, and the zoning required a minimum of 50-ft. for a residential lot. The board agreed this was problematic and several suggestions were made on how a subdivision could be viable, including obtaining land from an abutter along Route 302 to increase his frontage to 50-ft. Mr. Shannon's property also had frontage onto Jericho Road and this frontage was adequate for a residential lot. Another option suggested to Mr. Shannon was to build a town-spec road off the Jericho Road frontage which would allow additional lots to be developed.

7. Mail and Other Business:

- There was no mail listed on the agenda.

There being no other business, the Chairman called for a motion to adjourn. Motion was made by David Shedd, seconded by Mike Galante. Vote: All in favor. The meeting adjourned at 7:48 pm.

Respectfully submitted,
Barbara Bush
Recording Secretary