

**PLANNING BOARD MEETING
November 15, 2007**

The meeting was called to order at 6:00 p.m. by George Masters.

Board members present: Bill Mullin, Herb Watson, Robert Cushing & Bill Cummings.

Also present: Ken & Mollie Perley, Andrea Cox; Conservation Committee members Russ Lane, Tina Molt, Ken Coombs, Allan Goodstein; Town Administrator Kristine Poland.

The board tabled approval of the minutes since a quorum was not present at the start of the meeting.

Mail

The board reviewed a letter from Jim Scali of JPSGJ Realty Trust, LLC in response to the Planning Board's letter asking for a timetable for the completion of the road and drainage on the John's Bay Homes Subdivision off the Pemaquid Trail. Scali and contractor Mark Hanley expect the work to be completed before the end of November.

Masters asked board members to make their own site visits to the property before the December 6th meeting to ensure that the work has been completed.

December 6th Agenda

1. Bill Phinney, Bill Phinney Site Planning and Landscape Design. Construction of a house on Fish Point Road, New Harbor.

Subdivision Ordinance

The board continued working on the subdivision ordinance, resuming with performance guarantees on page 30. Ken Perley and Andrea Cox raised concerns about inspection fees and the process of inspections, asking for details how the town would administer the process.

Town Administrator Kristine Poland asked the board whether they were working on a draft or a final version. The board replied that it was a draft, and not finalized. Poland recommended that the board finalize their own version and then hold public hearings for public input, rather than having the public at the table as the board is working on the draft. Bill Mullen agreed, and said that the Planning Board is the regulatory group and it is their responsibility to write the ordinance, rather than the users of the ordinance. Robert Cushing also strongly agreed, and said that the board was elected by the townspeople to do the planning and writing of the ordinance. He added that the public is always invited to observe the process, and if they have comments, they should be submitted in writing for the board to review. Herb Watson added that written recommendations should include reasons why their changes are good for the town and how it would help protect the town from litigation. George Masters did not agree, and said he thought the developers should help write it now, in order to build consensus. The majority agreed that the board should write its own ordinance, and the non-board members at the table took their seats in the audience.

The board continued review of the ordinance, and will pick up with Section 5 on page 33 at the December 6th meeting, since there is only one agenda item. The issue of Major/Minor Subdivisions will also be revisited, as there was disagreement among board members about whether to remove it or keep it. It was added by Bob Faunce at the board's request, and then some board members thought it should be removed.

The minutes of the November 1st meeting were accepted as written.

The meeting was adjourned at 8:30 p.m.

Submitted by Heather Houston, Secretary, Bristol Planning Board.

PLANNING BOARD APPROVED: _____