

Planning Commission
Meeting Minutes
January 7, 2014

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

Other Present: Eric Forand (Zoning Administrator)

Public: Dean Grover, Diane Cushman, Liam Murphy, Steve Revell, Jim Mendell, Peg Kamens

Chico called the meeting to order at 7:12pm.

Public Hearing on Bristol Co-Housing Project was called to order at 7:13pm. Katie recused herself due to a conflict of interest.

The Chairman went over the timeline of events that had occurred prior to this meeting. The Planning commission formed a sub-committee in June consisting of Chico, Sue and Skimmer. This sub-committee corresponded with Liam over the next couple months about specific issues, including traffic and pedestrian flow, density and emergency vehicle access. The Co-Housing group also had meetings with the water department, fire department and the BDCP. The Co-Housing group recently met with the Select Board and gained approval for curb cuts and water hookup. They submitted their formal application at the beginning of January.

Chico turned the table over to the Bristol Co-Housing project for their presentation:

Peg Kamens, who with Jim is the owner of the properties, gave an overview of the project including what the property looks like now and what they envision it to look like. They are looking for a waiver to construct a building with a 40 foot setback instead of the 50 feet required in PRDs. This building would be located between 12 and 16 North Street. Peg stated the project does not need an Act 250 Permit because it will only have 15 residences.

Steve Revell, from Lincoln Applied Geology, spoke about the wastewater system and storm water runoff. The wastewater system will utilize several pumping stations and all of the leach field will be located in the central green space. Steve stated the project does not require a state storm water permit. Steve stated that given the amount of gravel and sand in the soil at this location far more houses than are being proposed could be built here and there would still be septic capacity. Steve also stated he felt there would be no storm water runoff issues but if the Commission requested there could be some planting done on the southern boundary line that help mitigate any possible runoff.

Katie Raycroft-Meyer, the landscape designer for the project, spoke about landscape designs and potential screening that will be used. The specific species of trees, how many and where they would be planted had not been decided yet. They have also not decided which matures trees would stay on the property but that any trees in the proposed green space would be removed.

The public was given the opportunity to ask questions. Diane Cushman asked about increased traffic flow on Mountain View Street. Steve stated that no traffic flow studies had been done, but that he felt there would not be significant traffic increase. Diane felt

that given Mountain View will go from a dead end street to an access point for half of the proposed housing that traffic flow would increase.

Each Commissioner was given the opportunity to ask questions. Ken asked the Co-Housing group to provide an impervious cover calculation for the project. He would like to see the calculation for the existing lot and for the proposed project. Ken also had questions about density calculation in the mixed zone portion of the project. Ken will speak to the zoning administrator about this. Kris requested to see a lot coverage calculation. He stated the parking spaces need to be updated to 9 ft. X 22 ft. to comply with Bristol parking standards. Kris asked if there had been a light and noise study done and the Co-Housing group stated there had not been. Chico stated that each new building would need to file a permit with the zoning administrator. Chico also asked if each house will own any land. Liam stated that each stand alone house will own 5 feet around and 100 feet under structure. Liam stated that purchaser will be given the dimensions of their lot and they could build what they wanted according to the by-laws. Bill asked about by-laws, Liam stated that they could provide by-laws for how the buildings were to look, style, color, height etc. but that they had not developed by-laws on how the project was to be governed. Peg and Jim would like to have the people who purchase the properties have a say in those by-laws.

The Commission decided that the application was not complete and requested the following additional information from the group.

- Map showing lot placement and sizes
- Before and after impervious cover calculation
- Total lot coverage calculation
- By-laws as they pertain to the appearance of structures
- Specifics on outdoor lighting that will be utilized
- Specifics on privacy screening that will be utilized
- Confirmation that state permits have been obtained

The Co-Housing group agreed to provide this information at the next meeting scheduled for February 4th.

Public Hearing on Bristol Co- Housing Project was continued to a date certain of February 4, 2013 at 9:20pm.

Chico made a motion to adjourn the meeting, seconded by Kris. All were in favor (5-0).

Meeting Adjourned 9:25 PM