

PLANNING BOARD MINUTES
May 9, 2018

APPROVED as amended & clarified:
5/23/18 __jrl_____

AGENDA: COMPLIANCE FOR 17MSPR04 MINOR SITE PLAN REVIEW: VACATION PARADISE REALTY TRUST, 16 & 20 Central St., #114-121 & -122
COMPLIANCE FOR 17SPR03 SITE PLAN REVIEW: TURNER COTTAGES LLC, Batten & Wulamat Rds., #103-032
PCC: COLIN BROWN FOR ROBERT BROOKS, Danforth Brook Rd., #223-053, -054, -056

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice-Chairman), Don Milbrand (Sel. Rep.), Dan Paradis, Betty Seeler

ABSENT: Sathesh Mina (alternate)

OTHER: Christina Goodwin (Land Use Manager/Health Officer), Liz Kelly (Bristol Planner), applicants, Bill Dowey, Mr. & Mrs. Johnson

The meeting opened at 7:00p.m. with a quorum and Ms. DeStefano introduced the Land Use Manager, Christina Goodwin, and Planner, Liz Kelly.

COMPLIANCE FOR 17MSPR04 MINOR SITE PLAN: VACATION PARADISE REALTY TRUST

The applicant has requested a continuance to June 13, 2018.

C. Dingman made a MOTION, second by E. Seeler, to CONTINUE THE COMPLIANCE HEARING FOR VACATION PARADISE REALTY TRUST TO JUNE 13, 2018. The motion CARRIED.

PCC: COLIN BROWN FOR ROBERT BROOKS

Ms. DeStefano gave instruction concerning Preliminary Conceptual consultations (PPC). Mr. Brown stated that Mr. Brooks owns the three lots and feels there is a lot of wasted space. He wishes to reconfigure the lots to a better plan (Mr. Brown had distributed before and after sketches). All lots have homes on them and have sewer and water. They are in the Village Residential district.

Mr. Dingman stated that the new plan will make one lot more conforming but another less conforming. After discussion and the reading on the non-conformance section of the Zoning Ordinance, the Board agreed that Mr. Brooks will need a Variance for lot #053.

COMPLAINCE FOR 17SPR03, SITE PLAN REVIEW: TURNER COTTAGES LLC, KENT BROWN

Ms. DeStefano read each of the 13 conditions, followed by the corresponding answer from the applicants and from the Land Use Department.

#1 Landscape plan: Mr. Brown stated that he spoke with a professional who did the plan now included. Ms. DeStefano mentioned that they have added 10 more trees than previously planned for. Mr. Dingman asked the height of the trees and was told that they will vary between 6' to 10'. Ms. DeStefano

TURNER COTTAGES COMPLIANCE, landscape plan continued:

read the descriptions noted. Mr. Dingman stated that the hemlocks spread out at the bottom. Mr. Dowey, abutter, asked to speak and then said that, even at 15' you could still see the garages. Ms. Goodwin stated that they would start out at these heights but asked how tall they will get and the applicants felt to 30' or more.

#2 Oversee installation of the stormwater management system by a third party engineer:

Ms. Goodwin had an estimate of \$1200. from engineer Mike Vignale and suggested that the original escrow account for the 3rd party stormwater management review services be closed and re-opened as a new escrow account for the 3rd party engineering services. The first escrow account has a balance of about \$1250. in it. The applicants agreed to this and the Board will address it once all 13 conditions have been discussed.

#3 Inspection and Maintenance Manual: The new manual was received and included more definitive timelines.

#4 Outdoor Lighting: It was noted that this is on the plan (sheet 4 of 10) and shall be manually operated.

#5 Architectural Renderings: The applicants had presented a new rendering which included materials and paints to be used. The applicants had decided to use real windows. Ms. Johnson asked what side the windows would be on and was told the street side.

#6 Signage at both ends of the wetlands: This is in Note 17 on page 4 of the plan.

#7 Current outside boat storage to be removed: This is a recommendation by the Land Use Dept. Mr. Brown stated that the note is on the plan. Ms. DeStefano and Mr. Dingman added that this will be an enforcement issue after the garages are built.

#8 Blasting: This is found In Note 16 on page 4. It is a precaution in case blasting will be needed as the project is being built.

#9 Construction to be Mon. through Friday, 8am to 6pm: This is in Note 19 and will be an enforcement issue.

#10 No temporary or permanent storage of items outside the garages, nor any overflow parking: Note #18 and is an enforcement issue.

#11 Reporting to Bristol of maintenance and inspections of the stormwater management system and permeable pavement as well as subsequent changes in ownership: This was acceptable by Turner Cottages and is an enforcement issue.

#12 Bristol will record the Notice of Decision along with the conditions of approval: Acceptable by Turner Cottages and enforced by the town.

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TURNER COTTAGES COMPLIANCE continued:

#13 All conditions shall be listed on the plan: Added and confirmed.

Mr. Dingman asked about the present outside boat storage and Larry Ellis (Turner Cottages President) answered that they cannot have anything stored outside. Most of the residents store their boats somewhere else. Ms. DeStefano added that everything is removed.

C. Dingman made a motion, second by D. Paradis, to CLOSE THE EXISTING ESCROW ACCOUNT FOR STORMWATER ENGINEERING SERVICES AND OPEN A SECOND ESCROW ACCOUNT FOR A 3RD PARTY ENGINEER TO OVERSEE THE CONSTRUCTION. The motion CARRIED.

Mr. Dowey stated that he is not convinced that a 50 year event will not flood and cause a problem. He asked what recourse he would have. Ms. DeStefano answered that he would notify the Land Use office.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE COMPLIANCE CONDITIONS FOR TURNER COTTAGES LLC AS HAVING BEEN MET. The motion CARRIED. Ms. DeStefano explained the 30-day appeal time and the plans and Notice of Decision were signed.

MINUTES OF APRIL 25, 2018: The following amendments and clarifications were made: Page 1, 3rd paragraph from the bottom, 3rd line, replace "as well as the" with "which includes". Page 3, 1st paragraph, last line, replace "abst4ention" with "abstention". Next paragraph, 4th line, replace "you" with "the Planning Board" and 6th line, replace "crafter" with "crafted".

E. Seeler made a motion, second by C. Dingman, to approve the minutes as amended. The motion carried.

COMMUNICATIONS: -----

REPORTS:

HDC = Didn't meet.

SELECTMEN = Not much to report at this time.

CIP = Don't meet until July.

LAND USE = Woodman's Brewery: Ms. Goodwin stated that they got a Special Exception for the brewery in 2015. He now wants to add outside seating but there was no Site Plan. It is believed that it was considered a home occupation at that time. He has his licensing and is open weekends. A discussion followed on whether outside seating is the same as outside display. Mr. Paradis mentioned Obnoxious Use in the Zoning Ordinance (section 4.1). The Board felt that Mr. Woodman needs to come in for a PCC (In order to ask for a Minor Site plan) and for a Site Plan. They also noted that they need to consider defining Home Occupation.

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LAND USE REPORT continued:

Bobbi Choate: Ms. Goodwin stated that, at the end of her Special Use permit (end of Feb. 2019) she will need to apply for a Variance in order to continue to live in the camper as it cannot be extended any further.

Signs: Ms. Kelly continues to work on the ordinance in regard to signs and Ms. Goodwin is to attend a class on signs on May 17th.

Turner Cottages: Ms. Goodwin has received an appeal to this case which will go to the Zoning Board. Ms. Goodwin is planning to recommend that we involve the town attorney for this. Ms. DeStefano mentioned that she feels that the Zoning Board Chairman should step down from this case.

Off-premise signs: Ms. Goodwin stated that she talked with the Zoning Board about these signs. She felt that the meeting went very well.

Ms. Kelly announced that she has received a full-time opportunity that she cannot pass up. Her last day as Planner here in Bristol will be May 31st. She plans on having quite a bit of work done for the Planning Board workshop May 23rd. Ms. DeStefano stated that Ms. Kelly has done well and she will be missed. She thanked her for her professionalism and help. Ms. Goodwin added that Ms. Kelly has offered to provide circuit writing for us. Ms. Goodwin was also thanked for all she does. The Board expressed the need for a Planner and an Enforcer full-time. Ms. Kelly said that she will be working for Steve Whitman; she did some work for him previously and she also teaches at the University.

Ms. Goodwin stated that she has a developer coming in tomorrow.

OTHER:

Mr. Dowey asked about the town liability. Ms. DeStefano stated that we have listened to experts in the field. A discussion followed in which it was felt that freak events could happen that would affect the whole town. Ms. DeStefano felt that it would become a civil matter. C. Dingman mentioned that some of the conditions should be listed under President and some under Subsequent.

Ms. Goodwin stated that Bobbi Choate is to have no animals until her court case is done. Ms. Goodwin will continue with health checks.

NEXT MEETING: The next Planning Bd. Meeting is scheduled for May 23rd and it is a workshop meeting. Ms. DeStefano will be away for a grandson's graduation. The Economic Development Committee will meet with use at the June workshop.

With no other business, D. Milbrand made a motion, second by E. Seeler, to adjourn at 8:45pm. The motion carried.

Respectfully submitted,
Jan Laferriere, Land Use Admin. Assistant