

PLANNING BOARD MINUTES
January 9, 2013

APPROVED:

AGENDA: SECOND PUBLIC HEARING FOR PROPOSED 2013 ZONING AMENDMENTS

12MSPR06, MINOR SITE PLAN, RAY E. & FRANCENE M. PARKHURST, 90 Lake St., #113-041, to add doors to part of the addition for security and Weather.

PCC: XLNT LAND, 230 Summer St., #223-089.01

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Phil Dion (Sel. Rep.), Murray Campbell, Clay Dingman, Elizabeth Seeler

ABSENT: Janice DellaCroce (away), Steve Favorite (alternate – FEMA)

OTHER: -----

The meeting opened at 7:00 p.m. There was no alternate but a quorum was met. As only Beth Morrison of XLNT LAND was in attendance, the chairman brought her case forward.

PCC: XLNT LAND

Ms. Morrison stated that they wish to change the use of the building. There are presently two businesses and they have decided to stay with just two businesses (they had been contemplating one residence). They now wish to retain the two businesses and just add a slider and a landing to the back for a second egress.

The Board discussed whether or not we understood it as one or two businesses. Because of the sign for 2 businesses, Mr. Dingman expressed that it was his understanding that it was for two. The Board determined that it was and, where there will be no resident apartment that she just needs a building permit and a sign permit if there is a change to it.

MINUTES OF DECEMBER 12, 2012:

The following amendments were made: Page 5, under Wind Farms, 2nd paragraph, 1st line, replace "FCC" with "SEC". Last paragraph, 1st line, following "Board's" insert "proposal for dealing with".

E. Seeler made a motion, second by C. Dingman, to approve the minutes as amended. The motion carried with 1 abstention.

12MSPR06 MINOR SITE PLAN: RAY & FRANCENE PARKHURST

The secretary read the application, abutters notified, where the hearing was advertised and stated that there were no phone calls or written correspondence or any Dept. Head comments in regard to this case.

The Board addressed the checklist and found everything in order.

C. Dingman made a MOTION, second by E. Seeler, to ACCEPT THE APPLICATION AS COMPLETE. The motion CARRIED.

When asked, Mrs. Parkhurst stated that the outside lighting will remain the same as before; there is nothing new.

E. Seeler made a MOTION, second by M. Campbell, to APPROVE THE MINOR SITE PLAN FOR RAY & FRANCENE PARKHURST. The motion CARRIED and the plans and Notice of Decision were signed.

SECOND PUBLIC HEARING ON PROPOSED 2013 ZONING AMENDMENTS:

#6. ARTICLE IV. GENERAL PROVISIONS

4.21 FIRE SAFETY REQUIREMENTS.

Ms. DeStefano distributed the new wording to be proposed. Mr. Paradis questioned the numbering. A discussion followed and it was determined that a sentence be added to the explanation in which it says that this section is to be added to 4.10 and re-numbered.

C. Dingman made a MOTION, second by D. Paradis, to APPROVE THE WORDING DISTRIBUTED WITH THE EXPLANATION FOR AMENDMENT #6 AND BRING IT TO THE MARCH BALLOT. The motion CARRIED.

#7. ARTICLE 8, Section 8.112A RECREATIONAL VEHICLE and ARTICLE IV, Section 4.10 RECREATIONAL VEHICLES.

E. Seeler made a MOTION, second by C. Dingman, to APPROVE AMENDMENT #7 AND BRING IT TO THE MARCH BALLOT. The motion CARRIED.

COMMUNICATIONS

There was a short discussion in regard to the notice from Ragged Mountain in Danbury in regard to their improvements. It was felt that they notified us as a courtesy and the probable affect it may have on Bristol. It was appreciated. Ms. DeStefano then read the request for public input on the Pemi. Corridor Management Plan. Mr. Paradis and Mr. Stamp are both involved with this.

COMMUNICATIONS continued:

Ms. DeStefano read the copy of the letter to Elizabeth Christiansen from Christina Goodwin explaining that she must return to the Planning Board if she ever determines to again bring commercial use to her building. Ms. Christiansen has changed the building to all residential at this point. The DES permit for the Davidson Campground pool, along with DES Approvals for Angela and Ronald Dalphonse, Ann Murphy, and Dianna and Tim Coughlin were looked at.

OLD BUSINESS:

REPORTS:

HDC: Meeting canceled; no update.

Selectmen: Mr. Dion stated that they are busy with the budget. The Highway Superintendent is to come in next with a possible solid waste change. They are also considering ideas for recycling encouragement. It was mentioned about using special bags but no-one seemed to care about that idea.

CIP: Nothing to report.

NEW BUSINESS:

LRPC Contract: Ms. DeStefano announced that we have a signed agreement with LRPC (Lakes Region Planning Commission) for work on the Master Plan and the money has been encumbered.

Robison Drive: The Board was asked about the town accepting Robison Drive. Only the secretary was on the Board to remember anything about that subdivision. She stated that there was to be a hammerhead put in at the end of the first phase and that acceptance is not under the Planning Board. It was felt that Mark Bucklin, Highway Superintendent would have to see if the road is up to town standards and then a vote would be needed by the public at town meeting.

Wind Towers: Mr. Campbell distributed a packet of information on the wind towers and went over these with the Board. He suggested that members look on the internet for information, especially on the Humboldt Current, Thermocline, and Walker Circulation. Mr. Campbell is concerned about having something in our Zoning Ordinance. Mr. Paradis explained that we have it in Article 14. It was felt that we might want to look at this during the year and determine if it needs tweaking.

It was felt that more important are the huge towers that are considered to be going in around the Lake. The local Zoning has no jurisdiction on these; they are at the State level. Mr. Dion stated that the Selectmen have had Mr. Capone, Town Administrator, write a letter to the Site Committee stating Bristol's concern. We are for renewable energy but are questioning what our role is. Mr. Dion mentioned getting out a press release. Mr. Campbell felt that the Planning Board needs a letter of support of the Selectmen. The Board suggested that he draw up a letter and Mr. Dion suggested that he look at Mr. Capone's letter, as well.

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NEW BUSINESS, Wind Towers continued:

Mr. Dion mentioned that the members might want to look on facebook at the 240 slide show that shows that Wind Towers are not as good as they are cracked up to be. It was mentioned that it takes an acre of concrete. Mr. Paradis also stated that it is hard to know what the technology will be in a few years. Again, Mr. Dingman mentioned that the Planning Board has no jurisdiction on large wind towers. Mr. Dion added that the Selectmen are also to send letters to our State Senators and Representatives. Mr. Campbell will craft a letter for the Board's approval.

NEXT MEETING: Our next meeting will be held on Wednesday, January 23, 2013 at 7:00 p.m. Attorney Bernie Waugh will be presenting the annual Legal Updates for all Board members.

With no other business before the Board, the meeting adjourned at 8:25 p.m.

Respectfully submitted,
Jan Laferriere, recording secretary