

**PLANNING BOARD MEETING
May 1, 2008**

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

Board members present: Robert Cushing, Herb Watson, George Masters, Bill Mullin, Bill Cummings, Earle Cooper.

Also present: CEO Merle West, Kristin Kentopp, Albert Ghoreyeb.

The minutes of the April 17th meeting were accepted as written.

Agenda

1. Peter Lent, Lent Subdivision, Rock Schoolhouse Road, second meeting.

Lent and the Planning Board reviewed the newest survey of the property, depicting the one acre lot Lent wishes to retain and the 3.5 acre lot containing a house which he intends to sell. Lent said that he bought another home on Pumpkin Cove Road and is subdividing and selling his Rock Schoolhouse property because the road is in such bad condition. Lent said he has no immediate plans to build and would place a covenant on the new lot prohibiting single or double wide mobile homes.

Abutter Kristin Kentopp expressed concern about the proximity of the test pit to her well, but was told that the 135' is greater than the state minimum. Kentopp also asked about the entrance to the new lot and whether there would be a natural buffer. Lent said he would use the existing driveway (but was unsure if there is a culvert there) and said it would be well landscaped.

A site review is scheduled for Thursday, May 15th at 6:00 p.m.

CEO Report

West reviewed the DEP's changes to Bristol's Shoreland Zoning Ordinance. [DEP conditional approval with conditions arrived 5/5/08: HGH]

John's Bay Homes Subdivision

Next, West gave an update on the road conditions at the John's Bay Homes Subdivision. Abutter Ed Sproul contacted West to say that during a recent rainstorm his basement flooded as a result of the drainage problems at the subdivision. Sproul had to call Bristol Fire and Rescue to pump out his basement and salvage his furnace.

VOTE: George Masters made a motion to ask the Selectmen to consult with the town's attorney as to whether an attachment can be placed on the remaining JPSGJ lots to help pay for the road repairs necessary to stop the drainage problems on the John's Bay Homes Subdivision road. Robert Cushing abstained, Bill Cummings seconded; the board voted unanimously in favor of the motion.

Floodplain Ordinance

West reported that the state has prepared a new Floodplain Ordinance for Bristol, which will need to be voted on by the townspeople at a town meeting. He asked the Planning Board to review the changes sometime before the next annual town meeting.

The meeting was adjourned at 8:15 p.m.

Submitted by Heather Houston, Secretary, Bristol Planning Board.

PLANNING BOARD APPROVED: _____