

Planning Commission Meeting
October 4, 2011

Present:

Members: Sue Kavanagh, Kris Perlee, John Elder, Chico Martin, Ken Weston, Bill Sayre, Skimmer Hellier

Visitors: Vicki Beardoin, Chris Rockwood, Jim Lathrop, Naomi Drummond, Greg Toner, Linda Hacker-Toner, Craig Augustinsky, Dave Grudern, Conrad Aube, Kate Raycroft-Meyer

Others Present: Mary Arbuckle, NEAT TV; Jen Stetson; Adam Lougee

Chico called the meeting to order at 7:06.

1. Public Comments:

Vicki Beardoin- Lives in a small community behind Bristol Pond, and feels that this group is in a bind because where they live has been changed to a conservation district therefore creating multiple non-conforming lots. Due to the set-backs that are associate with the district limits what they can do with their property. She suggested that in the re-zoning of the town that the PC considers allowing them to become an RA-5 District. Chico noted that she and the rest of the community in that area will continue to have to conform to the current zoning regulations until the town has become re-zoned. Vicki then continued in mentioning that this community doesn't use the town's infrastructure.

Chris Rockwood- (refer to handout) Suggested that the PC consider not necessarily re-zoning all of CON, but perhaps "spot zoning" this particular area. He feels that it makes more sense to be an RA-5.

Greg Toner- About 3-4 years ago asked to be re-zoned for them personally. Chico explained the situation to the other members. He also discussed the process that they have for the re-zoning of the town, and that this particular request will be discussed when they reach the conservation zone.

Naomi – Referring to the latest Appendix C, expressed concern about the corner of 116 and Hewitt Road about the how she would not like to see that as a commercial zone.

Jim Lathrop- Referred to computer generated images in packet he handed out, his handout demonstrated pictures from the ledges of the last 30-35 years of the meadow and talked about the importance of the below the grade. He commented on the specifics of the Town Plan, he felt that the more rules and regulations we have would diminish business and to consider them when re-zoning the town.

Greg Toner suggested that when re-zoning the town of Bristol that each zoning district be voted on separately, therefore if people were only unsatisfied with specific districts they would be able to show that by voting down that particular district.

Both Chico and Ken expressed that due to the fact that all of these districts are specifically connected (geographically speaking) it would make it too difficult to do this.

2. Ken motioned to approve the minutes from September 20th, but the approval of the minutes does not indicate that we accept or reject the public questions and or statements, seconded by Kris. Motion was approved with all in favor.

3. Chico proposed that anyone that would like to submit any changes to the document email or send the document to him by Sunday October 9th. All documents that are sent are requested to have specific page, paragraph and line. On Tuesday (11th) Chico, Sue and any other people that want to, meet at Chico's house to consolidate the information. Create a consensus document and distribute that to PC and then create another document where there were certain discrepancies. Then on Tuesday the 18th vote on consensus document and discuss further changes to be made.

4. Chico asked if any of the members felt the need to deny the request by Four Hills Farm. John asked if there was a precedence to this, if we choose to do this does this show that the wait period isn't appropriate. Kris said that the Selectboard normally issues this waiver. Ken motioned that they advise the Selectboard that we approve the waiver of the 45 days, seconded by John. Motion was approved with all in favor.

5. Adam passed out the new maps he created based on the discussion from the last meeting. The new appendix maps made were both the current and the newly discussed zones. The Board picked up discussion on the RA-2 Zone. Kris noted that there were quite a number of differences in the new maps compared to the old maps. The group then resumed discussion on the RA-2 district. Ken had created a handout for the group about the differences in the lot sizes. Adam posed the question about whether they group felt they should keep the RA-2 zone or would they like it to become more dense? Ken then brought up the discussion the lot size within the district. John commented that this should be something considered about what they want as a group, do we want to consider the growth of Bristol by 15-20% (realistic) or do we want to continue to diffuse as we get farther away from the center of Bristol. Adam mentioned and talked about village water. If where village water stops and people then need to use wells the lot size would have to be a minimum of 2 acres, unless town water expanded. Bill would like to hear the proposal of something with higher density within districts. The group then discussed the proposal of the dwelling units for this zone. Kris proposed to keep the Village 2 district as it is on the proposed map (Appendix XX), with the specific regulations using the RA-2 district specified regulations (page 8). Boundary as on the proposed map, with a change in front yard setback, when voted upon, the results were 6-1 (Hellier opposed). The objection and guideline associated with the specific regulations chosen doesn't correlate, therefore that needed to be re-written due the fact that the group wanted a density differential. It was then discussed by the group the differential between the northern and the southern parts of the proposed Village Residential 2. Chico commented that Hewitt Road didn't seem identical in any way to Plank road at all.

Adam then suggested creating the objectives and guidelines first, before creating specific regulations. He posed the question, "What do you want in any given specific area and then how do we get there with reference to the vision your town plan creates?" Adam asked each member to state what they thought the northern Village Residential 2 (Appendix XX) objectives should be based on town plan. Chico decided that the group was nowhere near consensus so he felt like there shouldn't be a vote. Adam noted that if the group agrees on objectives then it will make the decision for each district easier.

Chico moved to adjourn the meeting at 9:30, seconded by Ken all approved.