

Town of Bristol
Planning Board
June 2, 2014

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

Others Present: Residents of the Town of Bristol

Minutes: The minutes of May 5, 2014 were reviewed and accepted as written with a motion by Bob Raeman and a second by Bob Drayn. All Board members agreed.

Definitions: The following comments were made regarding access way, path, trails, lots and tax parcels:

- Access way-The way by which pedestrians or vehicles shall have adequate and suitable ingress and egress to and from a land use shall be a minimum of ten (10) feet from any lot line and will be a minimum of 10 (ten) feet in width
- District Boundary Line-is a divisional line between any and all water, school, fire or other special districts.
- Driveway-A roadway providing a means of access from a street to a property or off-street parking area. An Access way may also be deemed a driveway. Said driveway/access way shall be a minimum of ten (10) feet from any lot line; and will be a minimum of ten (10) feet as well.
- Lots- It was agreed to leave the definition of Lot as it is written in the current zoning regulations.
- Municipal Boundary Line-is a divisional line between towns, towns and villages, or counties.
- Path- A cleared way for pedestrians and /or bicycles which may or may not be paved.*
*from the Illustrated Book of Development Definitions by Harvey S. Moskowitz and Carl G. Lindbloom third printing 1987
- Tax Parcel-It was agreed that the PB does not feel it is necessary to add this at this time.
- Trails- the Planning Board would like to know if the Town Board feels that trails should be monitored and if so, this will require more work by the PB with regard to regulations as well as a definition.

Add'l. requirements on subdivision and parcel combination application:

Municipal and District Boundary Lines shall be included on all subdivision and parcel combination maps for the Town of Bristol.

Comments received from the Town Board members regarding proposed zoning changes being worked on by the Planning Board:

Article 10 and 11: Uses Permitted in Use Districts. Dave Parsons and Tom Stevens agreed with the County Planning Board that if the Planning Board was to make this change it would be necessary to include purpose and intent statements to act as a guideline for the other Boards to make their decisions. This provision should be applicable only to as of right uses and uses subject to site plan approval.

Article 18: Special Use Permits- **Councilmen Stevens and Parsons** agreed with the County Planning Board that as proposed by the Planning Board it provides too much latitude for the ZBA.

Private Driveway: Stevens said he was fine with limiting the number of parcels to 3 as more is messy and hard for all parties to agree on maintenance. Parsons was concerned about limiting the number to 3 as it might effect a major subdivision. Private drives help reduce the number of curb cuts that are costly to the town.

Ponds: Proposed: Under Article Five-Construction Provisions shall read:

All ponds existing prior to January 201x will be grandfathered. All ponds including farm, water conservancy and fire protection ponds will be no closer than fifty (50) feet from its high water mark to any property line or any edge of a road right of way. A site plan must be submitted with the application to the Code Enforcement Office, to protect adjacent properties the Code Enforcement Officer may require site plan review and approval by the Town Planning Board. In order to qualify as a fire protection pond it must be reviewed and approved by the Bristol Volunteer Fire Department.

Feedback from Bob Green, Bruce Harter, Tom Stevens, and Dave Parsons indicated they thought this would be a good addition to our zoning regulations. In answer to Tom's question regarding expansion of a pre-existing pond the Planning Board said: **any changes to a non-conforming use requires a variance.**

Home Occupations: They were good with the definition of Home Occupation that the PB is proposing.

Temporary Special Event Permit: The Town Board does not feel this is necessary at this time, so the Planning Board will table it for now.

Review notes of May 19th workshop meeting as follow regarding the Draft Bristol LL regarding HVHF as of 050914

With Comments from the Planning Board to the Town Board 051914

The following language is added to the Town of Bristol Zoning Ordinance, Article Six "Provisions Applicable to All Use Districts"
Section XIII.

1. The following uses, as defined in Article III Section Two of this Ordinance, are prohibited within the Town of Bristol:
 - A. Operations using High-Volume Hydraulic Fracturing

A land use authority should be a broader approach rather than focusing on a single method of extraction. Should we stay with just HVHF or should we say there is no place for LARGE SCALE OIL AND GAS EXTRACTION IN THE TOWN OF BRISTOL?

- B. Material Disposal Sites
- C. Natural Gas and/or Petroleum Extraction Activities
- D. Natural Gas and/or Petroleum Extraction Support Activities

What is the Town Board's intent with regard to C&D? What exactly does the Town Board want not to be allowed? The Planning Board wants to be sure of what is being prohibited.

Section II. Non-Conforming Use: Abandonment/Restoration

A non-conforming use shall be deemed abandoned when there occurs a cessation of any use or activity by an apparent act or failure to act on the part of the owner or tenant to reinstate such use within a period of one (1) year from the date of cessation or discontinuance. Nothing contained in this Local Law shall be construed to prevent the restoration within one (1) year of any building or structure damaged or destroyed by fire or calamity.

Section III. Non-Conforming Use: Reinstatement

No non-conforming use shall be reinstated if it has once been changed into a conforming use. Is this enough or should it be ramped up?

The Planning Board will meet with the Town Board to review these questions on June 9th.

A motion to adjourn the meeting was made by Bob Drayn.

Respectfully Submitted,

Sandra Riker

Town of Bristol
Planning Board Secretary and Acting Chair

July 7, 2014 the above minutes were approved with the changes noted in yellow with a motion by Bob Drayn and seconded by Bob Stryker. All present agreed. Bob Raeman had been excused for the July meeting.