

Planning Commission  
Meeting Minutes  
February 22, 2012

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

Others: Mary Arbuckle, NEAT TV, Jen Stetson

Public: See attached list

Chico called the meeting to order at 7:03

1. Administrative Matters: Chico asked the group when they wanted to look at policies and procedures of the board for their annual meeting. Kris wanted the group to have a chance to review and discuss the zoning maps before having Adam return. John and Ken both felt that it would be beneficial for the group to return meeting twice a month so the group can make headway on the zoning. Chico suggested they discuss that at the annual meeting. The next meeting will be a general organizational meeting with policies and procedures, and a continuation of maps. If anyone had anything additional to add to the meeting please email Chico so he can add it to the agenda.

Minutes: Ken moved to approve the minutes, Willow wanted Naomi to have her last name included, and correct a misspelling. All were in favor to approve amended minutes.

Discussion of Section 12: Kris and John Elder worked together outside of Planning Meetings to create a proposal for the group regarding the extraction zone for the Town Plan. They created two proposals that were both relative to each other. Kris started with the first proposal explaining that with this proposal they needed to consider the planning piece while also considering the growth of the town. Sue thanked John and Kris for their work and was inclined to support this. John agreed with what Kris had said, while also emphasizing to everyone that they tried to reframe the discussion to broader issues and long-term needs. Willow had questions regarding the new language, and the village map. Kris explained that they tried to keep the language as broad as possible so they could agree as a group and all be on the same page. Sue reminded the group that what is being presented to the public is Section 12, not the actual proposal. The group discussed the new map created, and John Elder and Kris explained why they created the boundaries they did for the Village Planning Area. Ken had trouble taking both of the proposals and connecting them to Section 12. Ken also wanted justification for the change in the terminology from core to village. Kris and John explained the conversation they had with Adam Lougee regarding this terminology and making the map. Bill considered all of the topics that had just been discussed, and explained how he felt about each of these issues. Bill would be interested in reviewing where the boundaries are today compared to the new suggestion. Bill encouraged the group to consider traffic impacts for the changes that are being proposed. He would like to see the word rural added to the conservation area. The group discussed the creation of the new proposals was to take the four proposals and combine and recreate something for the group not to start fresh. Chico

liked the simplicity of having 3 planning areas and discussed these based on the map presented. Chico didn't know if it made sense to plan for something that would create a tax burden and push lower income people out of town. When you limit specific uses in specific areas you limit relative property values, and you increase property values for some and decrease property values for others. John Elder clarified to the group that they are not reducing the zones they are reducing the land use areas. The group discussed the growth that this town may have and its effect on the plan. Chico thought the village zone was too large.

John Elder then presented proposal two while also explaining the location of several gravel deposits within the town of Bristol. John handed out the map that Kris and he are proposing demonstrating the changes that were made from the previous map. The group then discussed the suggestions and questions they had for the second proposal. Bill encouraged the group to consider the small scale use of gravel. John Elder stated that he agreed entirely, but wanted to make sure that the group realized that current use will be grandfathered in. John Elder responded to Bill's concern based on the language used in Section 12.

The group unanimously felt that there would be no problem in principle combining the two proposals.

Public Comment:

Bruce Duncan: Felt that Chico did a good job identifying himself as a chair and realizing that he be more facilitator role. He also thought that compromise is something that no one is really happy with. He thought the group could come up with a third proposal creating an alignment. Bruce also thought that Kris and John Elder did a good job taking on the leadership role based on the last piece of work they have done. He requested to the Planning Commission that they look for a better interaction with the public within reason throughout the meeting.

Kevin Harper: Was worried about where the boundary lines go through properties compared to property lines. If you could make the edges cleaner based on parcels, not by making straight lines he thought that would suite the public better. He also thought that they should consider a more forward thinking way based on the current zoning areas in Bristol. Don't think about just village where people live, work, play. Kevin also discussed the language part of Section 14 part F.

John Moyers: discussed what the group talked about throughout the meeting. Felt that these proposals allowed the group to move forward based on what the public has said and what has been said from the board at the table. He thought that any time the word industrial is used in the text should be preceded by heavy or light so there is no ambiguity. He also urged the board to consider tenses used within Section 12 to create more clarity. He discussed the language from Section 14 part F and some suggestions he had for changes.

Bruce Acciavati: He encouraged the group to adopt these two proposals with minimal changes, and he would like to see the conservation zone included in the Section 12.

Dave Henderson: He thought it was important to define the conservation zone, and that current gravel extraction zone to continue to operate as well as allow for some expansion if needed. He also reminded the group of the maps that the conservation zone will be working with the state on and hopes to see that the group will use those if needed.

Sue Small: Was impressed with what the board had created.

Closed public comment at 8:56 to resume deliberation.

The group then discussed the public comments made and gave suggestions as to how to go about to make those changes.

John Elder made a motion to accept maps without redrawing lines, accept the two proposals presented with the understanding that the board has the opportunity to submit rephrasing of Section 12. Ken seconded. Willow was concerned about the language of Section 12 she didn't have a chance to discuss her concerns and needs clarification. Willow then discussed the questions that she had with the proposals on the table. Proposed to add the compliance piece of the sentence to the proposal as it was removed from the original Section 12 document. Insert the word commercial in task 1, and clarify on page 1 of the definition.

It was discussed by the group that property owner's whose land is partially in the conservation zone, and who are presently extracting gravel commercially can continue to do so and expand their operations on their currently owned property, which would be considered permitted extraction. This would have been as would have been possible to prohibit through current regulations.

The group also discussed adding the word rural to the conservation planning area.

John Elder motioned to adopt the two maps, two proposals, the one change in Section 12 to be included in the current draft of the town plan and the amendment to Section 12. Chico will receive and can collate all of the additional changes for Section 12 for the next meeting.

All were in favor.

Agree to meet at Howden Hall at 7:00 pm on March 6, 2012.

Chico adjourned the meeting at 10:10.