

PLANNING BOARD MINUTES
August 22, 2018

APPROVED:

AGENDA: PUBLIC HEARING FOR THE HISTORIC RESOURCES SECTION OF THE MASTER PLAN
PCC: RANDY COLBY
WORKSHOP – ZONING AMENDMENTS

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

ABSENT: Melody Mansur (Alternate)

OTHER: Tyler Simonds (Planner), Christina Goodwin (Land Use Manager), applicants

The meeting opened at 7:00p.m. with a quorum. Ms. DeStefano introduced the new Planner for those who had not met him as yet. As there was no-one in attendance for the Public Hearing, Ms. DeStefano chose to take the next item on the agenda.

PCC: RANDY COLBY

Ms. DeStefano explained that a PCC is not binding on either the applicant or the Board but will be the best advice we have based on what is presented. Also, that no funds should be expended based on this alone.

Mr. Colby has a sales agreement for the former Earthly Treasures/Ironworks property. It is in the Village Commercial district (60%) and also the Village Residential district (40%). Mr. Colby would like to have his landscape/plowing business here and wishes to be able to park his trucks (3 pickups) and possibly store, mulch, loam, etc. in the back portion (the Village Residential portion).

When asked about a buffer, Ms. MacAdam (owner) stated that there is Arbor Vitae in back. Mr. Dingman asked when the former business ceased and (Mr. MacAdam (owner) stated that he is still working the Ironworks there. Mr. Dingman stated that commercial is not allowed in the Village Residential area but it may be a pre-existing situation. Ms. MacAdam stated the Butch and Sherry's (previous to them) used it for their commercial business.

Two previous Site Plans were looked at (The MacAdam's 4/8/2015 and Butch & Sherry's of 1990). Ms. DeStefano felt that a Site Plan needed to be done. Mr. Dingman stated that, another way would be to get a Variance and then Site Plan. Mr. Paradis read 3.1 of the Zoning Ordinance which indicates that where a property is in more than one district, the uses must conform to the district that they are in. Mr. Dingman feels that this should be a full Site Plan (citing what happened with the car wash). Mr. Milbrand reminded him that abutters are involved whether it is a full or minor site plan. Ms. Seeler mentioned a case where dumpster noise is a problem for near-by residents. Mr. Barnett asked how many pick-ups he has and was told 3. Mr. Colby will keep them indoors as much as possible; trailers will be stored outdoors. He may need to expand to bigger equipment at some point.

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COLBY PCC continued:

It was determined that the Land Use office should research back through the old records to determine if the commercial use in the back is grandfathered. The Board did not determine if this should be a minor or full site plan at this time. Ms. Goodwin stated that we should be able to complete the research by this coming Friday.

PUBLIC HEARING: HISTORIC RESOURCE SECTION OF THE MASTER PLAN

No-one came from the public.

C. Dingman made a MOTION, second by D. Milbrand, to MOVE TO ADOPT THE HISTORIC SECTION AS PRESENTED. Mr. Simonds stated that it is not clear that the photos in the back are not photos of Bristol buildings. Mr. Dingman felt that this could be amended down the line and he just wanted to get on with it. The vote was taken and passed. Mr. Dingman will notify NHDHR.

WORKSHOP:

Boat Storage

It was determined that the only change should be to the Definition so as to cover any other district question. Mr. Barnett asked about protection for the aquifer. Mr. Dingman stated that the aquifer is in Alexandria. We have Shoreland Protection and Wetland restrictions for this.

C. Dingman made a MOTION, second by D. Milbrand, to APPROVE THE ADDITION OF COMMERCIAL TO THE BOAT STORAGE DEFINITION AND MOVE THIS TO PUBLIC HEARING ON 9/26/18. The motion CARRIED.

Keeping of Farm Animals

Ms. Goodwin had distributed information that she had found on this subject and presented a draft copy of wording. A lively discussion followed. It was felt that we can limit animals on new cases but not grandfathered unless we find that they are not using "best practices". In the case of State law versus Town law, the strictest must be followed. The Board determined that more research needs to be done and hope that this can be done by our next meeting so that we can hold it at the same time as the boat storage. Ms. Laferriere stated that this is not possible as the news notice must be in the paper by the date of our next meeting.

MINUTES OF AUGUST 8, 2018

The following amendments and clarifications were made: Page 1, following the last sentence on the page, add ", so that it is considered part of the one residence that is allowed on the lot." Page 2, last sentence on the page, following "Ms. Goodwin read..." insert "in the Zoning Ordinance". Page 3, 1st paragraph, 4th line, replace "this is going from one" to read "there was previously only a single..." 2nd paragraph, 3rd line, replace "he is okay for the" with "Mr. Goodrum's lot has enough" and following "footage" at the end of that sentence, insert "for the additional uses". 3rd paragraph, 1st line, following "explained that" insert "per the Boards' recommendation." 2nd line, delete "to the server" and replace with "put the survey on the survey monkey." 5th line, add to the end "from assessing but will research if additional information can come from the Tax collector." Under "Other", 5th line, delete the sentence beginning with "Sometimes we let..." .

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6/6/18 MINUTES continued:

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

REPORTS:

HDC – They met with Lucille Keegan, Historic Society, about the naming of the old town hall. She would like to use “1849 Town Hall” as is on the National Register. The new sign would replace the present sign. Ms. Goodwin is to present this to the Selectmen next.

Selectmen – They have had one workshop on the Medical Building and are to hold a 2nd one tomorrow at 5:30pm. They hope to have the numbers for this. There will probably be a Special Town Meeting in October on this. Also, the recreation path is coming along; the bridges are in shape. There is also to be a public hearing for the study of the water level of the Lake on Aug. 28th. Peter Daniels (Land Use Officer) and Ms. Goodwin are on the committee to represent Bristol with other towns.

CIP – They met with the Fire Chief and will meet next week with the Highway Superintendent.

Land Use – Ms. Goodwin explained that the ZBA is to rehear the Appeal in regard to Turner Cottages on September 25, 2018. Mr. Dingman mentioned that Turners may have to amend their site plan if it is determined that they cannot have boat storage. Ms. Goodwin continued by saying that the reason that it was determined to rehear the appeal is because “commercial” is used for some other uses but not for boat storage. Mr. Milbrand stated that, if the appeal is allowed, we shall have to deal with the ramifications. Ms. Goodwin explained that the ZBA cannot consider the ramifications. However, if it came to that, we would need to check every garage in town for boat storage as it is only an allowed use in the Lake district.

Ms. Goodwin asked if Mayhew will need to apply for a Wetlands Special Use permit for putting in 2” water pipelines to the island from Browns Beach. Mr. Dingman stated that they should. Ms. Goodwin will tell them.

Ms. Goodwin mentioned the Cummings Beach erosion problem which will be addressed in the 8/28/18 meeting. She will have the plans for the Planning Board and the Conservation Commission.

OLD BUSINESS: -----

NEW BUSINESS: Ms. Goodwin stated that the Planning Board has a new alternate, Melody Mansur.

OTHER: Ms. DeStefano asked the new members if they have any further questions. There were none.

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NEXT MEETING: Our next Planning Board meeting will be held 8/12/18 at 7:00pm. We have 2 minor site plans (Goodrum and Milbrand).

With no other business before the Board, E. Hickey made a motion, second by C. Dingman, to adjourn at 8:23pm.

Respectfully submitted,
Jan Laferriere
Land Use Administrative Assistant