

Planning Board Minutes 11/16/2023

Town Hall 6:30pm

Board Members Present: Ben Pendleton, Andrew Poland, Mike Rosa, Andrea Perley (alt), John Bowers (alt)

Board Members Missing: Jessica Westhaver, Jeff Eilenberg

John and Andrea voting for Jessica and Jeff

Also Present: Richard Francis, Jessica Yates, Jamie Doherty, Lisa Shattuck, John Shattuck, Debbie Fox, Joe Gawrysiak, Rachel Bizarro, Erin Reeves

Meeting called to order at 6:28 by Ben Pendleton

New Business: Shattucks Luck Lane Subdivision modification – Splitting one lot into two lots. Propose to create a back lot with entrance on road with an easement to get to the proposed new lot. The new lot lines would benefit both parcels and the new lot would be 2 acres.

Ben asked if there were any concerns for the Planning Board. No.

Jessica Yates stated that she was not notified of this change as an abutter and asked if the subdivision is required to notify abutters. No, not for a modification.

Ben motioned to accept the modification; Andrea seconded. All in favor.

New Business: Comprehensive Plan review

A list of questions and comments for the Comp Plan Committee was put together by the Planning Board but was not able to be distributed to the CPC before the meeting. (Questions and comments available at the Town Hall).

Areas of discussion were:

Goals and Policies: The CPC recommended reading section 1 of the Comp Plan to answer the goals question, but it was stated that the consultants were still formatting the Plan, so it was not clear as to what section 1 was.

State Criteria Check List. CPC said it needs to be added to the Plan by the consultants.

Land Use Maps: Where did these maps come from? The CPC responded that the info came from the Land Use Workshop and surveys. 4 scenarios were offered by the consultants. 2 were the most popular, so the CPC combined those two ideas to create the map. The Planning Board suggested a conservation map of the Critical Rural areas be included.

Zoning: The PB questions how do you implement zoning? Zoning map? Do you zone everything? CPC committee responded they are not ready to zone, this will be pushed onto a future committee. The CPC realizes that the people of the town do not want the character of the town to change and zoning must be acceptable.

Data for state: The PB asked if all of the state required data was included in the plan. The CPC said that yes it was and that the state just checks the inventory, and the CP comes back to the town and changes can still be made at that time.

Selectperson changes request. It was asked if Chad Hanna's questions and comments about the Plan would be addressed. The CPC answered that yes, they would be along with other suggestions that have been made. Ben stated that the PB would make their suggestions, but ultimately the document belongs to the CPC.

Memo to the Select Board: Should the PB offer an opinion to the Select Board, or should they wait until the SB asks? The decision was made to draft a memo as a Board at the next meeting and share it with the Select Board. A meeting for Dec. 14th was scheduled.

Public Hearing: Scheduled for Dec 7th, Richard invited all to attend.

Will the CPC make the needed changes: The PB stated that they are concerned that comments and suggestions that are being presented to the CPC are not being heard and the Plan needs to be "softened up". A lot of items in the Plan are already being done/met in town.

How will the vote take place: Will the vote be show of hands or secret ballot?

Financial impact: Will the town be eligible for more \$ from the state if we have a Comp Plan? Yes, but Bristol may have a harder time getting money from the state more than a needy community. Does the town want more services for more \$ or less services for less \$? Need to find a middle ground.

The PB set a meeting date of Dec. 14 to draft a memo to the Select Board.

Ben motioned to approve minutes from the 10/30/2023 meeting; Andrea seconded, all in favor.

Future Business: Joe stated that LD2003 is scheduled to go into effect in July 2024 and the town will need to make ordinance changes before town meeting/. Ben responded that the PB does not change ordinances unless the Select Board asks.

Ben adjourned at 8:12

