



Planning Board Meeting Minutes
Thursday, September 6th, 2018 at 7:00 p.m.
Bristol Town Office

Committee Members present: Andrea Cox, Benjamin Pendleton, Jason Lord (Alternate)
Committee Members also present with late arrival: Jeff Eilenberg, and Patricia Jennings
Absent: Robert Cushing, and Andrew Poland (Alternate)
Also present: Jessica Westhaver, Joseph Rose
Public: Robert Lowd, Ron Jones and Stephanie Russell

The meeting was called to order at 7:04 p.m. by Andrea Cox.

New Business –

- **Hatchtown Subdivision Modification (Tax Map 008 Lot 011-C):**
 - Stephanie Russell brought to the board a subdivision modification for the Hatchtown Subdivision.
 - Cox made sure to alert the board that she as a Real Estate Agent currently has listings for the Hatchtown Subdivision, but not the lot in question. She wanted to make sure the board agreed that her involvement with the matter at hand would not be a conflict of interest. All agreed.
 - CEO Joseph Rose shared with the board the request to adjust the lot line in the area on the subdivision indicated as “Remaining Land” on tax map 008 lot 011-C (owned by Poland, Russell & Holmes, LLC). Russell is looking to convey 7.70 acres from the remaining land to map 008 lot 006-E (which is owned by Russell solely).
 - **VOTE:** Pendleton made a motion to approve the Hatchtown Subdivision modification as presented; Lord seconded; all in favor. The Mylar and copies of the plan were signed and three (3) copies were kept for the Town and the Mylar and 1 copy were given to Russell to record with the registry.
- **88 Atwood Road Foundation Replacement (Tax Map 11C-001-E):**
 - Ron Jones was present for this project as the contractor. He would be repairing the foundation by replacing the sills.
 - Rose shared with the board his review of this project under the Shoreland Zoning Ordinance that it would be required to move the foundation and structure as far back out of the Shoreland setback as possible. After review, the ability to move the structure would only be a four (4) foot distance without encroaching on other setbacks (i.e. road and property boundaries) and would add no benefit under the ordinance.
 - **VOTE:** Cox made a motion to approve the foundation replacement within the current footprint as presented; Lord seconded; all in favor. The board signed appropriate permits.

- **43 Fish Point Road Foundation Replacement (Tax Map 027 Lot 048):**
 - Robert Lowd was present as the property owner.
 - Rose shared with the board the plan for the replacement is to raise the building two (2) feet above the base flood level elevation. Currently the structure is only eight (8) or nine (9) feet from annual high tide. Due to constraints with wetlands, roads and property boundaries, there is no ability to relocate the structure outside of the Shoreland setback.
 - Currently the foundation is a mixture of posts, concrete and rock. The plan is to install posts.
 - The board asked Lowd if he had conversed with his abutting neighbors in regards to raising the structure. He stated he had. The house next to him does have a view easement.
 - **VOTE:** Lord made a motion to approve the foundation replacement within the current footprint as presented; Cox seconded; all in favor. The board signed appropriate permits.

House Keeping –

- This winter when permits slow down, the board will revisit the 911 Addressing Ordinance and the Subdivision Ordinance for discrepancies in the two.
- Rose notified the board there are a few Shoreland stabilization projects pending, however, he does not currently have a date for when they will be presented to the board.

Meeting adjourned at 7:48 PM. The next meeting is scheduled for Thursday, October 25th, 2018 if required.

Respectfully submitted,
 Jessica Westhaver
 Staff Liaison

PLANNING BOARD APPROVED: _____