

**Town of Bristol  
Planning Board  
November 9, 2015  
Minutes**

**November 9, 2015**

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

Excused: Patti Giordano

\*Bob Raeman will be acting Chairman for this meeting in the absence of Patti Giordano.

**Others Present:** Maryann & Keith Maynard, Norman & Marilyn Davenport, Pat & Rocco Venezia, Thomas Lowe, Pete Wojtas and J.R. Lynch

**Minutes:** The minutes of October 6, 2015 were reviewed and approved as written with a motion by Bob Drayn and a Second by Bob Stryker. Joann Rogers abstained and Bob Raeman agreed with the motion to accept.

**Alan Francese Lot Line Adjustment:**

Venezia Land Surveyors are representing Alan Francese with this application. Parcel # 124.00-2-14.300 belongs to Alan Francese on the corner of Kear and Montayne Road. The parcel is 6.205 acres in size. Mr. Francese would like to move the lot line to the north to provide an additional 2.205 acres to his son's parcel # 124.00-2-14.200. This would create a 4.000 acre parcel for the remaining acreage of 124.00-2-14.300. The Board inquired if there were any structures on the newly created 4 acre parcel and there are not.

The Chairman opened the public hearing and asked if there were any comments. There were none from the people present but the Secretary noted that Tim Davis of the 4-H camp had called and inquired about the application, he was satisfied with the comments from the Planning Secretary and wished Mr. Francese and his son well saying they have always been very good neighbors to the Camp. The public hearing was then closed.

It was agreed that this application seems to be straight forward and there were no further comments from the Board.

***A motion was made by Joann Rogers with a second by Bob Drayn to accept the lot line adjustment to reduce parcel #124.00-2-14.200 to 4.000 acres in size and increasing parcel # 124.00-2-14.300 by 2.205 acres. All Board members present agreed.***

***The Short form Environmental Assessment was reviewed by the Board and a Negative Declaration was declared with a motion by Bob Raeman and a second by Joann Rogers. All Board members agreed.***

Davenport Lot Line Adjustment: Marilyn Davenport and son-in-law Thomas Lowe advised the Board that the map presented to them addressed the issues brought up by the Board at the September 9<sup>th</sup> meeting as follows:

- Rear of the barn is now 25' as needed for a side lot line requirement
- The revised map shows the location of the septic system on the Davenport parcel supporting the reason for a lot line reduction
- Area Variance is scheduled for November 10<sup>th</sup> ZBA meeting with regard to the 12.3' needed to reduce the side lot line distance of 25''
- The Planning Board will ask to have a date set when the existing overhang on the side of the barn will be removed and verified by the Code Officer of the Town of Bristol

Acting Chair Bob Raeman stated the final lot line adjustment will be determined after the ZBA makes their decision regarding the Variance. The Davenports will be back for the December Planning Board meeting provided the Area Variance is approved by the ZBA.

#### Crown Castle/Verizon Tower

J.R. Lynch is here this evening representing Crown Castle. The Chair asked if Verizon is a co-applicant on this application and Lynch said yes.

Lynch advised the Board that the additional 5' in height requested by Verizon will result in changes to the setbacks required for the Tower. The west setback will be in excess of 206' and the north setback will be in excess of 263'.

Acting Chair Robert Raeman said all of this information being added needs to be put together and submitted as a whole application and submitted with the revised drawings 2 weeks prior to the next Planning Board meeting for the Board's review **and until such time this application should be considered incomplete. The "Shot Clock" should be stopped and reset when the complete application has been presented.**

Keith Maynard asked if the setbacks included guy wires for the Tower, Lynch advised him there are no guy wires for the tower. The Maynards asked if there will be fencing around the entire project and Lynch said no only around the Tower and its equipment.

#### Other Business:

Joann Rogers noted the new barn on Case Road seems rather closed to the adjoining property line and wondered if this had been looked at by the ZBA at the time they granted the Variance. The Secretary advised the Board that Laurenza (owner of barn) owns three parcels in a row on Case Road. The Board questioned why a parcel combination was not completed prior to the variance application; they would like verification by the Code Office that this was handled correctly at their next meeting.

A motion to adjourn was made by Bob Drayn. All agreed.

Respectfully submitted,

*Sandra Riker*

Secretary

Town of Bristol

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The minutes of November 9<sup>th</sup> are revised with the revision as underlined above. A motion was made to accept the minutes as revised with a motion by Bob Raeman and a second by Bob Drayn. Board members voted as follows: Raeman aye, Stryker aye, Drayn aye, Rogers aye, and Giordano abstained as she was not present for that meeting.