

Planning Board Minutes February 3, 2022

Members in attendance: Andrea Perley, Andrew Poland, Patricia Jennings, Benjamin Pendleton, John Bowers (alternate)

Members absent: Jeff Eilenberg, Nathaniel Curtis (alternate)

Others in attendance: Joseph Rose (CEO), Larry Ingram, Joseph Labranch, Kirsten Ingram, Terry Ryan, Cheryl Ryan

Pendleton called the meeting to order at 7:00. A quorum was determined with Bowers voting in place of Eilenberg.

Pendleton made a motion to approve the minutes from the meeting on October 7, 2021. Poland seconded the motion and the board voted 5-0 in favor.

Rose presented a subdivision modification at 180 Pemaquid Harbor Rd map-004, lot-087 belonging to Dorothy White. 2 lots that had previously been divided in 1995 were to be reabsorbed into the main lot, a request was made to divide approximately 8 acres from the original lot. The lot would have a 50 feet of road frontage that parallels the original lot before widening to approximately 150 feet. The lot to be created would have a front line of less than 200 feet, and would be required to meet the requirements of section 11.a of the Subdivision Ordinance "The depth of a lot with a front line of less than two-hundred (200) feet shall not exceed the front line length by a ration of more than a depth of three (3) to a width of (1) and shall be of such dimensions that the lot will accommodate within its boundaries a square of not less than one-hundred (100) feet on a side." After a lengthy discussion the board unanimously agreed that because of the 50-foot-wide strip that made up the front line and the overall length of the property exceeded the 3 to 1 ratio. The board agreed that intent of the text in the ordinance was to prevent "spaghetti" lots which the proposed lot did not seem to be. The board agreed to table the proposal until town council could review the proposal and provide a recommendation.

Rose presented a pre-application meeting for a proposed 11 lot subdivision on Pemaquid Harbor Rd, map-004, lot-089 owned by Terry Ryan. Joseph Labranch, representing Terry Ryan, provided an overview of the proposed subdivision including a surveyed plan depicting the 11 lots and the proposed road. Labranch indicated that there would be minimal wetland disruption was not expected to require a permit from the DEP. Labranch also indicated that he would be looking for 3 waivers for the final submission. Labranch asked that the board accept a Storm Water Permit from the DEP in lieu of a storm water management plan prepared by a professional engineer, which the plan allows. Labranch is a DEP certified contractor for erosion and sediment control and asked the board to consider him as a qualified person regarding the preparation of the erosion and sediment control plan. Finally, Labranch asked for the board to consider allowing the road construction to requirements of a 20-foot finished top and 3-foot shoulders be reduced to an 18-foot finished top and 2-foot shoulders, which the board can do for small, low-density subdivisions. The smaller roadway would create less of a general impact, and specifically a lesser impact on wetlands. After considering the requests the board granted all 3 and approved Labranch to proceed directly to final submission.

Next Meeting Scheduled for February,17 at 7:00 at the Bristol Town Hall

Meeting Adjourned at 8:04