

Planning Commission Meeting
April 17, 2012

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

Others: Mary Arbuckle-NEAT TV, Jen Stetson, Adam Lougee-ACRP

Chico: Called the meeting to order at 7:04pm

Sue motioned to approve the minutes from March 20, 2012. Skimmer seconded all were in favor. So voted.

Chico decided that the administrative meeting would be postponed until new members are appointed from the Selectboard. He also handed out a draft packet regarding the organizational rules for the Planning Commission. The next meeting would be when the group voted on adopting these rules.

The group discussed the relation between the vice chair and the chair of the board and the responsibilities of each of these parties.

Chico reviewed the letter that would be submitted to the Selectboard on Monday April 23, 2012. Ken expressed concern with using the word commercial and some confusion it could create. The board then decided the use of the word would be fine as it would be further defined in the Zoning By-Laws they are creating.

Adam determined that the group would talk about the RA-5 district first. He wanted to discuss the Rural Agricultural Area. He suggested that when creating the zoning districts that the group consider the vision they are trying to implement with the Town Plan. The group discussed density based zoning for RA-5. Adam thought that it was important to create objectives and guidelines that will give everyone some common ground to work with. The group talked about the difference between density based zoning verses, planned unit development. Chico suggested that the last sentence read "Planned Unit Development and Density Based Zoning are permitted and encouraged." The group then talked about the using the phrase, "open land."

The Board then agreed upon the following for RA-5:

RA-5 Objectives and Guidelines

This district includes most of Bristol's productive agricultural lands, in addition to woodlands. The purpose of this district is to allow for the maintenance of the town's working farmland, forestland, and open spaces, while providing opportunities for low-density rural living and resource-based small businesses. The desired character of this district is that of rural countryside, where residential development is compatible with

surrounding agricultural uses, forest uses and open space. Planned unit development and density based zoning are permitted and encouraged.

The group then discussed the talk of Development Review system and suggesting to the Selectboard whether we should have one of these boards or not.

The group then moved on to talk about the allowed uses for RA-5, Permitted uses verses Conditional uses. Conditional uses would mean that the ZBA would have to approve the use. Adam suggested the group also use a section called exemptions. The board then discussed several different things that would be considered exempt. Kris suggested that in the by-laws they make an exemption section that would be used for all zones.

Sue suggested using a more comprehensive list for both the permitted, not permitted, and conditional uses for the zone.

Kris made the motion to adjourn the meeting at 9:32; Willow seconded the motion to adjourn. All were in favor, so voted.