

**PLANNING BOARD MEETING
September 6, 2007**

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

Board members present: Herb Watson, George Masters, Bill Mullen and Bill Cummings.

Also present: William Lane of Gartley & Dorskey, Attorneys Paul Gibbons and Peter Drum, Nathan Lord, Mark Prior.

The minutes from the August 16th meeting were accepted as written.

Prior to the meeting the board made a site review to Moody's Oak Grove Subdivision. William Lane and Paul Gibbons were there to answer questions. All the pins were placed for the new road access.

1. **Matthew & Bonnie Moody, Oak Grove Subdivision Map 5 Lots 30 A-D** (State Route 32, Round Pond). Revision to access of lots and Route 32.

William Lane of Gartley & Dorskey and Paul Gibbons represented the Moodys. Lane explained that the amendment to the subdivision was for a new right-of-way on Oak Grove Lane. The DOT permit (with conditions) has been obtained and the new road has adequate site distance per DOT conditions.

The old road, per the conditions of the permit, will be abandoned and removed by October 6, 2007 and the new road will be installed. The amendment also includes access to a lot owned by Nathan Lord and Laurie Pulsifer, who purchased their parcel from the Moodys before the subdivision was created but have not been able to access their land.

Attorney Paul Gibbons said that all lot owners are in agreement with the new plan, and the Moodys will purchase Nathan Cook's parcels upon approval by the Planning Board of the revised plan.

Herb Watson asked Gibbons and Lane whether they could guarantee that the conditions stipulated on the DOT entry permit would be met. Lane and Gibbons replied in the affirmative. Bill Mullin asked whether there was a stipulation on the new plan that the lots could not be further subdivided. Lane noted that there is a covenant on the original plan stating that there can be no further subdividing.

The new road access requires a variance from the town's Subdivision Regulations on the following:

- The road centerline radius (75') is a tighter radius than the specified 150'
- There will be no tangent between curves of reverse alignment

Ron Pendleton, the Bristol Fire Chief made a site visit to the property and the board has a letter from him stating that the road as proposed will not cause a problem for rescue vehicles.

VOTE: Herb Watson made a motion to approve the variances listed above. George Masters seconded the motion. The board voted unanimously in favor of granting the variances.

VOTE: George Masters made a motion to approve the amendment to the subdivision in whole. Bill Mullin seconded the motion. The board voted unanimously in favor of the revision and signed the blueprints and mylars.

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2. **Dennis & Gail Crooker, Map 24, Lot 1A-1.** (186 McFarland Shore Road). Replacement of an existing dwelling within the shoreland zone.

Contractor Mark Prior represented the Crookers. He explained that the Crookers want to tear down their existing house, which is nonconforming, and rebuild it in the same spot, keeping within the allowable square footage and volume. Prior explained that because of physical limitations on the lot (6'-7' ledge, a brook and a telephone pole) it is impossible to move the replacement structure further back from the water. Chairman Lowd made a site visit with CEO Merle West and agreed that there was no place to move the replacement structure. Prior submitted a sketch plan with distances to the water, and square footage calculations for the existing structures and the new ones.

George Masters suggested that the board have photographs made of the existing structures for future reference to ensure that the new construction does not exceed the current footprint. Mark Prior said he would drill pins in the ledge where the deck sits as a reference point. Herb Watson volunteered to take the photographs.

VOTE: George Masters made a motion to issue a shoreland zoning permit to the Crookers subject to the setting of pins and photographs of the current structure being submitted. Herb Watson seconded. The board voted unanimously in favor of granting the permit.

September 20th meeting

Once again, the board will meet with County Planner Bob Faunce, who will have the growth maps of Bristol ready to present. The meeting will start at 6:00 p.m.

The meeting was adjourned at 8:00 p.m.

Submitted by Heather Houston, Secretary, Bristol Planning Board.

PLANNING BOARD APPROVED: _____