

	Question or Comment	Page	Section Reference	
1.	Comment			In the strategy column I think the language should be cleaned up so that it is clear none of the strategies are mandates, for example 3.1.1 should say "Consider the Creation of an ordinance for open space..." There are several places like that the make the comprehensive plan look like it is mandating change instead of suggesting it.
2.	Comment		2.2.1	The shoreland zoning ordinance already provides protection for water resources including creeks, ponds, and streams.
3.	Comment		3.1.7	Bristol is not in a climate that requires deer wintering areas, so I feel that is an unnecessary inclusion in wildlife habitat, I also feel the current ordinances already do this to an extent but they do use the term "review and revise if necessary" so I suppose thats fine.
4.	Comment	Page 260	4.1.4	<p><i>Work with state agencies to review and revise as needed the Town's land use regulations to prevent clear cutting of large areas that would result in erosion of the thin soil cover.</i></p> <p>This is alread a State program called the FOREST PRACTICES ACT. Bristol use to have this in their Ordinances, however, the state took the program over:</p> <p><i>As of January 1, 2013 organized towns that have decided to adopt statewide standards for timber harvesting and related activities in shoreland areas have had statewide standards go into effect.</i></p> <p>1. Landowners must file a Forest Operations Notification, along with a location map, with the Maine Forest Service before beginning any timber harvesting activity. Forest Operations Notifications are now filed online. The notification is not a permit and carries no fee. Notifications must be posted at the operation's principal log landing until the harvest is complete. Landowners who submit a Notification are required to complete and return a Landowner Report of timber harvesting at the end of each year in which harvesting takes place.</p> <p>2. Landowners who create clearcuts must adhere to standards for separation zones between clearcuts, and must have a Licensed Forester prepare harvest plans for clearcuts greater than 20 acres. Additional regulations concern the definition, size, arrangement, and managementof clearcuts.</p> <p>3. Landowners must ensure that clearcuts have adequate regeneration of tree species within 5 years after harvest.</p>
			8.1.2	This strategy should include language that clarifies that we need to comply with state standards when they are implemented.
			8.1.5	The previously mentioned strategy would have us complying with LD2003, why is it mentioned again in the context of business owners specifically? Would it be appropriate to include an exemption for short term rentals for business owners providing housing for employees?
			10.3.1	The planning board can continue to enforce the standards in the subdivision ordinance, but has no authority over other public or private roads.
			13.1.3	This is an example of " consider creating " My experience has shown that in order to get the state permits for these Solar Farms there is extensive study of environmental impacts. There are currently no ordinances that specifically protect open spaces or scenic views.
			13.1.4	The town already requires a 200' frontage requirement for new lots, and this strategy would contradict a village based growth model.
			13.2.2	This statement also contradicts a village based growth model
			13.2.3 & 13.2.4	Contingent on zoning being approved by voters
			13.4.3	Remove planning board
			13.5.2	This once again seems to contradict a village growth model.
			13.5.3	What is considered a seasonal house? A clear definition should be added.
				What is the purpose and desired effect of the CP's suggestion of limiting the conversion of seasonal residences to year- round?
			13.5.4	Define adequate water supply, septic systems are already inspected.
		General		First a couple general comments, any time an ordinance is suggested to be created, the Select Board should be the primary board in the responsibility column.
				Reviewing Comprehensive Plans from many different Towns throught Maine, many Town's have not enacted zoning. These plans are also much less specific (more general) in goals, and are designed to be implemented within a Town's existing framework of ordinances.
	Comment	General		Concerned that it will be perceived as overreaching on property rights and expensive.

			Traditional comprehensive zoning would create zoning classifications for the permitted uses of all land (every parcel) within the Town and require a corresponding Zoning map. As a part of its goals the CP proposes establishing geographical locations for specific uses (e.g., “location of future development”, “growth areas”, “higher density residential zones”, “solar siting”).
			a. Does the CPC envision or propose comprehensive zoning to implement these goals?
			b. If yes, would the requisite Zoning map basically conform to the CPC map (pg.26) designating “Growth, Rural and Critical” areas?
			c. Is it the consensus of the CP Committee that Bristol voters will pass a comprehensive zoning ordinance?
			d. Regarding the goals of land/property uses set forth in the CP as it is currently drafted, would implementation require a comprehensive Zoning ordinance?
			If comprehensive zoning is not enacted thus resulting in parcels of real estate that are not subject to zoning, how would the land use goals of the CP be implemented for these unzoned parcels?
			Were the extensive information and resources of Maine’s Municipal Planning Assistance Program utilized in preparing the CP?
			Were the CPs adopted by other Maine towns and reviewed?
			Were Form Based Codes considered as a method of implementing the CP goals of preservation of historic structures and the continuity of the Town’s character?
		Page 10	“Goals, Policies, Strategies Matrix”. Is this on page 33 or 252? (Title doesn’t exactly match either one.)
			What/Where is “Section 1”?
			Where is Appendix B: “Fiscal Capacity and Capital Improvement Plan”?
			Where is Appendix D: “State Planning Criteria Reference Checklist”? Please provide.
		Page 30	Housing - “With the increase in mortgage rates since 2021, the percentage of existing households that will be able to afford a median home price will dramatically decrease.” The longevity of the CP is 10-year, neither home prices nor interest rates stay steady over such a period, in fact we see them fluctuate both up and down on a yearly if not seasonal basis.
		Page 32	Vision Statement - The vision statement includes the following text: “...it’s older residents (that form the majority of the population) . Does this mean that the vision is for older resident who form the majority of the population?
		Page 32	“While residents appreciate and value Bristol’s consistently low tax rate, they believe that supporting all these aforementioned priorities is most important.” I see that there were two survey questions: one inquired about increasing taxes for services, and the other to cut services to keep taxes as low as possible. Was there also a question about maintaining the current situation?
		Page 33	Bristol’s Priorities - How were these 5 items arrived at? Reviewing the survey results, the top 3 challenges for Bristol were: a. Over development b. Housing c. People from away Climate change was #4, but growth/sprawl and over population were a close 5th and 6th. Why aren’t items #1, 3, 5, and 6 considered priorities?
		Page 34 - 35	Essential Goals and Strategies - What do the numbers in (Parentheses) refer to?
		Page 38	Land Use Map - Who determined where the different areas would be located in the 4 different scenarios? What research went into this?
		Page 38	The Critical Rural Area looks to encompass nearly half of Bristol’s land mass. Do you have percentages? Or estimated acreage? How many acres/percentage of the currently protected/ preserved lands are located in the Critical Rural Area?

		Page 32-33 Page 121	Appendix A	<p>What does SB stand for?</p> <p>Economy - 4th bullet point. <i>"The seasonal economy is significant in Bristol. The town experiences a boost in its economy during the summer months due to day-trip visitors, non-resident property owners, and seasonal renters. The data shows the increase in taxable retail sales during the summer months, contributing to about one-third of the annual economy."</i></p> <p>Is the "summer retail sales" contributing 1/3 of annual RETAIL economy, or 1/3 of ENTIRE economy? What stores do you define as RETAIL?</p>
		Page 122		<p>Occupations - (Table 7.2 See Below)</p> <p>Do these numbers include only Bristol residents employed in Bristol?</p> <p>Is there a number for non-residents employed in Bristol?</p> <p>Or for number of residents employed outside of Bristol?</p>
		Page 122		
		Page 255	2.1.6	<p>Appendix C: Goal, Strategies, & Policies Implementation Matrix -</p> <p>Do you mean to list the names of property owners that have OBD, etc?</p> <p>What is the purpose of this?</p>
		Page 24		<p><i>The Town's data lists 74 Overboard Discharges (OBD). These consist primarily of residential septic systems which may be in need of replacement.</i></p> <p>The above statement is inaccurate. The 74 OBDs are State DEP licensed overboard discharges which is filtered waste water into a waste water treatment system. They are not septic systems which may need to be replaced.</p>
		Page 261	5.1.2	What is considered non-regulatory?
		Page 268	7.2.1	Is the suggestion to require permits for home businesses?
		Page 270	8.2.1	<p>Does this suggest that short term rentals be permitted?</p> <p>How do you "incentivize preventing" short term rentals?</p> <p>Is that giving incentives to a permitting authority to deny permits?</p>
		Page 275	10.3.1	We already have road standards. Why "possible future street connections" , what does this have to do with safe/efficient development patterns?
		Page 280	13.1.5	Does this mean to create an ordinance with zoning?
		Page 280	13.2.1	Does this mean to create an ordinance with zoning?
		Page 284	13.5.3	Is this suggesting that Bristol be more restrictive than the current State laws?
		Page 284	13.5.4	How do you prove that there is an adequate water supply?
		General	General	The Selectmen indicated that they would like to see all action items assigned to existing committees. Of the action items currently assigned to a non-existing committee, which action items would the CPC assign to the Planning Board?
				Overall, the Plan is excessively lengthy, even Section 1 at 42pp. Recommend Section 1 be reconfigured as a Summary, Details, and Background (History, Last Efforts, Process & Timeline, Community Engagement) such that the Summary is <<10 pages, but presents the significant points – why a Plan, its benefits, vision and overall goals.
				There is some verbatim repetition within this section. E.g., Vision Statements on p. 13 and p. 32.
				I am not fond of flowery or emotional wording in an "official" document. E.g., "beloved candy and gift store" on p. 17.
				For the most part, I concur with Chad Hanna's comments relative to "shall, must, control" being replaced with "should, guide," etc. Legally, there is a marked difference between these two sets of words. He has pointed out a number of them, but the repetition I mentioned results in missed occurrences of their usage.

				Noticed at least one discrepancy/nonconformity. List of appendices differs between p. 10 and p. 44. The former lists Appendix D as the State Planning Criteria Referenced Checklist. I wonder if this was originally intended to be incorporated but never materialized or did not make the final cut.
	Comment	General	General	<p>The page numbering is confusing and should be consistent through the entire document. They should not restart after the "conclusion" page 43.</p> <p>Since the Appendix (Goals & Strategies) take up a majority of the document, they should also be listed on the index with page numbers for each section for easy reference.</p>
				"Mill Rate" on page 217 is the only version of the verbiage spelled with two L's. All other references are spelled "MIL"
		Page 211 & 218		<p><i><u>We are pleased to say that Bristol has the lowest tax rate of any town in Maine with more than 2000 people . Relative to other communities in Lincoln County, Bristol's mil rate is currently among the lowest in the County.</u></i></p> <p>This is not an accurate statement and is also subject to change year over year. I think simply stating that Bristol has a low mil rate is sufficient.</p>
		Page 221		<p>Goals, Policies, & Strategies</p> <p>12. Fiscal Capacity and Public Investment Plan</p> <p>12.1 Maintain the Town's established record of fiscal responsibility as evidenced, in part, by a stable mil rate.</p>
		Page 278		<p>Appendix C: Goals, Strategies, & Policies Implementation Matrix</p> <p>1. History and Archeology</p> <p>12.1 Maintain the Town's established record of fiscal responsibility as evidenced, in part, by a stable mil rate.</p>
		Page 150		The same information about low-income apartment communities and units is repeated twice on the same page.
		Page 151		<p><i><u>Substandard Housing - The question: "If there are no ordinances for substandard housing, does that mean that people may be living in houses that are in danger of collapsing, have dangerous mold, lead paint, no heat, etc. and there is nothing the town can do? Are there state-wide standards?"</u></i></p> <p>Suggest putting wording that Bristol does appoint a Health Officer who is available to review properties for pertaining to the public's health, including but not limited to control of disease programs, promotion of sanitary conditions, and protection of the environment from damage and pollution.</p>
		Page 197		<p><i><u>Bristol also maintains a Worthy Poor Fund carried as a line item in the Select Board Financials. (it is currently \$13,418, which includes a \$7,500 appropriation from the Town). It accepts donations from the public, and the Select Board makes disbursements to qualifying recipients from its endowment as a trust fund.</u></i></p> <p>According to the 2022 Audit Report, there was \$34,842 in the Worthy Poor Fund. The \$7,500 was not voted for this purpose, it was voted towards General Assistance which is a state required program and separate from the Worthy Poor Fund. The 2022 appropriated amount for General Assistance was \$5,000. This note would also need to be corrected on page 250.</p>
	Comment	Page 197		The General Assistance Program is overseen by Maine DHHS. The Town is reimbursed 50% of each payout.
		Page 259	4.1.1	<p><i><u>Amend Subdivision Ordinance and include in the Land Use Standards Ordinance language requiring commercial or subdivision developments to consider maintaining areas with prime farmland soils as unencumbered for future agricultural use, to the greatest extent possible. Include similar language for retaining large stands of timber.</u></i></p> <p>This is too far fetched for subdivisions and commercial business. Also, the wording of this statement should be to "Review" not "Amend". It makes it sound demanding.</p>

		Page 260	4.1.4	<p><i>Work with state agencies to review and revise as needed the Town's land use regulations to prevent clear cutting of large areas that would result in erosion of the thin soil cover.</i></p> <p>This is already a State program called the FOREST PRACTICES ACT. Bristol used to have this in their Ordinances, however, the state took the program over:</p> <p><i>As of January 1, 2013 organized towns that have decided to adopt statewide standards for timber harvesting and related activities in shoreland areas have had statewide standards go into effect.</i></p> <ol style="list-style-type: none"> 1. Landowners must file a Forest Operations Notification, along with a location map, with the Maine Forest Service before beginning any timber harvesting activity. Forest Operations Notifications are now filed online. The notification is not a permit and carries no fee. Notifications must be posted at the operation's principal log landing until the harvest is complete. Landowners who submit a Notification are required to complete and return a Landowner Report of timber harvesting at the end of each year in which harvesting takes place. 2. Landowners who create clearcuts must adhere to standards for separation zones between clearcuts, and must have a Licensed Forester prepare harvest plans for clearcuts greater than 20 acres. Additional regulations concern the definition, size, arrangement, and management of clearcuts. 3. Landowners must ensure that clearcuts have adequate regeneration of tree species within 5 years after harvest.
		Page 269	8.1.5	<p><i>Review or amend the Land Use Standards Ordinance to ensure small business owners continue to be able to provide low-cost housing for seasonal workers using accessory dwelling units and other strategies.</i></p> <p>Planning Board, nor do the Select Board, have any say over rates charged for ADU's.</p>
		Page 269	8.1.6	<p><i>Consider establishing a level of affordable housing stock in accordance with the May 2023 Lincoln County Housing Needs Assessment.</i></p> <p>This is not something done on a Town level. Interested developers must approach the Town and would often work out a TIF agreement through the State. The Town cannot be a landlord and hold housing stock.</p>
		Page 280 & 281	13.2.2 & 13.2.3	<p><i>13.2.2 Discourage development in areas lacking the resources (e.g. water availability and septage) to support additional growth.</i></p> <p><i>13.2.3 Create a higher density residential zone that reduces the minimum lot size and allows multi-family or mixed-use development in accordance with LD 2003.</i></p> <p>The first strategy is in direct conflict of the Land Development Plan (13.2.3) to put an emphasis on building up the villages which are already crowded and possibly over using resources.</p>
		Page 5		Not all names of the Planning Board are listed. Would be more appropriate to just acknowledge the Boards and eliminate the use of names.
		Page 6		<p><i>The Town does not offer any tax incentives or grants in support of these sites.</i></p> <p>Towns are not legally allowed to offer or create their own tax incentives.</p>
		Page 188		<p><i>In 2018, Bristol drafted, but chose not to adopt, a code of ethics. The proposed code was, at one time, on the town website: https://www.bristolmaine.org/sites/g/files/vyhlij4191/f/uploads/code_of_ethics_and_conduct.pdf</i></p> <p>This should be removed. The link doesn't work and it was never adopted.</p>
		Page 201		<p><i>One current member of the Planning Board is also a member of the Comprehensive Plan Committee, but there are no other formal links between the two groups.</i></p> <p>There are no current members on the Comprehensive Planning Committee.</p>

		Page 223		<p><i>Existing Land Use - The Town of Bristol has no restrictions on land use, other than State Shoreland Zoning Rules and a one acre minimum lot size. <u>The latter is regularly overruled by the planning board for sub-divisions.</u></i></p> <p>The underlined Statement is inaccurate. The one acre minimum is not overruled by the Planning Board for subdivisions.</p>
		Page 223		<p><i>Existing Land Use - Significant percentage of the area's housing units are seasonal.</i></p> <p>Referring to housing as "Seasonal" is misleading. Recommend changing any reference to "seasonal" to state summer occupied, or non-primary residences.</p>
		Page 223 & 224		<p>Page 223 states: <i>Existing Land Use - Highlights</i> <i>The town is divided into five distinct areas—Bristol Mills, Pemaquid/Pemaquid Falls, Round Pond, Chamberlain, and New Harbor—each with its unique characteristics and land use patterns.</i></p> <p>It is then repeated, just in different verbage on page 224: <i>The Town of Bristol has five distinct areas: Bristol Mills, Pemaquid/ Pemaquid Falls, Round Pond, Chamberlain, and New Harbor. Four of the five areas have distinct, more densely populated villages with small businesses, as well as rural residential, farm/ forest, mixed residential and commercial, shoreland zones with limited residential, and groundwater areas. Each area has its unique and distinct characteristics.</i></p>
		Page 227		<p><i>The Town's only K-8 elementary school</i></p> <p>Change to Pre-K through 8</p>
		Page 235		<p><i>Revise the Land Use Ordinance and create new zoning districts. Create further protections for rural lands by increasing the min. lot size and density requirements in the rural farmland zone. Create a higher density residential district to focus multi-family and workforce housing in areas of town that can support higher density residential areas of town such as in the villages.</i></p> <p>This contradicts being concerned of over use of natural resources.</p>
		Page 238		<p><i>There are currently no ordinance delineations between residential and commercial lots, <u>nor road and shoreline frontage limitations for residences.</u></i></p> <p>Does the underlined statement state there are no shoreline frontage limitations? If so, under the SZO it does specifically state: 15. Land Use Standards. All land use activities within the Shoreland zone shall conform with the following provisions, if applicable. It continues with a chart for Minimum Shore Frontage (ft.). (Page 13)</p>
		Page 245	13.5.3	<p><i>Continue to limit conversion of seasonal housing to year round housing based on a location's available water supply and septage.</i></p> <p>Bristol doesn't currently limit the conversion of seasonal housing to year round housing.</p>
		Page 256	2.2.2	<p><i>Study and consider amending the Shoreland Zoning Ordinance to protect water resources such as creeks, ponds, and streams.</i></p> <p>This is already done.</p>
		Page 71 & 72		<p>Listing the State Current Land Use Programs is redundant and taking up space (Tree Growth, Open Space, Farmland, Working Waterfront). They are often subject to change and listing the specifics in Bristol's Comp Plan isn't necessary.</p>
				<p>Many repeated items: Examples</p>
				<p>Page 241 through 245 is duplicated verbatim on Page 279 through 284 (See below). There is no added value in making the document longer to include these twice.</p>

Goals, Priorities, and Strategies

13. Land Use

13.1 Prioritize conservation and protect undeveloped land by adopting more protections for farmland, forests, and scenic views.

Strategy	Who is Responsible?	Timeline
13.1.1 Research land types and soil types in order to explore the feasibility of creating rural farmland corridors.	Town Conservation Commission (to be developed)	Long Term
13.1.2 Encourage landowners to enroll in Maine's Farmland Property Tax Program, Tree Growth Program, and/or Open Space Program.	Select Board	Ongoing
13.1.3 Create, and ask the voters to consider, a commercial solar facility moratorium until studies can be conducted on impacts to environment, farmland, open space, and scenic views.	Planning Board	Mid Term

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specific categories: 1. Inventory, 2. Analysis, 3. Goals, 4.

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Page 30: Housing

“With the increase in mortgage rates since 2021, the percentage of existing households that will be able to afford a median home price will dramatically decrease.” The longevity of the CP is 10-year, neither home prices nor interest rates stay steady over such a period, in fact we see them fluctuate both up and down on a yearly if not seasonal basis.

Page 32: Vision Statement

The vision statement includes the following text: “...it’s older residents (that form the majority of the population). I assume the vision for Bristol is not that older residents form the majority of the population. I understand this is a fact, but does not belong as part of the vision.

“While resident appreciate and value Bristol’s consistently low tax rate, they believe that supporting all these aforementioned priorities is most important.” The way in which this is phrased, discounts that a low tax rate is important. I see that there were two survey questions: one inquired about increasing taxes for services, and the other to cut services to keep taxes as low as possible. I do not see a question about maintaining the current situation.

Page 38: Land Use Map

The areas designated for residential and business growth are in direct opposition from the respondent goals to protect water resources. These areas are already built out and at least in part, do not have the resources available for further growth. In fact, much of this growth area is subject to the State of Maine Shoreland Zoning laws. With a forecast of 40+ year round homes needed, it is completely unreasonable to locate them primarily in these areas. The survey respondents said that they’d like to see more small business growth in Bristol, there is simply not the room or resources available in these Growth Areas.

Page 43: Conclusion

“Action to manage the change is essential and urgent.” Unnecessarily alarmist wording.

Appendix C: Goal, Strategies, & Policies Implementation Matrix

135 action items

26 PB

21 Other not established Committees that may fall on PB responsibilities - unrealistic

10 new committees/ commissioners - unrealistic

7 new ordinances/plans - unrealistic

Page 259: 4.1.1 Directs PB to make Ordinance changes. change wording

Page 260: 4.1.3 Directs PB to create ordinance, change wording

4.1.4 Directs PB to revise LUO., change wording

Page 275: 10.3.1 We already have road standards.

13.2.4 Directs PB to zone areas as per Future Land Use Plan, change wording

Page 282: 13.3.3 Directs PB to collaborate with CPIC (not established) to implement ordinances.
Change wording