

Planning Board Minutes 3/7/2024

Willing Workers Hall 6:30pm

Board Members present: Andrew Poland, Jessica Westhaver, Andrea Perley (alt), John Bowers (alt)

Board Members absent: Ben Pendleton, Jeff Eilenberg, Mike Rosa

Also Present: Joe Rose, Richard Francis, Bill Balicki, Erin Reeves

Meeting called to order at 6:31 by Jessica Westhaver

New Business: CEO Joe Rose presented information about repairs at 19 Dan's Cottage Road. The property received heavy damage in the January storms. The owners are working on getting all of the appropriate permits, but would like to do make enough improvements, less than 50% of the property's value, to honor their rental agreements for 2024 summer season.

Since the work is less than 50% of the value no shoreland zone permits are required. Jessica questioned who would determine the residence was safe. Joe would require an affidavit from the contractor and do an inspection of occupancy before the cottage could be used.

The Planning Board agreed that allowing the short-term fix is helping local businesses rather than hurting them. There is no official vote needed so the owners are free to have the work done.

The owners of the property already have plans in place to fix the cottage fully but are waiting for engineers and will finish the rest of the project after the 2024 rental season.

Old Business: Comprehensive Plan Review

Jessica read an email sent by Ben stating his feelings that the PB should focus on the Comprehensive Plan in its current state. He felt that securing rural character was important and some reevaluation of the land use map was necessary.

PB members agreed with Ben's sentiments.

Jessica stated that the public needs to be informed that once the plan is sent to the state and the state begins their review process that the state requests comments from the town residents. These comments and information can be submitted for up to 25 days once the state has received the plan.

The PB members decided the best way to add comments/edits would be to share a Word document to the PB members that could be red lined by each member to add their comments/edits.

This edited copy can then be reviewed by the PB at their March 21st meeting.

John Bowers inquired if the Select Board would have a special town meeting if needed and Andrea Perley said yes, they would.

The Planning Board stated that they would do their best to have their edits/comments done by March 22.

The PB agreed that the CP had a lot of action areas that fell on the PB to oversee and that at this point those should be left open as to who will be responsible.

Jessica suggested that Mathew Eddy from Midcoast Council of Governments might be a good resource for reviewing the Comprehensive Plan. Andrea suggested reaching out to him and sending him the first 40 pages of the plan.

Jessica will share this information with Rachel.

No other comments at this time about the Comprehensive Plan.

Richard Francis said he would reach out to Jessica Yates to get an editable copy of the CP to be sent to the Planning Board.

Approval of minutes from 2/27/24 joint meeting: Change meeting date of 3/14 to 3/7. John Bowers motioned to accept the minutes. Andrea seconded, all in favor.

Bill Balicki asked if the CP would go to the state first and then back to the town to approve. The answer is yes.

Richard reminded the PB that Bristol has not had a conforming Comprehensive Plan since 1984.

The next meeting of the PB to be held on 3/21. Andrea said if anyone felt the PB needed another meeting in addition to the 3/21 meeting to please reach out because 2 meetings close together would be better than far apart.

Jessica adjourned at 7:20.

