

Town of Bristol  
Planning Board  
August 4, 2014

Members Present: Joann Rogers, Bob Stryker, Bob Drayn, and Sandra Riker

Member Excused: Bob Raeman

Others Present: Andy Hall, Code Officer from East Bloomfield

Minutes of July 7, 2014: The minutes were approved with a motion by Joann Rogers and a second from Bob Stryker. All present agreed.

Rescinding of Fox Subdivision 2013 was postponed until the September meeting in hopes all Board members will be present.

Changes to Article Eighteen Special Use Permit are postponed until the September meeting.

Review of Steep Slope Application from South Bristol per our CEO: The Board members asked to compare our current application for steep slopes with that of South Bristol. With regard to the timeline on the South Bristol application the Board did not feel it would fit well with our current steep slope regulations. They would like to have some additional input from the CEO as to what he does not like about our current application, and why he feels the So. Bristol permit could be adapted to suit our needs. A suggestion was made that a copy of the steep slope regulations should be provided along with the application.

Other Business: Andy Hall provided the Planning Board with pictures of County Road 33 and the most recent large rain event. The property at 151.00-1-66.121 was subdivided in 2013 to provide Mr. McIntee a second parcel to develop for his use with the intent to sell off the portion of existing parcel that has a home already on it. The second driveway while approved by the County Highway Department (according to Mr. Hall) was never referred back to the Town Planning Board for site plan approval as it is in a steep slope location and would require

procedures to make its placement such that would not create problems for his parcel but the neighboring parcels below this one as well.

Mr. Hall, in his position as the CEO for the town of East Bloomfield suggested the Board look at Article VIII: Design Criteria 86-67 Road Design of East Bloomfield's regulations. Under that sub heading he referred the Board to (4) Private Road (nondedicated) subsection (d) that states No private drive should exceed a slope greater than 3% from the edge of the pavement to a point 30 feet into the property being developed. He told the Board that this practice has been very helpful in controlling the type of erosion that occurred in McIntee's driveway. Some Board members did not feel this is appropriate for every situation in our town and the best way is to ensure that a proper site plan for steep slope building be applied. They thanked for his time and will forward the information on to our CEO, Highway Superintendent, County Highway coordinator, and our Town Board.

As of August 6, the CEO has sent a letter to Mr. McIntee regarding the problem and has asked him to contact the CEO office for his plans of mitigation of the driveway problem.

CEO report: 9 new permits, 3 C of O & C of C, ZBA had two area variances approved, flood hazard mitigation update form has been received for updating, and the CEO continues to do ongoing inspections as well as fire inspections.

The meeting was adjourned.

Respectfully submitted,

Sandra Riker  
Secretary and Acting Chair  
Town of Bristol  
Planning Board

The minutes of August 4<sup>th</sup>, 2014 were approved as written with a motion by Joann Rogers and a second by Bob Stryker. Vote as follow: Stryker aye, Rogers aye, Riker aye, Drayn aye, Raeman abstained, Giordano abstained.