

**Planning Board
January 19th, 2017
Bristol Town Office**

Committee Members present: Andrea Cox, Robert Cushing, Jeff Eilenberg, Patricia Jennings, Benjamin Pendleton and Jason Lord.

Public: Roderick Craib, Jim Galligan and Bill Mullin

Absent: Andrew Poland (Alternate)

Also present: Joseph Rose, Jessica Westhaver

The meeting was called to order at 7:03 p.m. by Andrea Cox, Chairperson.

Approval of minutes from the December 15th, 2016 meeting were approved unanimously.

New Business.

- Adjustment to Lot Line
 - A property was brought to the Planning Board in order to determine if approval was needed in order for a surveyor to modify lot lines in order for the two current structures to reside on each property separately for it be split and sold individually. The property showed on an earlier survey dated for 2004 that it had previously two separate lots.
 - Under the Planning & Land Use Laws Title 30-A §4401 section 4 "Subdivision" means the division of a tract of parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971.
 - It was determined there was no action required for the lot split.
- New Foundation
 - A building application was submitted to Joe Rose for a pre-existing non-conforming structure in the Shoreland Zone. The cottage was built in 1903. The application was submitted to raise the structure to install a new foundation.
 - The structure currently sits within the 75 foot designation. It would need to be moved 1.5 feet in order to comply with the SZO, however, it would not only violate the land use ordinance of being within 50 feet of the road it would also compromise the stability of the structure to move it.
 - The addition of the foundation will not add more than one foot of height to the overall structure. It is also confirmed that the 1st floor will be well above the required flood zone.
 - The board voted unanimously to allow the structure to stay in the present location and allow the addition of the foundation.
- Lot Split of existing property
 - A property was brought to the Planning Board in order to determine if approval was needed in order for it to be split and sold individually. The property in question is the Seagull Shop. The property was once shown on the Town tax maps as two separate properties but were combined for tax purposes.
 - It was determined there was no action required for the lot split.

House Keeping -

- Comprehensive Plan
 - Jessica Westhaver spoke with Selectman Chad Hanna regarding the outcome of the 2003 Comprehensive Plan. The plan was approved at Town meeting, however, the State Planning Office sent a letter of inconsistency dated 1/31/2003. Jessica has reached out to the State for a copy of the letter for more information.

- Shore Land Zoning Ordinance Amendments
 - Discussed a timeline for the Shore Land Zoning Ordinance amendments. In order to complete the amendments the Planning Board will need to hold a public hearing no later than February 22nd. The current plan is to have meetings strictly dedicated to the SZO schedule on February 2nd and February 16th. A public hearing was discussed for February 22nd.
 - Jessica provided the most recent “red line” edited version to all Planning Board members.
 - Discussion to change the title of the zone currently listed as Parks & Recreation to Public Recreation.
 - Also to discuss what the “permitted uses” are for the Public Recreation zone.
 - Ellingwood Park will be updated to the Public Recreation zone.
 - Bristol Mills is currently listed as a Residential zone. This will be updated to fall in a Village Zone.
 - Discuss if Little Falls Brook should have a designation.
 - Update the zone for Unstable Bluffs. This should not be its own zone, however, designated as an overlay to the surrounding zones which are listed as residential.
 - The Zoning in which the Hardy Boat falls under is currently listed as Village. This zoning does not currently allow for excursion vessels. The Planning Board will change the language for the Village zone to allow for excursion vessels.
 - Review the Village zoning for where the Lumber yard currently is located to determine if the zone should be reduced in size.
 - Joe will provide a marked up Shoreland Zoning Map to present for future meetings and for a public hearing. Jessica will contact Mid Coast Surveying to discuss creation of a new map once it is finalized.
 - SZO was tabled until the next meeting.

Follow-Up Items.

- None

Meeting adjourned at 8:05PM. The next meeting is scheduled for February 2nd, 2017 at 7PM and will be a working meeting only to complete amendments to the SZO.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED:

