

PLANNING BOARD MINUTES  
July 26, 2017

**APPROVED as amended & clarified:**  
**8/9/17 \_\_jrl\_\_\_\_\_**

**AGENDA:** 17MLLA02, MINOR LOT LINE ADJUSTMENT: BRUCE VANDERVEN & FRANCINE SWAN,  
West Shore Rd., #203-063 & -064  
PCC: ALAN & DENICE DESTEFANO, 370 Lake St., #112-053  
PRESENTATION BY NLRA  
WORKSHOP

**ATTENDING:** Denice DeStefano (Chairman), Clay Dingman (Vice Chairman), Paul Manganiello (Sel. Rep.), Bob Curtis, Steve Favorite, Dan Paradis, Betty Seeler

**ABSENT:** Brian Howe (Alternate, excused)

**OTHER:** Liz Kelly (Bristol Planner), Christina Goodwin (Bristol Assessing Assistant/Land Use Adm.), Peter Daniels (Bristol Land Use Officer)

The meeting opened at 7:00p.m. with a quorum.

**17MLLA02, MINOR LOT LINE ADJUSTMENT: BRUCE VAN DERVEN/FRANCINE SWAN, COLIN BROWN (SURVEYOR)**

Mr. Brown explained that lot #64 is very small and taking some land from Lot #63 and both lots will then be conforming. Mr. Dingman asked if both lots have separate driveways and was told that they do. Mr. Favorite asked if there are any wetlands or other problems and was told that there is not.

C. Dingman made a MOTION, second by E. Seeler, to APPROVE THE LOT LINE ADJUSTMENT AS PRESENTED. The motion CARRIED. The Board signed the plans.

**PCC: ALAN AND DENICE DE STEFANO:**

Ms. DeStefano stepped down and Mr. Dingman took over as Chairman. Mr. DeStefano explained that they own a 2-family house and wish to add a 3<sup>rd</sup> unit. He is asking if they need a Minor or a Major Site Plan for this. They have had the parcel surveyed and the new unit is to be a 1-bedroom located above the garage and connecting entry. They have a total of 12,146' so are within the coverage allowed. The other two units have 3 bedrooms. There are 6 parking spaces as well as 2 in the garage. The new unit will not expand the footprint but they do want to put in a dormer on 1 side for better light. Access is from Lake Street.

Mr. Dingman addressed 8.3B of the Site Plan/Subdivision Regulations to read the requirements for a Minor site plan. There is 700 sq. ft. of space for this unit. Mr. Curtis felt that the dormer does not change the footprint. Mr. DeStefano added that it is only for headroom. Mr. Manganiello mentioned the dormers on the building on Central St. and was told that they have not come in to see the Planning Board yet. The Board determined that this could be a Minor Site Plan.

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**PCC DE STEFANO continued:**

E. Seeler made a MOTION, second by B. Curtis, to ALLOW THIS TO BE A MINOR SITE PLAN AS THE CHANGES DO NOT CHANGE THE FOOTPRINT. The motion CARRIED.

**PRESENTATION BY THE NEWFOUND LAKE REGION ASSOCIATION (NLRA): BOYD SMITH, DAN SUNQUIST, AND STEVE WHITMAN**

Mr. Smith stated that they have been working on the natural resources in the water shed towns. The three gentlemen then presented a slide show on this in which Bristol is a part (Fowler River area and the foot of the Lake primarily). Mr. Dingman asked if they have a model ordinance and was told that they shall have 5 within the next couple of months. Mr. Dingman asked about Alexandria and Groton's reaction and was told that Groton is working on a Master Plan but Alexandria is gun-shy where Zoning is concerned. Mr. Dingman then asked about the Fowler River aquifer and was told that that whole area is good for conservation. Mr. Dingman suggested that they meet with our Conservation Commission for special lots. Mr. Smith thought that they could do this. He has had some contact with Janet Cote, Chairman of the Conservation Commission. Mr. Dingman felt that the Planning Board should consider the model ordinances when they become available. The folks from NLRA were thanked for coming in.

**WORKSHOP:** As it was getting later and no-one had a draft copy of their assignments yet, Ms. DeStefano continued to the rest of the meeting.

**MINUTES OF JULY 12, 2017:** The following amendments and clarification was made: Page 3, under Selectmen, 1<sup>st</sup> line, change "on a to-do list." to "on a follow-up do-do list from a joint Boards meeting."

C. Dingman made a motion, second by P. Manganiello, to approve the minutes as amended. The motion carried with one abstention.

**COMMUNICATIONS:** A flyer was received for a Land Use Seminar. As it is expensive, the Board will not attend.

**REPORTS:**

**HDC:** No hearings and will not meet in August.

**SELECTMEN:** Mr. Manganiello reported that the Space Needs have come up with two conceptual plans which are based on the needs of the employees. One as an addition to this building and one with two separate buildings. They are to meet again August 4<sup>th</sup> and hope to have an easel to display the plans at the September election.

**CIP:** Mr. Paradis stated that they met with Jeff Chartier, Water/Sewer Superintendent. They will be meeting twice in August and plan on meeting with more department heads. Mr. Favorite mentioned that they are looking at longevity of vehicles and Fire is looking at diesel versus gas.

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**REPORTS continued:**

**LAND USE:** Ms. Goodwin introduced our new employees: Liz Kelly, Planner, and Peter Daniels (Land Use Officer, Health). She explained that they shall be here Monday, Wednesday, and Friday. On Friday morning, the four of us (including Jan Laferriere and herself) meet to go over issues. We also meet with individuals who have questions.

Ms. Goodwin then updated the Board on some of the issues stating that the Chinese Restaurant has been cleaned up and we feel that the corner shed is grandfathered unless Mr. Thouin (who has been complaining) has pictures to prove otherwise. Ms. Seeler thought that the McDonough's might be able to help as they used to have a restaurant there. Mr. Dingman suggested to google the site. Mr. Favorite suggested we look at the aerial maps at the Water/Sewer Department. Ms. Goodwin continued by saying that the fence on Lake St. (by the Lake) is to be taken down per DOT. There are 3 other issues: a dock, extended land with retaining wall and a deck. We are waiting DES before we handle our end. There has been no follow-up on Auto Trends from DOT as yet.

As for the tents on N. Main St., Ms. Goodwin stated that this is a new owner with 7 children plus grandchildren. They have a drive permit and are looking into building. They may tie into town water. There is a good chunk of wetlands across the middle of the property and Bruce Barnard is doing the septic. Ms. Goodwin was not sure what they were using for bathroom facilities though she expects probably the portable by the Big Catch or by the information booth.

Continuing on, the Homestead is increasing their patio; Mark McDonough was supposed to come in for a PCC. Eugenio Ianniciello is applying for 97E. He has no permits to renovate but is probably looking for 4 – 1 bedroom in one building and 3 1-bedroom in the other. All parking is to be on the second lot. Ms. DeStefano mentioned that she understands that he has put an apartment over the garage on Lake St. She did not know if this was for himself or to rent. The shed on Route 104 E is in the State Right-of-Way and we are waiting to hear if the State has any issues.

Mr. Manganiello asked about 251 Pike's Point Road and Ms. Goodwin said that they will talk to her. Mr. Favorite asked about the patio across from Shore Drive beach and was told that we are waiting for DES. Ms. Goodwin also mentioned that the sand bags are gone at the foot of the Lake. The last is a letter asking to allow us to inspect the property (41 Beech St.) and they have not responded yet. The Board thanked the Land Use crew.

**NEW BUSINESS:**

Mr. Dingman thanked the Selectmen for hiring the two new people (Planner, Land Use Officer). Ms. Kelly thanked them as well and is looking forward to the position. Mr. Daniels stated that it is a different sight of the town, he has found.

**NEXT MEETING:**

Our next meeting will be held at the Old Town Hall on August 9 at 7:00 p.m. We have the continuation of the Site Plan for the Turner Cottages LLC. A request is made for copies of the 2010 minutes be given to the Board. Also minutes of the later PCC. Mr. Dingman felt that there was no real intent for changing boat storage to Special Exception.

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**OTHER:**

Mr. Favorite felt that the Board should watch for sales for German Shepherd puppies as the store in the Square has been dropped.

With no other business before the Board, they adjourned at 9:00p.m.

Respectfully submitted,  
Jan Laferriere,  
Land Use Assistant