

**TOWN OF BARTLETT PLANNING BOARD  
PUBLIC HEARING**

**September 6, 2022**

**Members Present:** David L. Patch; Kevin Bennett; David Shedd; Michael Galante; Gus Vincent. Joe Heuston arrived at 6:24 pm. **Members Absent:** Scott Grant (with notice).

**Also Present:** Jeffrey Ogren; Andrew Fisher; Craig Croteau; Eric Dziejczak; Lynn Jones; Richard Boyle.

**1. Pledge of Allegiance:** In the absence of Chairman Scott Grant, Vice-Chairman David Patch chaired the meeting. He opened the meeting at 6:00 pm, led all present in the Pledge of Allegiance, and reviewed items on the agenda.

**2. Public Hearing: Jeffrey A. & Priscilla K. Ogren and Brian S. and Lori Hanning Porter, Abbott Brook and Mt. Surprise Roads.** File: 2022-1284. Application for a boundary-line adjustment to convey 3.4 acres from Porter to Ogren. Tax Map 4MTSUR, Lots 7-R05 and 41R00.

Jeff Ogren presented, and provided copies of a plan which the board reviewed. He explained the purpose of the boundary-line adjustment by saying he was purchasing approximately 3.4-acres of land from Mr. and Mrs. Porter, his neighbors to the rear, and wanted to add it to his existing house lot. Mr. Ogren pointed-out the location of the new boundary line and the line to be extinguished and said there was a restrictive covenant in place which required the 3.4-acres to remain undeveloped. Mr. Ogren said he had spoken to a former owner of the property, Doug Burnell, this afternoon who had reminded him of those restrictions.

The Vice-Chairman noted the adjustment did not create any new lots, both properties still had the same frontage, and the 3.5-acres remaining in the Porter lot would be adequate for any future septic needs. He asked if the board had any questions. David Shedd asked about another lot in the area which did not appear to have any road frontage. The owner of that lot, Dick Boyle, explained its history and how the lot had shared frontage and shared driveway; however, he said this lot was not part of this particular boundary-adjustment. Mr. Boyle also shared how the Burnell family had put restrictions on land in the area to prevent development. Mr. Ogren said he was also aware that a portion of a 15-ft.-wide deeded right-of-way crossed the corner of his property. This ROW provided access from Mt. Surprise Road to the Burnell land to the north.

The Vice-Chairman called for a motion to accept the application. Motion made by Michael Galante; seconded by David Shedd. Vote: All in favor. The public comment period was opened. Abutters Richard Boyle and Lynn Jones both spoke from the floor. Mr. Boyle said he supported the application and Ms. Jones asked what the Porters were intending to do with the remainder of their property. Mr. Ogren said as far as he knew, they were just going to keep it for now. With no further comments, the public comment period was closed and the Vice-Chairman called for a motion to approve the application. Motion made by Kevin Bennett; seconded by Michael Galante. Vote: All in favor. Mr. Ogren provided a mylar for recording.

**3. Informal discussion with Story Land re proposed zoning amendment.** Craig Croteau and Eric Dziejczak of Story Land presented and provided copies of draft verbiage proposed to amend the current zoning ordinance to incorporate seasonal employment housing. Mr. Croteau said he had been assisted

with the wording of the amendment by a former planning board member. He described what was being proposed as employer-provided dormitory-style residential housing for seasonal employees, such as J1 workers. Each structure would contain multiple bedrooms with a maximum of four beds in each room. Each bedroom would have an attached bathroom and would share a single central kitchen and common area.

The board reviewed the proposed amendment and went over each item one-by-one with Mr. Croteau. Several suggestions were made to clarify the wording. David Shedd asked whether this was to be a petitioned warrant article, or one sponsored by the planning board. Mr. Croteau said he would like it to come from the board. Kevin Bennett asked what term was going to be used to describe this accommodation, noting that would have an effect on building code compliance. Mr. Croteau said they were not dwelling units as septic was based on gpd, and felt an appropriate term to use would be seasonal employment housing. The Vice-Chairman asked whether the 25% septic reduction had been taken from the state-allowed figures. Mr. Croteau said it had. When David Shedd asked how much land was available for the housing, Eric Dziejczak said they had 35-acres behind the park which would not be seen from the road. This led to a discussion about much of that distance could be considered the commercial district.

Mr. Dziejczak said parking should not be an issue since most of the students did not have a car. He said while Story Land provides a shuttle service for their employees, they still made 75 employee parking spaces available. Michael Galante noted it would be hard to tell the students they were not allowed to have a vehicle. Mr. Dziejczak was asked what they would use the buildings for during the winter months when the park was closed. He said they would like to be able to offer accommodation to the J1 students who worked at Attitash and Cranmore. Mr. Dziejczak also advised that Story Land would maintain security at the buildings. He was asked by Joe Heuston when they would still be using the old Linderhof motel to house students. Mr. Dziejczak said no, that they were building new.

Kevin Bennett enquired how many people Story Land employed. Mr. Dziejczak recalled that in 2019 they had approximately 220 people. Mr. Bennett asked about expansion plans for the park, noting how emergency services could not cope with the increased tourist load. He said the town was at capacity right now and that enough was enough. Mr. Dziejczak responded by touting the benefits tourists bring to the area. He said there were days when Story Land served about 2,600 people. These people were at the park for a lengthy period of time so were not driving around town clogging the strip. The Vice-Chairman said what had been presented tonight was a good start, and suggested the board read-up on what was being proposed for further discussion at a work session.

**4. Follow-up non-binding discussion with Andrew Fisher:** Mr. Fisher provided an updated plan for a project he had spoken to the board about a few weeks ago. He recalled at that time he had advised of a situation whereby the NHDOT would only grant one driveway permit to access three lots of record on Route 302. The solution presented by Mr. Fisher tonight showed one access off Route 302 which led onto a circular road. This road, in turn, would have five separate driveways coming off it with each driveway having three dwellings on it. Mr. Fisher said he had run the general concept by the selectmen. Mr. Fisher was asked whether the circular road would be built to town standards. He said yes, and David Shedd cautioned it would need to have an adequate turning radius for emergency vehicles. Mr. Fisher indicated the state liked the proposed driveway entrance.

He was asked about density and said the three lots would eventually be merged into one 12±-acre lot and would become a 15-unit PUD. This PUD would support 65 bedrooms under DES calculations, and 49 bedrooms by the town's standards. The Vice-Chairman noted Mr. Fisher was just here tonight to see if the board agreed that the concept he was proposing worked. He asked if there were any questions. Joe Heuston asked whether the circular road would be one-way or two-way. Mr. Fisher said that was yet to be determined. He said he would be back as the project proceeded further, and thanked the board for its time.

**5. Review and Approve Minutes:** The minutes of the August 1, 2022 meeting were reviewed. Motion to approve the minutes, as written, was made by Mike Galante; seconded by Kevin Bennett. Vote: All in favor. The August 16 work session was not held.

**6. Mail and Other Business:**

- Courtesy copy of NHDES Wetlands Permit to replace a portion of a 60-inch CMP culvert at the Christmas Loft Warehouse at 544 NH Route 16 in Intervale was noted. Wetlands impact would include 6 sf of permanent impact, 196 sf of temporary impact, and 16 linear feet of perennial stream impact. Application prepared by HEB Engineers.

There being no other business, the Vice-Chairman called for a motion to adjourn. Motion was made by Kevin Bennett; seconded by David Patch. Vote: All in favor. The meeting adjourned at 7:05 pm.

Respectfully submitted,  
Barbara Bush  
Recording Secretary