

**Town of Bristol
Planning Board
October 6, 2015
Minutes**

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Members Present: Bob Drayn, Bob Stryker, Bob Raeman, Patti Giordano
Excused: Joann Rogers

Others Present: Mark Bell, Cindy Durning, Richard Bettencourt, Ellen Canna, Nathan Bettencourt, Amy Force, Maryann Maynard, and Don Rayburn, Jr.

Minutes: The minutes of September 9, 2015 were reviewed and approved as written with a motion by Bob Drayn and a Second by Bob Raeman. All Board members present agreed.

Bettencourt/Canna Lot line Adjustment vs. minor subdivision

Mr. Bettencourt said he and Ms. Canna own land at 4940 Morrow Hill Road. The parcel is 22 acres and has two Right of Ways: one off County Road 33 that is 66' in size and one off Morrow Hill Road that is 49.5 acres in size. They would like to build a home and a barn on the parcel with the driveway coming off of Morrow Hill. He has presented the Board with two detailed presentations involving lands belonging to his neighbors Jim Gall and Donald Pett. He is proposing buying acreage from both neighbors in order to have enough access to where Mr. Bettencourt would like to place their house and barn. His question is would this be considered a lot line adjustment or a minor subdivision? The Board agreed because the number of parcels involved will not change it would be considered a lot line adjustment.

The Board advised him it would be best to do both transactions as separate applications i.e. Parcel A and Parcel B. They will require a survey map showing the properties involved with each application. He only needs to have one map done for both applications showing the different parcels involved. The Board also stressed the fact that if a lot line adjustment is approved it does not guarantee the new parcel belonging to Bettencourt is a building lot because of the steep slopes in the area.

The Secretary advised Mr. Bettencourt the cost for the two lot line adjustment applications will be \$50.00 each and deadline for submission to the Planning Board meetings is two weeks prior to a meeting date. The next meeting date for the Planning Board will be November 9th and the submission date will be October 26th.

Mark Bell Lot Line Adjustment: Mr. Bell said he currently owns two parcels at the corner of Tilton and Toneison Road in the town of Bristol. He has a pond at the edge of the parcel # 109.00-1-40.120 that his home is on. He also owns 109.00-1-40.112 on Toneison Road. The two parcels form a parallelogram at the corner of Tilton and Toneison Roads. He would like to purchase 3.08 acres from his neighbor Cindy Durning (representing the Merton Toneison

estate) who owns parcel #109.00-1-40.111 in order to buffer his pond. Durning and Bell are in agreement on this.

The Board advised they would consider this a lot line adjustment and also suggested that Mr. Bell take the opportunity to combine all three of his parcels into one lot.

A survey will be required of the lands involved showing the lot line adjustment and parcel combination. The secretary said this requires two applications: one for the lot line adjustment at the cost of \$50.00 and the parcel combination which would not have a fee. The next meeting of the Planning Board will be November 9th and submission date will be October 26th.

Donald Rayburn, Jr. minor subdivision clarification:

Mr. Rayburn advised the Board he is selling his parcel 151.00-1-41.110 of 100 acres including his home on South Hill Road. Ideally he would sell the whole parcel to one buyer but if that did not work out he has a neighbor that would be interested in part of the lands. He inquired if a minor subdivision is up to three parcels: the parent parcel and two parcels off of that one? The Board said yes. Rayburn said all three parcels would be large enough to meet zoning requirements and added that the whole parcel has a 66 foot right of way as it was put in around 2008 and follows the current requirements for a right of way.

Other Business:

Crown Castle/Verizon application Buckelew/Ward: M. Kerwin, attorney for Crown Castle had called the Secretary and said Verizon has requested an additional 5' in height to the tower to accommodate the support brackets for their equipment at the top of the tower. He said they would provide that information at the November meeting and hoped it could be a public hearing and a joint meeting of both the Planning and ZBA. Bob Raeman who will be acting as Chair for the November meeting said no, he did not want the November meeting to be a public hearing for the Planning Board as they will not have had a chance to review the new information regarding the Tower. He would prefer to wait until December for a public hearing once everything is in order. The other Planning Board members agreed.

Meeting was adjourned with a motion by Bob Raeman and a second by Patti Giordano.

Respectfully submitted,

Sandra Riker

Secretary
Town of Bristol
Planning Board

November 9, 2015-The minutes of October 6, 2015 were accepted 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 the minutes.