



Planning Board Meeting Minutes
Thursday, November 15th, 2018 at 7:00 p.m.
Bristol Town Office

Committee Members present: Benjamin Pendleton, Robert Cushing, Pat Jennings, Jeff Eilenberg, and Andrew Poland (Alternate)

Absent: Andrea Cox, and Jason Lord (Alternate)

Also present: Jessica Westhaver, Joseph Rose

Public: None

The meeting was called to order at 7:06 p.m. by Benjamin Pendleton.

New Business –

- **Stabilization of Eroded Slopes for 82 Farmhouse Road (Tax Map 030 Lot 003-B):**
 - Joseph Rose presented to the board an application for stabilization of Eroded Slopes as well as an approved DEP plan. The abutting neighbor had recently had the slopes on their property repaired and the subject property believed it would be in their best interest to follow suit. The board reviewed the application and had no further questions/
 - **VOTE:** Pendleton made a motion to approve the Stabilization of Eroded Slopes as presented; Cushing seconded; all in favor.

House Keeping –

- The board reviewed all items from previous meeting minutes that were tabled for future discussion.
 - Question 1: Rose discussed conversation with Colin Clark from DEP regarding Shoreland Zoning 20% lot coverage in regards to properties that have a street in between the shore and the property. The question posed was the requirement of the 20% lot coverage limitation when there is adequate drainage through a street design. Clark was going to discuss with others in his department. Rose shared this with the board for informational purposes only and no action is currently needed.
 - Rose spoke with Clark and it was discussed that the ordinance cannot be changed. In a situation such as this, a variance appeal would need to submit on a case by case situation. **NO CHANGE REQUIRED.**
 - Question 2: This winter when permits slow down, the board will revisit the 911 Addressing Ordinance and the Subdivision Ordinance for discrepancies between the two.
 - First item the board discussed whether the minimum to name a road should be 2 or 3 dwellings. While the State 911 department does not recognize what a road is other than the number of dwellings, a few more issues arise. Such as, if we start naming roads with 2 or more dwellings

and consider a shared driveway a road, road setbacks will become required.

- The question was also discussed as to whether this is a Planning Board issue or a safety issue. The board is deferring this matter to the Select board.
- Question 3: Regulation of Recreational Marijuana.
 - Rose shared with the board the current standing of the state. If a Town wishes to create an ordinance for the sale and production of recreational marijuana, they would need to “opt-in”. Right now, the Town has not chosen to do so and is not required to “opt-out” in order to not allow the sale or production of such a product.
- Question 4: Tiny Houses. The State requires towns with a population over 2k to have a building inspector. It also requires these Town’s to issue occupancy permits.
 - Rose stated there is no enforced building code in the Town of Bristol to control tiny homes. Most tiny homes tend to be on trailers, which would make them an excisable transaction registered as a travel trailer. In this instance, under the law, they are only allowed to be inhabited for 120 days a year. If they are not on wheels, a SSWW permit and an internal plumbing permit are required, as well as to meet all land use and SZO ordinances.
- Question 5: Research whether locations on the SZ Map, such as LaVerna Preserve, are currently recorded on the SZ Map.
 - The board discussed the area’s in question and do not believe any changes are required.
- Rose reminded the board about discussions on setbacks for public vs. private roads. Discussion about different ways to possibly have different setback requirements without creating zoning. The board realized that while this issue and request for a revision has come up, it has been mostly from an addition to a house that would encroach on the setback and not from new construction that would limit the placement on the property. No further discussion is necessary.

Meeting adjourned at 8:10 PM. The next meeting is scheduled for Thursday, December 20th, 2018.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____