

Bristol Conservation Commission
August 1, 2018
Meeting Minutes

Call to order: 7:10 PM

Members Present: Janet Cote, Sandra Heaney, and Karen Bemis.

Absent: Carroll Brown Jr., Bonnie MacGillivray Blount, Richard Batchelder and Rebecca Mani.

Minutes Review and Approval: Minutes from the April 4, 2018 were discussed. It was moved by Sandra Heaney; seconded by Karen Bemis to approve the minutes as discussed with approval voted unanimously. Minutes from February 8, 2018 meeting were discussed. These were moved for approval by Karen Bemis, seconded by Sandra Heaney and approved unanimously. ;The November 1, 2017 meeting minutes did not get discussed or approved due to members needed to review and approve being absent from the meeting.

Correspondence Review: Info Requests, Wetlands/Shoreland Permits, and Applications, Planning Board, Zoning Board, Committee notices etc.

Of note were scheduled Zoning projects with rehearing to August 7th for Turners Cottages LLC, and A special exception application for new owner, Patricia Miller for 11 Hobart Road Map 217 Lot 040 to reopen restaurant and have kayak rentals (former Cuna Mara restaurant). Also noted were several Planning Board items scheduled for August 8th which included compliance items for Vacation Paradise Realty Trust and Fred Schneider of Auto Trends.

Zoning Decisions were reviewed and noted as follows:

7/10/2018 Approval with Conditions File # 18SE04 - Map 104, Lot 141 - 87 Brown's Beach Road, Northland Contractors LLC - to increase height from 14' to 24.6'

7/10/2018 Approval File #18SE03 - Map 110, Lot 033 - 116 Holiday Hills Rd. Mike and Michele Henley - to demo old house and erect 25' high colonial in same footprint

6/26/2018 Appeal REJECTION File #18APP01 - Map 103, Lot 032 - Wulamet/Batten Roads - Turners Cottages LLC project, Dowey, Freeman, Huot, McNamara, Pinckney - building for boat storage - appeal rejected citing administrative gloss due to ambiguous sections 3.2F and 8.15 of Zoning Ordinance

6/5/18 Approval File #18VAR02 - Map 111, Lot 037, Shore Drive, Gerald Bradford - to build addition to bathroom, additional storage and screened section large enough for table and chairs.

Planning Board Decisions were reviewed and noted as follows:

7/11/2018 Minor Site Plan review File # 18MSPR02- Map 218, Lot 004, 211 Peaked Hill Road, Woodman's Brewery, Barry and Brian Woodman - to expand seating to a confined area for 24 people.

Code of Ethics Note from Executive Assistant Wendy Duggan: Chair Cote read a note from Wendy indicating several Commission members had not yet signed a Town Code of Ethics document. Copies were provided to Karen Bemis for signature and others who needed to sign were not present so this will be talked about at next meeting with those who still needed to comply with town policy.

New Business:

Chair Cote introduced email from Land Use Permitting Manager, Christina Goodwin with photos of replacement of privacy fence erected at a Lake Street property on the lake. No state shoreland or wetland permits were required for this activity and fence had a low profile with no disturbance of vegetation or water with its installation.

The Email also asked the Commission for feedback regarding property off Bristol Hill Road which is being purchased by the Bleilers for overflow parking for Cardigan Mountain Country Store. The concern is that this lot is partially paved but is within Wetland Setbacks so Commission is being asked before Planning Board decision or zoning application to provide any recommendations. The Commission members reviewed the zoning map and property info and decided that no additional pavement should be allowed in the 50 Wetland Setback. There is a preference that any improvements be impervious to prevent any future issues for the Newfound River with contaminants or increased runoff. Chair Cote will email feedback to Christina and Planning Board.

Adjournment: Sandra Heaney moved with second by Karen Bemis to adjourn. Voted unanimously. The meeting adjourned at 7:45 pm

Respectfully submitted,

Janet Cote, Chair