

Planning Commission Meeting  
October 18, 2011

Present:

Members: Sue Kavanagh, Kris Perlee, John Elder, Chico Martin, Ken Weston, Willow Wheelock, Bill Sayre

Visitors: See Attached

Others Present: Mary Arbuckle, NEAT TV; Jen Stetson

Chico Called the meeting to order is 7:06

1. Public Comment:

Kristen Underwood- The state map report, has been approved by Vermont Geological Survey. The Conservation Commission felt that the Bristol Quad was slightly more important than the South Mountain Quad, and wanted to check with PC to make sure that they felt the same way. Willow asked wanted to see the difference between the two maps and the areas that they would cover and why. She said that by doing this map it would cover more of the current water ways and also contains more of the population of Bristol. Katie- Discussed the parking issue in the "down town", and the zoning bylaws that are related the requirement for the use of the building. She had a list of six suggestions that she made and said she would leave a copy with the group.

Naomi- Discussed the gravel pit and she is worried about the people who live on Hewitt road. She was concerned with the traffic and truck travel that would occur on Hewitt Road. She felt that Hewitt Road is a quiet residential neighborhood and has become quiet as the years have progressed. She felt that the gravel pit disregards and disrespects the advantages of being a homeowner. Naomi handed out a pedestrian packet and discussed the dangers of trucks avoiding a walker being in the opposite lane, and the times that the gravel pit would be used would be in a time of the year that there are more pedestrians. She also didn't agree with the use of the word "naysayer" in the town plan.

John Moyers- Read three goals from the current town plan on page 2 that he would like PC to consider, Goals D, E, and F. He felt that all of these goals still are similar goals to what the town is looking for and he urged the group to keep those fresh in their mind.

2. Administrative matters:

Discussion on the state map that Kristen brought to the attention of the group. John Elder recommend that go along with the priority of the first map and all agreed.

3. John Elder moved that meeting minutes be approved, Kris seconded, all agreed and the motion was passed.

4. In referral to the consent list made by Chico, Sue, and Kris:

Ken moved to approve the list number one (the consent list), John seconded. Discussion on the consent list and any changes within the list that they would like to be made. On page iii strike plan #5. Ken moved to approve the amendments all were in favor, Sue

seconded. Kris moved to accept the motion with the amendments all were favor, none opposed.

Then discussed the list of motion to accept the zoning district definitions to the sidebar of page 51, and the bottom of page 52, Sue seconded, all were in favor none opposed.

Discussed the second list for suggested changes that should be made in the Town Plan. Both John and Ken emphasized the importance of clarifying points 7 and 14 instead of striking one of two. The group then discussed the intent of point 14, and what they were looking for was businesses and services and their accessibility to the town. Page 34, policy 14, the word businesses changed to: the location of non-industrial commercial and retail businesses. Motion to accept the change made by Chico, Ken seconded and all were in favor. Page 49 line 31, the third bullet. John Elder wants to make changes to statement regarding making extractions in the conservation zone. In the lower part of the conservation zone, there are some changes that have been made. John proposed that PC make a distinction that all lands that don't have an easement on them we call them something else. If this is agreed by all then we would have to remake the map, so it was exact. Chico discussed a change in some of the wording that John Elder used to make it more accurate. No extraction would ever be likely on that land. Kris suggested that this zone RA-25, which falls in suit with the other Rural Agricultural zones (25 being the lot size in that zone). Bill raised the point if the ownership changed from public to private and how that would be addressed. John then suggested that perhaps keep it all one zone, but then within the zone discuss the private and public lands. Bill thought it might make sense to combine the title of conservation and RA-25. Chico adjourned the meeting for 5 minutes and it will resume 8:15.

John Elder and Bill came up with a proposal, and felt it should still be called the conservation zone and then proposed the change for the point number 2. Sue moved to accept the wording as submitted, Willow seconded, motion passed 6-1 (Perlee against). Chico felt that the map needed to be included in the Appendix, and the map will be brought up to a standardized map. John Elder moved to approve the map to standardize and included as appendix d-2, Kris seconded the motion all were in favor.

The group then discussed point number 4, for Additional Changes Proposed. John Elder thought that this would be a substantial change that needs to go back to the board. He felt that at the hearing this became important, strong majority of citizens were against extraction in the conservation zone, we have asked for information that we are going to get information and it is important to have all of the scientific information that we can, the overall chances that we get the plan approved by the voter will significantly diminish if this is included. PC then went around the table and discussed their thoughts about John Elder's proposal for this change. Chico discussed the timeline that PC is working with. Ken motioned to table point number 4 and finished the rest of the points for the proposed changes, Kris seconded the motion all were in favor. For point number 5 Kris motioned to withdraw the proposed change, John Elder seconded. In the discussion Kris explained what his point with this change was actually made, and felt that this could be accomplished when addressing the zoning. All were in favor.

Point number 6, Sue explained what her proposal was. Chico noted that this is a zoning change and the Town plan can't legislate the zoning aspects. Sue expressed her concern

about the effect of the Town Plan until approved. It was expressed by Kris that zoning is the next level once the town plan is approved due to the fact that the town plan is a visionary document therefore the wording is important to make sure that there is some leeway in when working on the re-zoning aspect. Kris moved to vote passing this as it stands, Sue seconded. Three were in favor (Sue, Willow, John Elder), Four opposed (Kris, Chico, Bill, and Ken), page 53 line 7 will go unchanged.

Kris discussed two maps Appendix D-1, and a new map that Kris made. The group discussed the two maps and the areas that Kris would like to exclude. The motion was made to accept the new map made by Kris by John Elder, and was seconded by Willow, all were in favor.

In regards to John Elder's point that was tabled earlier, he created a statement that would encompass the first sentence and suggested that it was added that PC would revisit the zoning to make sure it is appropriate as each map is produced. As soon as the maps are completed then the PC will revisit the extraction regulations for the conservation zone and all other zones of the town in light of the new information on the gravel beds. Ken moved that we approve the amendment of the motion, all were in favor. Ken motioned to accept the re-wording of point 4, Kris seconded all were in favor. Chico motioned to vote on treating the Town Plan as amended tonight, with no substantial changes since the public hearing, John seconded. Discussion, Ken asked if we needed legal opinion on whether or not substantial change was made since the public hearing. All were in favor that no substantial changes were made. Chico suggested a motion to submit the revised and edited version of the Town Plan to the Selectboard, Kris moved, John seconded all were in favor, so moved.

Chico moved to adjourn the meeting at 9:55.