

Planning Board Minutes 7/20/2023

Bristol Town Hall 6:30pm

Board Members Present: Ben Pendleton, Andrew Poland, Jeff Eilenberg, Jessica Westhaver, Mike Rosa, John Bowers (Alt)

Also Present: Liza Cady (Applicant), Joe Rose (CEO), Erin Reeves (Staff Liaison)

Meeting called to order at 6:30 by Ben Pendleton

New Business: Subdivision modification – Whispering Pines, 21 Beaver Dam Drive, Map 7 lot 10

After the subdivision map was reviewed by the Planning Board it was determined that the lot in question is not part of the subdivision, it was left out of subdivision plan as “remaining land” and not considered one of the lots that was divided.

The Board then went on to discuss the ownership of Beaver Dam Drive which is not part of the subdivision. If this lot is divided it would cut the original lot off from the road. The road needs to connect to the deed lot that owns it. This will have to be taken care of by the applicant by either extending the road or having existing boundaries changed.

The Board Agreed that since the land was never part of an existing subdivision the \$500 subdivision modification fee paid by the applicant would be refunded.

The property information will be kept in the Whispering Pines subdivision file but is not considered part of the subdivision.

It was determined that this lot split does not need Planning Board approval.

Approval of minutes from 5/11/2023: Jessica asked that the minutes be changed from her requesting to be vice chair to voted in as vice chair. Ben motioned; Jeff seconded – all in favor.

Old Business: Joe informed the Board that he met with the Select Board and gave an update on LD 2003 – Extra and accessory dwelling units. The plan has been pushed back by 1 year and will not be in effect until July 2024. More changes may still be coming.

The Board would like to be proactive and look at Land Use Ordinances and find out what changes may have to be made to work with LD2003. They would like to change the Land Use Ordinances, but not have a special town meeting to vote on these changes until the state puts LD2003 into effect. They will take this up in the fall.

The Bureau of Ocean Energy Management (BOEM) reached out to the Town and Planning Board to invite them to be a consulting party to the Section 106 review. Environmental Assessment for a wind energy research lease on the Atlantic Outer Continental Shelf offshore Maine. Rachel and Jessica have signed up to be Consulting Parties and Jessica will keep the Board informed when more information is shared.

DEP has sent approval for a pier on the land of Belinda Osier. No local permits have been filed yet, once the permits come in the Board will set a meeting date.

Andrea has agreed to be an alternate for 2023. Members are encouraged to try and find someone to take the alternate position.

Meeting Adjourned at 7:30