



**Planning Board Meeting Minutes
Thursday, August 2nd, 2018 at 7:00 p.m.
Bristol Town Office**

Committee Members present: Andrea Cox, Robert Cushing, and Andrew Poland (Alternate)
Absent: Jeff Eilenberg, Benjamin Pendleton, Patricia Jennings and Jason Lord (Alternate)
Also present: Jessica Westhaver, Joseph Rose
Public: Mark Hanley, Jewel Hanley, Susan Ropes

The meeting was called to order at 7:00 p.m. by Andrea Cox.

Minutes from the June 21st, 2018 meeting were approved. A motion was made by Cox to approve the minutes, Cushing Seconded; all in favor.

New Business –

- Mark and Jewel Hanley brought to the board a modification to the Combs Point Subdivision (sometimes incorrectly referred to as the Combs Cove Subdivision).
 - CEO Joseph Rose, brought to the boards attention the following matters prior to the approval of the modification:
 - The Combs Point Subdivision was established in 1997 with the first 6 lots.
 - Phase 2: In 2003 lot 7 was added and the remaining land was entitled “Remaining Land”.
 - Phase 3: In 2014 lot 8 was added.
 - Phase 3 “Revised”: In 2014, 4.63 acres of the remaining land was granted to an abutter (Damariscotta River Association). Remaining land was incorrectly labeled as lot 9, inadvertently making it appear as a lot configured into the subdivision.
 - Prior survey had incorrectly labeled the subdivision as Combs Cove Subdivision.
 - Rose brought the errors of the name and the labeling of remaining land as lot 9 to the boards attention. The covenants of the subdivision prohibited further lot splits, the board needed to recognize lot 9 was never intended to be a lot.
 - The board reviewed the newly created lots 9 and 10 for meeting all lot requirements under the Bristol Land Use Ordinance. The board agreed with the incorrect labeling of lot 9 in Phase 3 as well as accepted the name to correctly appear as Comb’s Point Subdivision. The board requested there be an updated plan showing an appropriate turn around location at the end of “Spruce Lane” (as referred to on the plan) to allow for the maneuvering of emergency vehicles. It was also requested the hash marks for 50’ tick mark designations be added to the plan.
 - This final revision will bring the subdivision to the maximum number of lots allowed for the subdivision and no further lots may be created. This revision will be listed as Phase 4.

- VOTE: Cox made a motion to approve the Phase 4 Comb's Point Subdivision amendments as presented; Cushing seconded; all in favor. The Mylar and copies of the plan will be signed upon the delivery of the updated versions by Mark Hanley.
- **House Keeping –**
 - Cox, Cushing, and Poland all received and signed a copy of the new Code of Ethics policy. The remaining board members will receive this document at the next scheduled meeting.

Meeting adjourned at 7:38 PM. The next meeting is scheduled for Thursday, September 6th, 2018 if required.

Respectfully submitted,
Jessica Westhaver
Staff Liaison

PLANNING BOARD APPROVED: _____