

**Planning Board
February 8th, 2017
Bristol Town Office**

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

Also present: Joseph Rose, Jessica Westhaver and Christopher Hall

Public: None

Absent: Jeff Eilenberg, Andrew Poland (Alternate)

The meeting was called to order at 6:00 p.m. by Andrea Cox, Chairperson.

Approval of minutes from the February 2nd meeting were table until the next meeting.

New Business –

- Jessica Westhaver communicated to the board to select who they would like to hold the two alternate positions. This will need to be presented to the Selectmen for Town Meeting. Jason Lord stated he was interested in retaining his position. Andrew Poland was not present which leaves his interest unavailable.

Old Business -

- Shore Land Zoning Ordinance Amendments.
 - Discussion for Section 12. Non-conformance – E. Non-conforming Lots (3), to add the note and all verbiage from the State Model for said section.

VOTE: The board was unanimously in favor of adopting the State Model for Section 12. Non-conformance – E. Non-conforming Lots (3).

- Discussion to add the follow areas to the Public Recreation District:
 - Moxie Cove: Map 16 Lot 31 (Boat Ramp and Picnic Area)
 - Hanna Landing: Map 4C Lot 24-F (Boat Ramp & Picnic Area)
 - Pemaquid Harbor Rd/Sunset Dr.: Map 4b Lot 15 (Deed is recorded with Protective Covenants on Book 4706 Page 314 with major restrictions for the land)

It was discussed that Moxie Cove and Hanna Landing are appropriate to add to the Public Recreation District, however, it is not appropriate to add the land located on Pemaquid Harbor Rd due to the restrictions.

- Discussion surrounding amendments to the Land Uses Table and sub table.
 - Review of verbiage for PRINCIPLE STRUCTURES AND USES (C). Commercial – under Public Recreation (sub table #5). The board discussed changing it to read “*Functionally water-dependent uses, uses accessory to such water dependent uses and proposed uses that have no greater adverse impact on the subject and adjacent properties and resources.*”
 - Review to remove sub table references for MARINA’S and FILLING AND EATH MOVING OF < 10 CUBIC YARDS. Current sub table items were removed in the current amendments.

- Discussion to move a bullet pointed item under the definition of FUNCTIONALLY WATER-DEPENDENT USES from “The following are not considered” to “The following may be considered”
 - Bullet pointed item reads *“Industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or processing water that cannot reasonably be located or operated at an inland site.”*

Follow-Up Items.

- Westhaver to complete edits discussed during meeting and provide a copy for each planning board member to review prior to the next meeting.
- Westhaver has contacted Maine Coast Surveying to discuss completing amendments made to SZO map.

SZO was tabled until edits are made for the next meeting.

Meeting adjourned at 6:55PM. The next meeting is scheduled for February 16th, 2017 at 6:30PM and will be a working meeting only to complete amendments to the SZO. Directly after the meeting will be a Public Hearing for the SZO Amendments at 7PM.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____