

**Town of Bristol
Conservation Commission
Wednesday, March 5, 2014
Meeting Minutes**

Call to order: 7:06 PM - Commission Members Present: Janet Cote, Maureen McGuire and Sandra Heaney;
Excused: Mason Westfall and Mary DeWolf; **Others Present:** Clay Dingman;

Minutes: Minutes of January 15, 2014 were approved.

Correspondence Review:

Planning Board, Zoning Board, Capital Improvements Committee and Historic District Commission agendas were received and reviewed for any upcoming projects or decisions that would warrant input or correspondence from the Conservation Commission.

Planning Board 2/12/2014

13MSPR01 – Map 114 Lot 122 - Anson & Genevieve Smith, 16 Central Street for renovations to building to include new roof line, siding, windows etc. Per Clay Dingman – Smiths have parking lease request to Selectboard pending and they were no shows at meeting so this is continued to 3/12/2014.

PCC - Map 114, Lot 178 – Carolyn Parker – Pleasant Street
PCC - Map 114, Lot 094 – Thomas Lemieux – Central Square
PCC - Map 114, Lot 039 – Bill and Christine Cox – Winter Street

Planning Board Mtg. 2/26/2014 – LAW and RSA updates with Town Counsel Attorney Bernie Waugh Janet and Sandra attended this meeting and reported that some specific RSA changes to NH DES applications may impact local input.

Zoning Board 2/21/2014 Notice:

3/4/2014 Variance: Map 112, Lot 001 -Zaremba Program Development LLC – 215 Lake Street, Dollar General – Parking

Janet and Sandra attended and reported that the parking variance was denied by ZBA by criteria outlined by Board where one criteria regarding real estate value impacts failed to be demonstrated.

3/4/2014 Variance: Map 112, Lot 002 – Zaremba Program Development LLC – 215 Lake Street – Fred's Auto Parking

Janet and Sandra reported that discussion regarding this variance called for ZBA to send applicants back to Planning Board for determination of commercial classification to determine correct parking requirements to be met by subdivision of land causing Fred's Auto to become non-conforming.

ZB 13VAR04: Map 108 Lot 010 – Gerald Wright, 16 Mt. Celo Road – Revised Plan

New Business:

Purge and Organization of Conservation Files Work Session: Postponed until others were present and discussion with Mason could determine what might be needed to organize information he would be adding to the process from his home files. It was agreed that we could set aside ½ hour at end of next few meetings to tackle this project.

Old Business:

Zoning Ordinance Updates: Because this is a priority for the Commission, it was determined it would be best to schedule a meeting with the Planning Board to discuss our concerns and wishes to strengthen the Wetlands Ordinance. Janet agreed to contact PB and invite them to a meeting or ask to be on their agenda soon so this process could be reviewed and started. Sandra agreed to contact Boyd Smith at Newfound Lakes Region Association to get some input to assist with this process.

Wild Meadows Wind Farm and Northern Pass: Area towns would be considering Rights Based ordinances and other warrant articles to address Wind Projects and other renewables. The Bristol Select Board has voted to intervene with Wild Meadows project and will collaborate with Hebron and Bridgewater to reduce legal expenses. A warrant article to ad \$10,000 for this purpose will be acted on in Town meeting. Other projects to be watched include the Spruce Ridge Wind Farm project.

Proposed Dollar General Project update: As mentioned in correspondence review, the parking variance was denied for this project but the zoning board's criteria not met to satisfaction causing denial could be remedied with applicant providing data to support negligible impact to real estate values of abutters. The subdivision of the property does cause Fred's Auto to be non-conforming with respect to parking and this could be an issue for this project to move forward as well. Conservation issues are expected to be addressed separately from issues like parking. No NH DES applications have been filed to date.

Next Meeting: The next regular meeting of the Commission will be Wednesday, April 2, 2014

Meeting adjourned 7:50 PM