

PLANNING BOARD  
August 26, 2015

**APPROVED** as amended & clarified:  
9/9/15\_\_jrl\_\_\_\_\_

AGENDA: PCC: EAMON MORAN/AUBUCHON HARDWARE  
PCC: JAMES LARKIN  
SIGNED PLANS FOR SHACKETT HOLDINGS LLC  
MEET WITH DAN CALLISTER, LRPC,: MASTER PLAN  
WORKSHOP: PROPOSED ZONING AMENDMENTS

ATTEND: Denice DeStefano (Chairman), Dan Paradis (Vice Chair), Paul Manganiello  
(Sel. Rep.), Debbie Denning, Clay Dingman, Steve Favorite, Betty Seeler

ABSENT: -----

OTHER: Al Defeo (Land Use Officer),

The meeting opened at 7:00 p.m. with a full Board. Ms. DeStefano explained the process of a PCC (Preliminary Conceptual Consultation).

PCC: EAMON MORAN/AUBUCHON HARDWARE

Mr. Moran stated that Aubuchon Hardware is a 179 year old chain based in MA. He is a 4<sup>th</sup> generation of the business. They wish to purchase the 838 Lake Street property and have retail hardware in the completed building and storage in the unfinished building. Mr. Moran and his father are in Aubuchon Realty and will lease to the family's hardware business. They will be making minimal changes to the main building. They have applied for sign permits: 1 free-standing and 1 on the building. They would like to ask for a waiver on the parking as it is more than Aubuchon Hardware had found necessary.

Ms. DeStefano explained that parking is in the Zoning Ordinance and the Planning Board can only waive 25%. More than that would need a Variance. As the sign proposed for the building is larger in size than what is allowed, it would also need a Variance. Mr. Moran stated that he would like to pave the area for what they feel is reasonable parking. The Board looked at what was previously allowed for the site. Mr. Dingman stated that he could pave the area he feels he needs and just show, on the plan, the rest of the parking spaces as being on the natural surface.

It was then determined that the property has not been purchased as yet; they have due diligence and wish to ask for a Minor Site Plan. The Board looked at the Subdivision/Site Plan Regulations, pages 33 and 34 and Ms. DeStefano read the requirements. When calculated out, and with a 25% reduction by the Planning Board, 48 spaces are required. Ms. DeStefano stated that, if they only feel that they need 25, then pave the area for that and show the rest on impervious ground. Mr. Moran felt that they need 26 spaces.

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MORAN PCC continued:

Mr. Favorite gave Mr. Moran a copy of the latest traffic study by this property. It was determined that there were no current ZBA decisions. Mr. Moran asked the difference between a regular and a minor site plan. Mr. Paradis answered that a regular site plan needs an engineered plan.

Mr. Moran mentioned that the owner of the Boat shop cut the second building down to 4500 sq. ft. Mr. Moran envisioned it to be used for storage and some plants with no changes to it.

E. Seeeler made a MOTION, se3cond by C. Dingman, to ALLOW FOR A MINOR SITE PLAN IN THIS CASE. The motion CARRIED.

Mr. Moran asked about the Variance for the sign. Ms. DeStefano stated that he could do the free-standing sign for now and go to the ZBA for the larger sign at a later date so that they can open as soon as they get the minor site plan approval. Mr. Paradis cautioned that the height of the free-standing sign could be an issue.

PCC: JAMES LARKIN

Mr. Larkin has a very narrow piece of land and would like to add a porch to the rear of the house at the same width. This would encroach on the setbacks. Mr. Larkin acquired the property in October of 2012 and has completely re-done the building. He was told that it had a porch before the house burned. The property goes all the way to the river in back. No-one knew for sure if there had ever been a porch there.

Mr. Favorite asked about egress from upstairs (there is a door there). Mr. Larkin stated that he would like an 8' deep porch and as wide as the house. Mr. Defeo stated that the problem is the setbacks. The lot is only 29.5' wide. They have been trying to see if there was ever a porch there before. Ms. Denning asked if this would be grandfathered and it was thought that it has been too long for that. Mr. Favorite again asked about egress and Mr. Larkin said that the only egress is the main floor and the basement. Ms. Seeler stated that there must be egress windows for each bedroom (there are two). The Board determined that Mr. Larkin needs a variance for this and Ms. DeStefano added that it seems to be a hardship case.

SHACKETT HOLDINGS LLC/JEFF SHACKETT:

Mr. Shackett left the plans and mylar for the Board to sign later in the evening. He included the approvals needed to comply with his approval.

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DAN CALLISTER, LRPC (Lakes Region Planning Commission:

Mr. Callister distributed a pamphlet of information that deals with Developable Areas of Bristol. He then went over the information with the Board. This concludes his part of the research for the Master Plan. Mr. Favorite mentioned that he attended a program on Bristol's old history and found it interesting to note that there used to be a whole lot more buildings downtown. Fires wiped out a lot of them. Mr. Manganiello added that there is an interesting old map at the Library.

Ms. DeStefano asked what the next step for the Master Plan update should be and Mr. Callister stated that his part is done and Mike Izard is working on his portion and will come in to see the Board next. Ms. Denning asked if Mr. Callister might be able to do a power point program and he answered he could do that or just enlarge the maps. Ms. DeStefano directed the Board to study what has been given out tonight and e-mail her with any comments and feedback by Sept. 9<sup>th</sup> and she will get them back to Mr. Callister. He was then thanked for his work.

**WORKSHOP:**

Ms. DeStefano stated that we need to get draft copies of proposed zoning amendments and bring them to the Board to look at. For what needs to be done this year, she asked that the Board narrow this down.

Mr. Dingman is to handle grandfathering and non-conforming. Mr. Paradis was assigned to solar but there is a lot to do on this and it was determined that we need more time for this. Ms. DeStefano will do ground lighting. We also need to move parking out of the Zoning Ordinance and place it just under Site Plan. It was felt that grandfathering is pretty much done already. Non-conforming should be a Special Use permit instead of Special Exception.

Mr. Paradis stated that we need a ballot vote to kill parking from Zoning and then a hearing to get it placed in Site Plan. No-one was sure of the correct procedure for this and it was felt that Attorney Waugh should be approached as to whether or not it is a good idea to do and how to do it.

Mr. Dingman mentioned Dark Skies and Ms. DeStefano felt that this should be done at a later time. As to grandfathering, Mr. Dingman mentioned the BBQ case and intent matters. He added that, in 2007, it was allowed to set a time limit in these cases. Mr. Paradis said that the full kitchen would show intent. Maybe we should have something in the ordinance for lapsed uses.

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WORKSHOP continued:

Ms. DeStefano asked to have the draft copies for our next workshop meeting, Sept. 23<sup>rd</sup>. The secretary mentioned that the CIP is to be presented to the Board on that date, as well. Ms. DeStefano went on to say that the edits will be done in October. She further explained that time is getting close as we shall only have 1 meeting in November due to Veteran's Day and Thanksgiving and it will be held Nov. 18<sup>th</sup>.

MINUTES OF JULY 22, 2015:

The following amendments and clarifications were made:

Page 1, last paragraph, 3<sup>rd</sup> line, insert "light" before "pollution". 4<sup>th</sup> line, delete "that part" and replace with "light pollution upwards". Page 2, Under "Others", 1<sup>st</sup> paragraph, 2<sup>nd</sup> line, delete "direction for the public" and replace with "guidance for people looking to open businesses in Bristol." 3<sup>rd</sup> and 4<sup>th</sup> line, delete the sentence beginning with "Mr. Manganiello" and last line, insert "on the town web site" following "checklist". 2<sup>nd</sup> paragraph, 3<sup>rd</sup> and 4<sup>th</sup> line, delete "the lowest town in Zone 4" and replace with "in the southernmost part of Zone 4". Page 3, Under WELCOME, 2<sup>nd</sup> paragraph, 2<sup>nd</sup> line, delete "teeth" and replace with "enforcement authority". Page 4, 3<sup>rd</sup> paragraph, first line, replace "Moody" with "Mooney-Clark".

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

COMMUNICATIONS: None.

REPORTS:

HDC – They will meet in September.

SELECTMEN – A regional meeting was held among the Selectmen and Mr. Manganiello was surprised to hear that Ragged Mountain has applied to become a Village District. An issue that is being researched now is in regard to widening at the end of Hemlock Brook Road. We are checking to see if this is a Class VI road. The widening was down by a private home owner. Mr. Defeo added that deep ditches have been dug by the recent heavy rain on the steepest part of the main road.

CIP – Mr. Favorite said that they met yesterday with a discussion of regionization of the radio tower. Mr. Bucklin came in and stated that he might be able to extend some of his equipment. There was a discussion with the Police on body cameras. They lightly touched on the dump changes to be made. Mr. Paradis added that they are recommending several Capital Reserve accounts. They will report to the Planning Board on Sept. 23<sup>rd</sup> for approval.

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NEXT MEETING: Our next meeting will be held Sept. 9<sup>th</sup> at 7:00pm. On the agenda is a minor site plan for Maryann Parkhurst and then Zaremba for Subdivision and Site Plan. Ms. DeStefano stated that they may only get to explaining the process and maybe beginning the Subdivision this time. We have to wait 30 days for any input from the Health Officer and Conservation Commission on the Special Use Permit.

PLANS SIGNED:

The plans for Shackett Holdings LLC were then signed.

With no other business before the Board, D. Paradis made a motion to adjourn at 9:23p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary