

PLANNING BOARD MINUTES

January 8, 2020

APPROVED: 4/8/20

AGENDA: PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS
19SPR04 SITE PLAN REVIEW: Hiltz Excavation, 859 Lake St, #216-020
REDI INITIATIVE: PHONE W/MELISSA LEVY, c. 8:30pm
DISCUSS POTENTIAL ZONING AMENDMENTS FOR 1/22 PUBLIC HEARING

ATTENDING: Denice DeStefano (via conference call), Don Milbrand (Sel. Rep.), Evan Hickey (Acting Chair), Betty Seeler, Paul Barnett

ABSENT: Clay Dingman, Jackie Elliott, Bruce Beaurivage

OTHER: Tyler Simonds (Planner)

The meeting opened at 7:00 pm with a quorum. Mr. Hickey held the review of the minutes and the Public Hearing to address the Site Plan Review for Hiltz.

19SPR04 SITE PLAN REVIEW: Hiltz Excavation, 859 Lake St, #216-020

Mr. William Hess, representing the applicant Hiltz Excavation, presented the plans, application and checklist for the project at 859 Lake St. The proposed project is for a 56X40 storage building for use with storing files, tools, compactors and miscellaneous equipment. The project is proposed to be 32 feet 4 inches tall.

In the review the following items were determined:

- Applicant would need to apply for a Special Exception with the Zoning Board for exceeding the accessory building height limit of 20 ft. Mr. Hess reported that Hiltz would be reviewing the height of the building and lowering it but due to the height of the doors, they would still need to apply for the Special Exception. The Plan will need to be updated and if the Special Exception is granted then it will need to be added to the notes on the plan.
- Applicant would need to install a sprinkler system, per 4.21 Fire Safety Requirements in the Zoning Ordinance as any new commercial construction over 2,000 sf in size, requires a sprinkler system. Mr. Hess reported that the applicant will be reviewing this information as they just found out before the meeting. They will be reducing the size to meet the 2,000-sf requirement. The plan will be updated with this information.
- Waiver request for parking. The building was purchased from Speare Hospital, which was an active / high volume doctors office that had 16 spots and is the current parking count for Hiltz. The office has 5 full-time and 1 part-time employees at the site. The storage will not require any parking. There are no additional offices or permanent vehicles and the applicant requests a waiver of the 25 required parking spaces to allow the applicant to maintain the current parking. Ms. DeStefano motioned to grant the waiver request on parking, Mr. Milbrand 2nd, so voted. Applicant must add the waiver of the parking requirements to the plan.
- Applicant must add the dumpster to the plan
- Applicant must add the barn on the side abutter property to the plan
- Applicant must fix the duplicate #11 under the notes

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- Applicant must add a completion date to the plan
- Applicant must add easement restrictions or covenants to the plan
- Applicant must add note regarding the fire alarm requirement

D. Milbrand motioned to approve the application as completed and to approve the Site Plan with conditions noted, and to continue to the February meeting, D. DeStefano 2nd, the motion carried.

PUBLIC HEARING ON PROPOSED ZONING AMENDMENTS

The Public Hearing was called to order and the following items addressed:

Removal of Sapling and Tree definitions

Because neither of these words are utilized in the Town of Bristol Zoning Ordinance, we suggest removing their definitions to streamline this document.

Add Hydroponics as a Definition and Update the Agriculture Definition

The Board proposes to create a definition for hydroponics (a new type of agriculture), a technique of growing plants (without soil) in water containing dissolved nutrients. Hydroponics will also be added to the agriculture definition. The Board also wants to clarify that they consider agriculture (as a defined use under the Bristol Zoning Ordinance) to be commercial.

Agriculture use is currently allowed in Corridor Commercial (CC), Rural (R), and Lake (L) and it is proposed to remove from an allowed use in the Lake District.

Adopt Energy Facility Definition

Energy businesses are upcoming and plans to utilize solar as well as battery energy storage are the topic of many towns and states.

The Board proposes that this use be an allowed use in the Industrial (I), Corridor Commercial (CC) and Rural (R) districts.

Ms. DeStefano motioned to move these proposed amendments to the ballot, Mr. Milbrand 2nd, the motion carried.

The Board reviewed the following proposed amendments for the January 22 public hearing:

Update Article XIII. Historic (Overlay) District

The Board proposes minor changes to the Historic Overlay District article, by moving some by-law content out of the zoning ordinance, updating some sections in the Ordinance to clean up the document and updating the District Map with a cleaner version.

Update Commercial Enterprises Definition

The change in the definition is to include more types of enterprises that are prevalent or becoming prevalent.

The Board recommends that this use be added to Village Commercial (VC), Downtown Commercial (DC), Corridor Commercial (CC), and Industrial (I).

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D. DeStefano motioned to move these amendments to the public hearing on January 22, D. Milbrand 2nd, the motion carried.

REDI INITIATIVE: MELISSA LEVY

Melissa Levy participated via conference call with the Planning Board to discuss the REDI Initiative steps. Discussion and updates of information followed.

APPROVAL OF MINUTES OF DECEMBER 11, 2019

D. Milbrand motioned to the approve the minutes of December 11, 2019 as amended, D. DeStefano 2nd, the motion carried.

COMMUNICATIONS:

The Board was given the Supply Lines newsletter to review.

The Board was given a Regional Impact Notice for a cell tower application for the Town of Gilmanton. The hearing is being held on January 9, 2020.

REPORTS:

Select Board: Don Milbrand reported the following:

- The Select Board is looking into options for recycling
- The Select Board is working on a proposed solar project with Paul Bemis

Capital Improvements Program Committee: Did not meet

Historic District Commission: Did not meet

Land Use: No items

NEXT MEETING:

The next Planning Board meeting will be held Wednesday, January 22, 2020 at 7:00pm at the Town Offices for the public hearing on the remaining Zoning amendments.

With no other business before the Board, the meeting adjourned, unanimously, at 9:30 pm.

Respectfully submitted,
Christina Goodwin,
Land Use Manager