

Planning Commission  
January 17, 2012

Present:

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

Others: Mary Arbuckle, NEAT TV, Jen Stetson

Public: See Attached List

Chico called the meeting to order at 7:12

Chico mentioned that NEAT TV has made it possible to view the meetings online through their website. The link to this can also be found on the Town of Bristol website.

Public Comment:

Bruce Duncan: Wanted Chico to reconsider the format for public input, and from his experience at the last meeting he didn't have anything to say initially but part way through the meeting had something a comment to make but no opportunity to say it. Chico should also be interested in the public's clear interest in what is happening. The majority of people don't want gravel extraction to affect the vital downtown village, by starting over and not considering the opinion of the public doesn't help.

Sue Small: In discussing with others outside the meeting found that many individuals still felt the same way about gravel extraction.

David King: Owns Bristol Woodworks, has fallen in love with the Bristol community physically and geographically. He would like the board to consider the negative impacts from gravel extraction and the affects that it will have on the future of Bristol when creating this map.

Naomi Drummond: She and many others strongly oppose any changes that will turn Hewitt Road into an industrial road.

Claire Wallace: Was upset to read about the limitations to public comment in a prior meeting and would like the Board to wave any public comment limitations that are currently in place giving the public a chance to listen and to reflect on the discussion. Chico reminded her that we are looking at adjusting the policies regarding public comment.

Kevin Harper: Referred to the survey at the March Town Meeting and the clear majority signaled their support for an extraction zone around the town. The narrative in the plan referred to Appendix D, and its reference to this map is the map that was very similar to the map on the survey. He discussed last meeting, and is curious to figure out how the

map had changed prior to its publishing. “I felt betrayed because something happened and changed and we were uninformed.” Chico clarified that the group voted unanimously to send the plan to the Selectboard. Maps needed to be changed because text had been edited, and several people on the board had said that they did not understand what they voted on. Instead of passing it to the Selectboard, because there were at least two people who didn’t understand what they were voting for, they decided to pull the plan back to recreate this map. The town would not have been happy with the plan and maps that had been passed. Kris stated the result of the poll.

Dave Folino: He appreciates the time and effort that has been put into this and would love to see this succeed, but this will never pass unless you can resolve the extraction zone. If this was just a property rights issue it might be different, but this is a balancing of property rights issue and goal is trying to get this right, and resolving requires the group to work together to create common verbiage and maps to make this work.

Jim Stapleton: Supported Bruce Duncan’s statements.

Jill Mackler: Discussed the points of Hewitt Road and its service as a local recreation path for play and exercise. This road has no shoulders or sidewalks, if this road becomes a highly traveled road for vehicles based on the extraction zone change, this road would no longer be able to be used for this. She is concerned for the citizens of Bristol.

John Moyers: Gave the history of public comment. He made note of the Town Forum held last year and the reports that were written by not only Chico, but also the moderator. What John has discussed was based on him referring to the current Town Plan line by line.

John Pandani: Lived on Hewitt Road for more than 36 years and has invested in his property and his homestead. The volume of truck traffic that would have a negative impact on their property value, would result in the changing of the extraction zone.

Caroline Engvall: She is nervous that if the extraction zone changes that the negative impacts that would result could ruin her and her families well being.

Russ Rueger: Agrees with everything that has been said thus far, but fairness is what really strikes him. He has rights as a property owner and those rights are just as important as a corporation. In favor of the gravel extraction exclusion and hopes that the board gets the gist of what the town wants.

2. Administrative Matters: Ken moved to approve the minutes from December 6, 2011 and January 3, 2012, Kris seconded all agreed.

Policies and procedures: Chico discussed with the group the several different areas of changing the organization of their meeting. If anyone has any ideas of things that they want included in the Planning Commissions Policy’s and Procedures to bring it to the next meeting to discuss.

3. Kris started by discussing what he came with the meeting prepared with as a map that he had created.

Ken proposed tying the zoning work into creating an extraction zone that works with this. The handout was his interpretation of section 12 (page 50), he discussed the changes that he suggested. He was trying to avoid superimposing an overlaying district, but using already existing boundary lines. The group felt that a map would be very helpful to view what he is saying.

John Elder is certain that the Planning Commission will create a map that creates a buffer zone around the village. He was one of the members that was confused about the maps that were created. John Elder discussed his process of how he created the map that he brought based on the packet that was sent out to him. His proposal was Appendix D by adding both of the notches, near Hewitt Road (proposal 1). His second proposal, taking the wedges of gravel based on the sand and gravel map and moving them from the conservation zone to RA-5, while moving some land near the river into the conservation zone. He felt like both of these proposals work well with both Ken and Kris'. Sue was worried about the language and the triggers that the group had created in the verbiage being compatible with what John Elder is suggesting. Kris' concern with Appendix D was, along the northern section that they would be taking out of use and not having enough information. Bill felt that it would be more important to find specific boundaries. Ken responded to John's proposal and felt that the group should really revisit the conservation district as a whole. He thinks that the group should give more thought to the conservation district that not only covers conservation of materials, but also other parts of the town that need protection. Skimmer felt that there needed to be a visual aid.

Chico presented his idea of having two protected zones. The group would identify recreation areas, combine those areas of the conservation into one protected zone, and call that recreation conservation. Have the downtown core exactly aligned with conservation zone. Chico recognized the Hewitt Road and proposed to leave that as it currently is without any zoning changes. John Elder and Ken thought that the boundaries that Chico created needed to be more particular. Bill felt that there was a better compromise that could be made.

The group felt that all the proposals were very similar. Chico proposed that Kris and John worked together in combining all of the proposals that were made and create one map to bring to the group allowing them to have some time to review that. Bill wanted John and Kris to consider based on the map John had submitted. The group then discussed several points in which they wanted Kris and John Elder to consider when creating this map.

Bill moved to adjourn the meeting at 9:15 PM, Skimmer seconded all were in favor.