

Town of Bristol

Planning Board Minutes of March 2, 2020

Present: Joann Rogers, Patti Giordano, Bob Stryker, Justin Steinbach, Karen Ellmore, and Secretary Sandra Riker

Others present: Jen Van Houten, Janet Green, and Corey Figueiredo representing Christopher Simmons

Minutes: The minutes of February 3rd were reviewed. Joann Rogers made a motion to accept the minutes with a correction to be included. Patti Giordano seconded the motion and all Board members agreed.

Lot Line Adjustment:

Corey Figueiredo of Future Forests is representing Christopher Simmons owner of tax parcel # 151.00-1-35.310 a/k/a 5277 South Hill Road who wishes to do a lot line adjustment to create parcel A being 3.500 acres that has a house on it and parcel B being 7.174 acres of wooded vacant land. Parcel B will then be merged with other lands owned by Simmons under tax parcel # 152.00-1-64.110. This is shown on the map survey of December 14, 2019 completed by Land Surveyor Dave Simolo of Larson & Simolo Land Surveyors.

Chairwoman Ellmore and the Board reviewed the map presented by going through the checklist of requirements necessary to provide a complete application. It was noted that the following items needed to be added to the map:

7. All buildings within 75 feet of the lot line adjustment
8. Wells and septic system on this and contiguous properties within 100 feet of the lot line adjustment.
11. Location and description of all swales, ponds, basins, fences, dikes or other devices required to control soil erosion and sedimentation within 50 feet of the lot line adjustment.
14. All existing property lines, easements and rights-of-way, with appropriate Liber and Page and the purpose for which the easements or rights-of-way have been established.

Item 14 does not need to be to scale just a location sketch showing the whole area involved.

Chairwoman Ellmore opened the public hearing and no one present had comments. The public hearing was closed.

The Board agreed to table the application until the next meeting in April to allow time for the map to be revised to show the necessary additions as requested by them.

Other Business:

General Code 360 legal and editorial analysis: Karen presented a list showing which Boards should be reviewing and commenting on the various chapters in the document. She suggested that the Boards review their assigned chapters and print out their review comments and return them to Secretary Riker by May 1st providing the remaining time until the deadline of June 25th for the review committee to provide a unified comment for each sections questions.

If in reviewing, you come across sections of the document that need to be cleaned up as they may be outdated and or inappropriate. Now is the time to do this as well.

Hard copies can be provided for your review process if necessary, just let the Secretary know and she will print them out for you.

Justin and Karen will be part of the review committee.

A motion was made to adjourn by Patti Giordano with a second by Justin Steinbach.

Respectfully submitted,

Sandra Riker

Town of Bristol
Secretary to Planning and Zoning

At the April 6th meeting these were minutes accepted with motion by Patti Giordano and a second by Justin Steinbach. All Board members agreed.

