

**Town of Bristol  
Planning Board  
January 4, 2016  
Minutes**

**January 4, 2016**

**Members Present:** Patti Giordano, Joann Rogers, Bob Raeman, Bob Drayn, Bob Stryker, and Sandra Riker, Secretary

**Others Present:** Tim Davis, Pete Wojtas, MaryAnn & Keith Maynard

**Minutes:** The minutes of December 7, 2015 were reviewed: A motion was made by Bob Raeman with a second by Joann Rogers to accept the minutes as written. All Board members agreed.

**Cornell Cooperative Extension 4 H Camp Site Plan:**

Bob Raeman acting as representative for Hunt-Engineers/Architects/Surveyors will be presenting the application for 3 new bathroom buildings (total 4200sq ft) and septic system at 4437 Kear Road in the Town of Bristol, also known as tax map # 124.00-2-28.110 (camp grounds) and 124.00-2-17.100 (located across the road from the camp). Mr. Raeman will be recusing himself from the Planning Board for this application.

He provided the Board with drawings showing on page 1 the tear down areas of the existing bathrooms and individual leach fields for each building mentioning that the buildings and systems were old, in poor condition and in need of updating. Page 2 showed the siting of the 3 new structures representing an individual building for the girls, boys and a mix use facility which provide bathrooms as well as showers. The new septic system will be sized to provide for the whole camp as well as the three new buildings.

With regard to the septic system he mentioned that it is a gravity fed system and will require tunneling under the road for the transfer line to flow to the new septic system located on the parcel owned by Cornell Cooperative Extension as well on the other side of Kear Road. The Board asked why across the road and not on the large area to the front of the buildings? Tim Davis, Executive Director for the Camp explained that area is used for parking when camp is in session so they do not wish to put the septic system in that area.

The Board expressed a concern that the septic system would be on a separate tax parcel and suggested the applicant might want to consider combining the two parcels. Mr. Davis said he would share that thought with the other directors as it made sense to him. The question was raised as to how it would affect resale of the parcels. The Secretary advised Mr. Davis she would speak with the assessor and get back to him with that information.

The following information was supplied by Mr. Raeman as to other areas involved with a site plan:

- Any change in exterior lighting? They will use the same as required by town code.
- Will the well handle the additional facilities? They will expand the holding tanks capacity providing usage of as much as 7500 gallons of water per day during camp season.
- Each building will require a separate town building permit
- Concern by the Planning Board for the septic system being located on a separate tax parcel suggests that the applicant look into parcel combination to alleviate this issue or the Representative for the applicant suggested an easement could be granted for the placement of the septic system
- Applicant is responsible for getting all necessary permits to complete this project
- A permit will be required from the Town of Bristol Highway Superintendent if the sanitation lines will be placed under Kear Road and if this is not doable then the applicant will need to have an alternate plan available for site plan review
- The CEO of the Town of Bristol will not issue any permits until all issues have been satisfied.

The Planning Board addressed the Environmental Assessment Statement and all 11 questions of part II were answered with a no by all Board members. A motion was made to declare a Negative Declaration for this action by Bob Stryker with a second by Patti Giordano. Board members voted as follows: Rogers aye, Stryker aye, Giordano aye, Drayn aye and Raeman abstained.

A motion was made by Bob Drayn with a second by Patti Giordano for the following:  
Site Plan approval is granted with the following conditions to be met by the Applicant prior to any construction to take place:

- Concern by the Planning Board for the septic system being located on a separate tax parcel suggests that the applicant look into parcel combination to alleviate this issue or the Representative for the applicant suggested an easement could be granted for the placement of the septic system
- Applicant is responsible for getting all necessary permits to complete this project
- A permit will be required from the Town of Bristol Highway Superintendent if the sanitation lines will be placed under Kear Road and if this is not doable then the applicant will need to have an alternate plan available for site plan review
- The CEO of the Town of Bristol will not issue any permits until all issues have been satisfied.

The Board polled as follows: Giordano aye, Rogers aye, Stryker aye, Drayn aye and Raeman abstained.

Minor Subdivision/Lot Line Adjustment:

The Secretary provided the Board with two documents. One the current minor subdivision application as approved in 2011 and the second an individual draft for a lot line adjustment for their review. It was agreed to leave the minor subdivision application as it stands. On the other hand, the lot line adjustment still needs some work to make it less cumbersome for applicants to accomplish moving a lot line to accommodate the transfer of land, rectifying a disputed boundary line location, or freeing such a boundary from any difference or discrepancies. The Board agreed that whatever line adjustment is done it needs to be tied at both ends by some permanent marker and its description should be included in a new meets and bounds for both parcels. They asked the Secretary to contact the Town's Attorney for his input on the new lot line application.

Crown Castle/Verizon Tower Application:

They are not on the agenda for the Planning Board this evening because their revised materials did not arrive until after the deadline for this meeting. The Chair will be contacting the ZBA Chair prior to ZBA meeting on January 12, 2016.

A motion to adjourn was made by Bob Raeman with a second by Patti Giordano.

Respectfully submitted,

*Sandra Riker*

Town of Bristol

Zoning and Planning Board Secretary

The minutes of January 4<sup>th</sup> were reviewed and a motion made by Bob Raeman with a second by Bob Drayn to accept the minutes as written. All Board members agreed to accept the minutes as written.