

Planning Board Minutes February 1, 2024

Bristol Town Hall 6:30 PM

Board Members Present: Jeff Eilenberg, Michael Rosa, Andrew Poland, Ben Pendleton, Andrea Perley (alternate).

Board Members Absent: Jessica Westhaver, John Bowers (alternate).

Also Present: Joe Rose (code enforcement), Matthew Eddy, Alex Beaudet, Mary Piasecki, John Lappen, Richard Francis, Chris Roark.

1. Call to order: Pendleton called the meeting to order at 6:30 and determined the board had a quorum present with Perley able to vote in the absence of Westhaver.

2. New Business: Matthew Eddy (Midcoast Council of Government) lead the board through proposed edits to the Shoreland Zoning Ordinance and Land Use Ordinance that would bring the ordinances into compliance with LD2003. Sections in the Land Use Ordinance that are proposed to change are sections D(1)(a) and (b), D3, D4, D7(c), E(7) and (12). Changes are various in nature, but they incorporate the minimum requirements to come into compliance with LD2003. Eddy had suggested that if the town wanted to limit the number of short-term rentals permitted in town it could be done within these edits. The board discussed the idea, but at this time does not plan to enact any restrictions. Concerns ranged from lack of affordable housing for year-round residents, to potential loss of revenue for businesses in town, and lack of ability to enforce the issue. Beaudet urged the board not to let the ability to enforce a regulation steer the development of a regulation in the future, as having a regulation on the books is often enough of a deterrent.

3. Other business: Rose provided recommended language from the Maine DEP that would allow certain conditions where a building in the shoreland zone could exceed the height restrictions if it was being raised in order to comply with flood zone requirements.

4. Public Comment: There was not further public comment

5. Approval of Minutes: Pendleton made a motion to approve the minutes from the January 18, 2024 meeting. Poland seconded the motion, all in favor.

6. Follow-up items: The next meeting was set for February 15, 2024. The board will review Matthew Eddy's final edits to the ordinances, as well as Rose's proposed edits to bring the Shoreland Zoning Ordinance up to the Maine DEP's most current language. The board will also make any preparations for the workshop meeting with the Select Board and Comprehensive Plan Committee to be held of February 27, 2024.

7. Adjournment: Pendleton adjourned the meeting at 7:40.