

## Planning Board Minutes 12/01/2022

Bristol Town Hall 7pm

Board Members Present: Ben Pendleton, Patricia Jennings, John Bowers, Jeff Eilenberg, Jessica Westhaver (alternate)

Absent: Andrew Poland, Andrea Perley

Also present: Joe Rose (CEO), Erin Reeves (Staff Liaison), Hylie West

Meeting called to order at 7:00 by Ben Pendleton

New Business – Coastal River's representative, Hylie West was present to ask for modification to 2006 subdivision, Pond Woods Acres, that was never developed. The land was purchased by Coastal Rivers Land Trust. The land's original owner, Norman Hunt retained 1 lot and Coastal Rivers sold 1 lot.

Request for erasure of lot lines and reversal of subdivision to revert the land to conservation. The land would be for public use.

There would be no negative impact so Finding of Facts not necessary.

Modification would be for removal of lot lines and dissolving subdivision.

Ben motioned to accept modification and Pat seconded. All in favor.

Joe called town counsel about changing the Language of Lot Creation and is waiting to hear back.

Joe also stated that Certificate of Occupancy Language also needed to be addressed and Restrictions on size of plans need to be changed.

The board agreed that Joe would make the changes necessary, the Planning Board would approve them and then be given to the Select Board to approve.

Jessica stated that Andrea Perley has given her resignation to the Select Board. Jessica also stated that she will run for Planning Board in March. Ben & Pat's terms will also be up in March, so 3 positions will need to be filled.

Updating bylaws – A new time for meetings was suggested, 6:30 vs. 7:00. Ben made a motion to meet at 6:30 on the 1<sup>st</sup> and 3<sup>rd</sup> Thursday of the month and Jessica seconded. All in favor.

The board discussed the fact that the 5 year moratorium on the electric sign at the Parks Department building was coming to an end and some sort of decision would need to be made in Town Meeting in March.

Ben motioned to accept minutes for last meeting, Pat seconded. All in favor.

New Business – Joe told the Board that there will be a new dock being put in at some time, but still waiting for DEP approval, so no local permits had been issued.

Joe will talk to counsel and will change needed language in the “Lot Creation” and “Certificate of Occupancy”.

Ben adjourned at 7:38.