

Board of Adjustment  
August 23, 2011  
Draft 8/23/11

Present:

Members: Bob Stetson, Paul Jackman, Brenda Tillberg, Peter Grant, Ron Kowalski, Kevin Brown, Ted Desmond & Carol Clauss

Witnesses: see attached list

Meeting called to order at 7:40 p.m. by Kevin Brown.

**Application # 11-35 of Terasem Movement TransReligion Inc. for conditional use approval for change of use from office/residential/community facility mixed use to solely community facility use located at 2 Park Place (Parcel #235032). The property is located in the Residential, Office, Commercial zoning district. Said application requires approval under Section 341 Conditional Uses.**

Jim Dumont is representing the applicant and has a request from an abutting landowner to continue the meeting to another date. The board agreed to continue the hearing to a date certain of September 27<sup>th</sup>, 2011 at 7:30 p.m.

**Application #11-49 of Bristol Works, LLC for conditional use approval for change of use from light industry to mixed use located at 72 & 74 Munsill Ave (Parcel #205151). The property is located in the Mixed Use zoning district. Said application requires approval under Section 341 Conditional Uses.**

Paul Jackman wanted to let everyone know that he is an abutting property owner and feels that he can be objective and will be sitting on the board for the hearing.

Robert Fuller, Kevin Harper, Dave Blittersdorf, Kim Smith were sworn in by Kevin Brown.

Kevin Harper explained that he and his 3 partners are here as a whole entity and each put in ¼ of the purchase price to acquire the property. Kevin has been familiar with the property for many years; he was the original owner of Autumn Harp who had been in the buildings. Dave Blittersdorf said Bristol is in his heart, and has wanted to come back to Bristol for a while. He was interested in a place that could have potential for manufacturing and this property has that. Kim Smith was an early investor of Autumn Harp and now owns the Marble Works property. Robert Fuller is involved with several businesses in town and lives in Lincoln. He hopes to move to Bristol in his later years. The property is in a mixed use zone, Kevin Harper went over what is not allowed in this area and went over what they are looking to put in the space, such as offices, light manufacturing and then possibly retirement housing. VBT and Graze are in the buildings now with Bristol Bakery and Café opening a wholesale business in the near future. Kevin Harper said that they have been before the Planning Commission and the Selectboard and went to the neighbors to explain to them what their plans for the property are. Bill Bryant had said originally they would not need a permit, as they were not really changing anything by way of uses for the building, but then decided that maybe they should come before the Board of Adjustment since they have gone from a single use to a multiple use facility. Kevin Brown

asked what buildings are ready for use at this time. Kevin said the northeast building is being used for office space for the Northeast Supervisory Union for half of the space with a long term lease. Peter Grant mentioned that all of the uses that they are asking for are conditional uses that could have conditions attached to them from the Board. Kevin Harper said that parking and traffic flow is a key point. Autumn Harp had 225 full time people with 3 shifts a day at the time they left and Autumn Harp left because they out grew the space. Kevin Harper feels that the space was always a great neighbor and that the people in the neighborhood would agree, however, does not feel that this space will ever grow to that same size for what is being proposed. Kevin Harper's vision is that there will be people who will be able to walk or take a bus to this property and not necessarily have everyone driving to work. Brenda Tillberg said that the types of business that he has mentioned would not impinge on the neighborhood for noise or smells. Brenda was questioning the number of parking spaces that they have marked off. Kevin Harper said that there are 200 spaces proposed. Bob Stetson said that he feels that this is a perfect use of building with plenty of parking spaces. Ron Kowalski wanted to know when Autumn Harp stopped using the building. Kevin Harper said that was probably Jan 2010 and the last stragglers left in May or June 2010. Kevin Brown said that some things are much firmer than others are and is struggling with the fact that there is so many unknowns for the future. Kevin Harper said that he doesn't feel that he should have to come back to the board each time that someone wants to rent space. Brenda said that she is having a hard time with making a broad range of approval for the multi use of the building. Peter thinks that Bristol Works is great for Bristol but with out having conditions on a conditional use approval that there is no way to control the businesses once they are in the space. Ron wonders if the definition of light manufacturing is sufficient for the conditional use approval.

Rita Brown said that they built their house in 1966, has seen the worse of the place, and now are seeing the better and thanks Kevin Harper for making it better.

Kelly Hamshaw commutes to Burlington everyday and would like to someday be able to work in Bristol at the Bristol Works facility.

Chico Martin feels that the project does have good merit but feels that there is some irony that Kevin Harper would not want to be subject to the same permits as others such as the extraction issue in town. The process is the same for everyone, there is no mention of anything about traffic studies, lights, for the health center where would the patients be entering, etc. Chico is concerned about fire doors and safe access to the building, there is nothing in the application that explains any of that. Chico said that there are no standards being addressed such as sewer, water, traffic, etc. Chico does agree that Bristol needs a site such as this but more details are needed.

Darla Senecal has been a resident for 27 years and has worked in Bristol for 10 years; a site such as this is welcomed and forthcoming of green energy is the future of Bristol. Darla is very excited for this project, as it will bring more opportunities for employment, which will bring more people to shop and do business in Bristol. Paul Kervick, co founder of Living Well on Maple St. is in support of this project. Paul said that it would be great for people to grow up, work, and grow old in the community of Bristol. Kelly Laliberte grew up in Bristol, and is surrounded by Bristol Works on 3 sides of her property. Kelly is looking forward to what is happening at this property and is in favor of the plans. Jim Jarvis moved back to Bristol, met Kevin, and reviewed the plans for the Bristol Works project. Jim feels that the project is a great idea. Jim Lathrop has lived in Bristol his whole life, and he finds the application to be incomplete. Jim Lathrop says that ACT 250 goes with the owners of the business and said that Kevin will need an ACT 250 permit and should get that first. Jim is also concerned about traffic

patterns and which streets will be used, will this be harmoniously, what is coming in for businesses. He just wants to see fairness. Karl Ginalski lives at the corner of Pine and North, which could be one of the places with traffic impacts. Karl is concerned about businesses that are closing and hopes that this is where the jobs will be in the future. Michelle Longley lives at the corner of West Pleasant and Munsill; she is also concerned about traffic patterns. Michelle said that she was not notified about the project before receiving the postcard that was mailed to her house on Monday. Joel Bouvier remembers the various uses of the property. Joel is concerned about the Autumn Harp vehicles that are still parking there and then being bussed to Essex. How many parking spaces are needed for the businesses that will be using the space? Joel likes the plan but feels that it needs more work. Joel would like to know what has been done about the septic issue which was one of the other reasons that Autumn Harp left. Kevin Harper has a wastewater permit from the State and the septic system has been replaced and is approved by the State and was designed by Alan Huizenga. Carol Wells executive director of BDCP said that there have been challenges lately with keeping business in town. Carol said that losing Autumn Harp did affect the businesses in town and feels that bringing in new businesses to town will be good for business in the downtown area. Sheri Bedard lives in Bristol, owns her own business, and feels that there are measures in place to take care of the details of the permit process.

Craig Allen bought a house on Munsill Ave many years ago and had more trouble with the apartment building across the street than the tractor trailer trucks. Craig would like to have the board look at previous conditions that were set on the permits that were there before. Darla Senecal said that she owned a business in South Burlington about 13 years ago and wanted to move the business to Bristol but was not able to as there was no space in Bristol and she was told there were plans for a business park which is nonexistent and this property makes good use for a business park. Jim Lathrop feels that they should make sure that the proper EPA permits are in order. Kevin Brown said that commercial applications are conditioned for getting the proper State Permits. Bob Stetson said that there was a terrific article in the Addison Independent about the phases of the project and that they handed out information at a booth at Pocock Rocks. Bob Stetson said that the board is only dealing with the phase 1 part of the project and the others are in the future to be dealt with. Kevin Brown said that phase 2 is part of the application before them for the light manufacturing. Brenda Tillberg asked if Autumn Harp employees would still be parking in the spaces. Kevin Harper said that they plan to continue with up to 25 cars at a time and Autumn Harp are in agreement that if they are in the way they will find another space for the employee parking. Kevin Brown has asked that Kevin Harper explain what the plans are for the first phase. Kevin Harper said that phase 1 is for office space and space for a health clinic or doctor's office. The light manufacturing space is phase 2 and both phase 1 and 2 are ready to be completed. Discussion as to if the applicants want to provide the Board with any more details based on questions and concerns from the members of the board and the public or for the Board of Adjustment to start the clock ticking for the 45 days for a decision. Kevin Harper said that they would provide more information for phase 2, light manufacturing, and come back to another meeting.

Kevin Brown moved to consider the phase 1 part of the application closed for the office space and health center and to continue the hearing for phase 2 of the application for light manufacturing to a date certain of Sept 13, 2011 at 7:30 p.m. Bob Stetson seconded the motion. Motion passed (7-0) with all in favor.