

Planning Commission
Meeting Minutes
January 15, 2013

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

Other Present: Mary Arbuckle, NEAT TV, Eric Forand, Zoning Administrator, Adam Lougee, ACRPC

Public: Peter Nelson

Chico called the meeting to order at 7:02 pm.

John moved to approve the December 18, 2012 minutes, Sue seconded, all were in favor (5-0, Bill, Skimmer and Katie were not present for vote).

The Board decided to move the next PC meeting to February 5th from February 19th due to school vacation.

Chico asked the board to think about what a reasonable expectation should be for attendance by Planning Commission members, keeping in mind that the Planning Commission has 12 meetings per year. The general consensus of the Board was that 2-3 is reasonable. In the instance that a person exceeds that amount, the member will be spoken to by the Chair and one other member. Chico said he will write a by-law change for annual meeting.

Chico and Sue are creating a working copy of the zoning by-laws that includes all proposed changes to date.

Chico said he will complete report for the Town Report.

Ken, requested that paragraphs in minutes be numbered. It was decided Eric will do this on future minutes. Ken also requested he be recognized when discussion on rural conservation districts begin, Chico stated he would be acknowledged.

1. Peter Nelson was given the floor to discuss his potential sub-division on West St. It was decided that a committee of Kris, Katie and Ken will come back to February meeting with their review of the proposed plans in regard to the current Town Plan.
2. Chico tuned the table over to Adam. He reviewed some questions he had from the last meeting in regards to zones shown on his maps; 1) Should he extend Commercial 1 (C-1) zone on west side of Route 116 South? The Board decided it should extend further south to large parcel south of Hewitt Road intersection. 2) Should commercial zone east of Lathrop's on Hewitt Road remain C-1? The

Board decided it should remain C-1. 3) Should entire cemetery on Stoney Hill become C-1. The Board decided that it should be. 4) Should piece of C-1 adjacent to town landfill be RC-1? The Board decided no change should be made.

3. Discussions were opened on proposed Commercial 1 (C-1) zone at Burpee Road and Monkton Road intersection. Chico suggested this spot because of its accessibility and proximity to village. Some members said they would like input from businesses that left because they felt they could not expand here. John and Adam will try to contact some specific business owners who left Bristol when their businesses needed to expand to get their input. Ken handed out a statement listing why he thought current Board process in regard to commercial zones is not following the Town Plan. It also listed suggestions about how commercial zone issues should be addressed. No consensus was reached on proposed C-1 Zone at intersection of Burpee Road and Monkton Road and further discussion was tabled until next meeting.
4. Discussions were opened on proposed overlay zone at Route 116 and Route 17 intersection south of the village. Chico, Skimmer, Bill and Kris said there should be no further restriction on this intersection. Katie, Sue and John said there should be more restrictions through an overlay process. Further discussion was tabled until next meeting.

John motioned to adjourn the meeting, seconded by Katie. All were in favor (8-0).

Meeting Adjourned 9:42