

**PLANNING BOARD MEETING  
March 6, 2008**

**The meeting was called to order at 7:00 p.m. by Terry Lowd.**

**Board members present:** Herb Watson, Bill Mullin, Bill Cummings.

**Also present:** Earle Cooper, Chad Hanna, Phil Averill

The minutes of the February 22 meeting were accepted as written. Alternate Herb Watson was appointed to vote as a member.

**Shoreland Zoning Ordinance Public Hearing**

The Board answered general questions about the ordinance from the public and reviewed the new maps, made by Paul Hoffman of Sheepscot Valley Conservation.

**Agenda**

1. Jim Scali, JPSGJ Homes Subdivision, road construction.

Neither Scali nor a representative attended the meeting. Since Scali has not been responsive to the Planning Board's requests to attend a meeting, Chairman Lowd asked CEO Merle West to contact the DEP and schedule a site visit to evaluate the erosion control issues.

2. Terry Lagasse, Map 4 Lot 134. Lot split question.

Lagasse is the owner of an approximately 4.5 acre parcel which borders the Foster Road and State Route 130. He recently sold a one acre portion of the lot, containing a house and a garage to Mollie and Ken Perley. The remaining 3.5 acres contains Lagasse's house and shop, and two mobile homes. Lagasse came to the meeting to ask if he could split off the two mobile homes with one acre of land. The mobile homes share a common septic.

Bristol's Land Use Ordinance requires one acre per dwelling unit, therefore Lagasse would need to sell two acres with the two mobile homes.

VOTE: Based on the restrictions in Bristol's Land Use Ordinance, Herb Watson made a motion to deny Lagasse's request. Bill Cummings seconded; the board voted unanimously to deny his request. The board told Lagasse that he could file an Administrative Appeal with the Board of Appeals.

**Mail**

The board reviewed a letter addressed to the Selectmen from Cynthia Quintus, who is a land owner abutting Nate Powell's Ledgewood Subdivision. Mark Daiute, the surveyor for the Ledgewood Subdivision has apparently admitted to making an error in drawing the boundary line between the subdivision and the abutting land owners. Selectman Chad Hanna said that Frank Bedell (one of the abutting land owners) had been to the Selectmen's meeting the previous evening and brought a revised survey showing the correct boundary lines, and asked the Selectmen about the process of recording the revised survey at the Registry of Deeds. Chairman Lowd, who has also spoken to Bedell on the issue, offered to call Maine Municipal Association for legal advice.

The meeting was adjourned at 8:10 p.m.

Submitted by Heather Houston, Secretary, Bristol Planning Board.

PLANNING BOARD APPROVED: \_\_\_\_\_