

PLANNING BOARD MINUTES
October 24, 2018

APPROVED as amended & clarified:

See 11/14/18 Minutes __jrl_____

AGENDA: COMPLIANCE: FRED SCHNEIDER/AUTO TRENDS – **STILL WAITING THE STATE
APPROVAL; RESCHEDULE**
WORKSHOP: PROPOSED ZONING AMENDMENTS

ATTENDING: Denice DeStefano (Chairman), Clay Dingman (Vice Chair), Paul Barnett, Evan Hickey,
Melody Mansur (Alternate)

ABSENT: Don Milbrand (Sel. Rep. – in Mexico), Dan Paradis (excused), Betty Seeler (away)

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

The meeting opened at 7:00p.m. with a quorum. Ms. Mansur is sitting in for Dan Paradis.

MINUTES OF OCTOBER 10, 2018:

The following amendments and clarifications were made. Page 1, top of page, second line, replace “RESCIEDULE” with “RESCHEDULE”. Under “Absent”, replace “Barrett” with “Barnett” and “(illness)” with “(excused)”. Under CESTARO, 2nd paragraph, 3rd line, replace “put it” with “put the 4th unit”. Page 2, under Milbrand, 3rd paragraph, 3rd line, replace “folds” with “folks”. Page 3, 2nd paragraph, 3rd line, replace “undo” with “undue”. 3rd paragraph, 1st line, replace “Barrett” with “Barnett”. Page 5, Land Use, 1st paragraph, 5th line, before “work” insert “Zoning Amendments Tracking Log” and on the 6th line, delete “manufactured storage and”.

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

WORKSHOP:

KEEPING OF FARM ANIMALS: There was a lot of back and forth discussion on this, including 1 acre lots and Best Management practices. It was felt that the Rural District should be separated from the other districts in this case. There was also a discussion as to what consists small animals. Ms. Goodwin and Mr. Simonds will redo this for our next meeting.

Ms. DeStefano asked Mr. Simonds if they have a Master Plan working group yet and he answered that they do not.

Ms. DeStefano mentioned that we only have 3 more meetings in 2018. It was felt that there is too much involved to complete solar for this year and it is put off until next year. Ms. Goodwin stated that there is a great need to address manufactured storage containers. She will get something written for our next meeting.

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Ms. Goodwin stated that there is a request regarding boat storage in which they wish Special Exceptions to be required for commercial and multi-unit properties; there may be a warrant article coming in if the Board cannot or will not change this now. The requesters have been told that a Petition Warrant Article must be in to the Town Clerk by Dec. 12th. A discussion followed as to this being spot zoning. Ms. Goodwin will clarify our dates but believes that we can hold a public hearing up to the end of January.

Ms. Goodwin then asked about a definition for Facility. Ms. DeStefano will send her the legal definition and Ms. Goodwin will get something written up for our next meeting, as well.

Mr. Simonds asked about adding Stables to Special Exception in the Rural District. It was previously broken out from Kennel and never got completed after that. The Board was fine with Mr. Simonds writing something up for this.

Mr. Simonds then asked about the Impervious Cover definition which he feels needs updating. Mr. Dingman was willing to have Mr. Simonds update this and the Board agreed.

Mr. Simonds had distributed a copy of a section of the tax map in which he suggested that we add lot #46 and 47 to the Historic District as #47 is the 1984 Town Hall and he felt should be included. #46 is the only lot between #47 and the end of the district. Mr. Dingman explained that, if we add to the district, it may go against the public survey request for no expansion of the district. He suggested that Mr. Simonds explore this more before bringing it forward. He added that the municipal property is pretty well protected as is.

Mr. Simonds mentioned a couple of Zoning Ordinance corrections that need to be made and the Board felt that these were housekeeping issues and he could correct them but we will not register them until all changes are made after Town Meeting.

COMMUNICATIONS:

Ms. DeStefano had received a thank-you from Jan Barrett as to their professional handling of the Milbrand hearing. Ms. Goodwin added that Ms. Barrett had also come into the office to thank the staff. It was stated that it was nice to be thanked for a change.

REPORTS:

HDC: Didn't meet.

SELECTMEN: No-one present to report.

CIP: No-one present to report.

LAND USE: Ms. Goodwin explained that the waiver request from Mr. Milbrand (to open the restaurant before the brewpub license) was not addressed at the hearing. The Board discussed this and agreed that, until the license is obtained, the restaurant cannot open. Mr. Simonds asked if Mr. Milbrand opened the restaurant first, wouldn't he need a Special Exception and the Board stated that it would, which is the problem.

Ms. Goodwin brought up the Blielier case. Mr. Blieler wishes to pave the parking lot. The Conservation Commission stated that he cannot expand the area of paving. Ms. Goodwin and Mr. Daniels

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REPORTS: LAND USE continued:

(Enforcement Officer) have established that there was paving previously so they have allowed Mr. Blieler to repave what existed only.

The case on Bristol Hill Rd. involving removal of slope: Colin Brown checked this out and discovered that only 5,600 sq. ft. was removed and therefore is within the requirement and they can continue.

We are still waiting for the State in regard to Auto Trends.

212 Summer St. (Mae's Place): They wish to repave. Ms. DeStefano stated that they are considered commercial and the amount depends on the square footage. The calculations were done and found to be under the limit of 1,000 sq. ft. They shall need to follow up with a formal request, Mr. Dingman stated.

The Turner case: The ZBA granted the appeal but denied removing #10. They also required that Boat Storage needs a Special Exception and to list it on the Site Plan. Turner's has been notified and may ask for a rehearing.

Dollar General: After research, it was found that the time of delivery has to do with the town noise ordinance which states deliveries should be no later than 10:00pm and no earlier than 6:00am.

Andy O'Hara Jr.: His property is to be checked to be sure he has the required berm there.

MaryAnn Parkhurst on Hobart Rd.: She has filed for a Minor Site Plan (application only) but still has not come up with a Plan. She has been told that she needs to come up with one that we can accept or she must go for a full Site Plan. She met the deadline for the application for the Nov. meeting but has not paid the fees or supplied any of the needed data as yet.

NEXT MEETING: Our next meeting is scheduled for November 14, 2018 at 7:00pm. On the agenda so far: the CIP presentation, a Lot Line Adjustment & Merger for Schiller, and a Lot Line Adjustment for Bristol Central Sq. LLC.

With no other issue before the Board, they adjourned at 8:33pm.

Respectfully submitted,
Jan Laferriere,
Land Use Adm. Assistant