

Planning Commission
Meeting Minutes August 21, 2012

Board Members Present: Sue Kavanagh, Skimmer Hellier, John Elder, Ken Weston, Katie Raycroft-Meyer, Kris Perlee, Chico Martin, Willow Wheelock, Bill Sayre

Others: Mary Arbuckle, NEAT TV, Jen Stetson, Adam Lougee, ACRP, Andrew Stein, Addison Independent, Kristen Underwood, Bristol Conservation Commission, Dave Henderson, Bristol Conservation Commission, Pete Diminico, Bristol Conservation Commission, Alex Wiley, Vermont Land Trust, Steve Libby, Vermont River Conservancy

Public: Betty & Paul Farr

Chico called the meeting to order at 7:05.

Chico opened the meeting discussing changes that were presented by Naomi Drummond to the Selectboard regarding the out dated material in the Town Plan for ACTR, everyone was in agreement to update the ACTR material.

Chico moved to only have one meeting in the month of September due to the limited budget they have to work with Adam Lougee and he felt it was important to have him attend all of the meetings. Sue seconded, all were in favor (9-0), so voted.

Chico moved to approve the meeting minutes from July 17, 2012, Kris seconded. All were in favor (9-0), so voted.

Chico had Sue take over as chair of the meeting due to Chico being away on vacation. Sue welcomed Alex Wiley the Agricultural Director from the Vermont Land Trust and Kristen Underwood, Dave Henderson and Pete Diminico from the Bristol Conservation Commission. Kristen gave an overview of the pending farm conservation project for Farr family and the Fuller family on Route 116 South. Bristol Conservation Commission wrote a letter of support in July of 2011 for this project as well as asked the Selectboard to take \$500 from their budget for each land appraisal. Alex Wiley explained the history of the project and the importance of the support from the community. Chico asked some clarifying questions regarding the funding. Alex explained the source of the funding from state and private donations. Ken asked if the land was appraised at a higher value could the land owners still be considered for current use. Alex assured Ken they could still be considered for current use. Bill expressed concern that what might be wanted for land in 2012 might not be wanted in the future.

The board then discussed some questions and concerns they had regarding the easements for the Farr & Fuller Conservation Project. They further discussed how each of them felt about the support of the project. John moved that the Planning Commission write a letter of support as the Selectboard and the Conservation Commission have done in support of

the Fuller and Farr project. Skimmer seconded. The motioned passed (7-2, Martin and Perlee opposed).

Kristen Underwood and Steve Libby who represented the Vermont River Conservancy were here to discuss Saunders Family River project. Kristen explained the change in the erosion of the river and the grant the Conservation Commission received to further the study in the change of the river. At this point it was found that the best option for the Saunders was to sell 38 acres of land to the Vermont River Conservancy who will then use correct materials to prevent this from happening again. After that is completed they will then sell that land back to the Town of Bristol. Steve Libby explained what the Vermont River Conservancy would do with the easement. The board thanked Kristen and Steve for their time.

John discussed sub-division regulations. All of the information John provided was from the Vermont Land Use Education & Training, and The Vermont State Statutes. Refer to sub-division handout John passed out.

Adam Lougee discussed Site Plan Review. He discussed the difference between a Conditional Use Review and a Site Plan review.

Katie discussed Planned Unit Developments. Kris asked for an example of where PUDs have worked. Katie explained they have to be a designed property.

Ken discussed density based zoning. John was curious as to how this was different than PUDs. Ken thought it was similar. PUDs require a design for the entire parcel.

Willow discussed Development Review Boards. If you choose to have a DRB there would be no ZBA. The Selectboard would have the ability to create the DRB and eliminate the ZBA.

Chico motioned to adjourn the meeting at 9:27, Ken seconded, all were in favor (9-0), so voted.