

Planning Commission
Meeting Minutes
January 21, 2014

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

Other Present: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC)

Public: Eve Thompson

Chico called the meeting to order at 7:08pm.

1) Chico made a motion to approve the meeting minutes from the December 17, 2013 meeting, seconded by John. All were in favor (6-0).

2) Administrative Matters

- a) The Select Board had their public hearing about the Bristol Pond Camp District. Chico and Kris attended, there were no attendees from the public. Chico stated that the Select Board had questions but seemed to have no issues with the new district.
- b) The continued Bristol Co-Housing Project hearing will be held on February 4th.
- c) NEAT TV requested a notification of special Planning Commission meetings. Eric stated he would send Nancy and Joanna emails when there were special meetings planned.
- d) Chairperson spoke about how each individual on the Planning Commission commits a lot of time outside the regular monthly meetings. Members work on projects, sub-committees, regional planning and grant applications.
- e) The firehouse site committee asked the Commission to provide more details about how the two sites do or do not fit into the town plan. Chico and Sue will provide them with this information.
- f) Ken will submit the task list from the town plan for the Commission to review. Chico will put it on the agenda for the annual meeting which will be either in March or April.

3) Chico turned the table over to Adam to discuss the Village Planning Area.

- a) Adam lead a discussion on the LDR area that had been removed from east side of village. Commission compared RA2 zone and LDR zone. John made a suggestion that he would like to see circles of density radiating out from the village, with high density in the village and getting less dense as it moves to Rural Area. The Commission discussed a transition zone from village planning area to rural planning area. There was a discussion about what the lot size should be in this area.
- b) John made a motion to name all of the RA2 in the northeast corner of the village planning area excluding a triangle in the northeast corner Village Residential, seconded by Sue. All in favor (6-0).
- c) Kris made a motion to change the Objectives and Guidelines for the Village Residential to read: It is the purpose of this district to create a transitional zone between the village core and the surrounding Rural Ag districts. The zone shall allow for increased residential development density and compatible small business and civic uses in areas extending outward from Bristol village. The intent of this district is to extend the character of the village into adjoining areas that are currently less densely developed to provide opportunities for residential growth in proximity to downtown Bristol, seconded by Sue. All in favor (6-0).
- d) The Commission discussed the allowed uses in the Village Residential zone. The following updates were made.
 - a. Multi- Family – conditional

- b. Home occupation – permitted
- c. Home business – conditional
- d. Group home – permitted
- e. Boarding house – conditional
- f. Residential healthcare facility – conditional
- g. Retirement community – conditional
- h. Family childcare home – permitted
- i. Daycare – conditional
- j. Accessory use – permitted
- k. Emergency services – conditional
- l. Educational – conditional (All zones except HDR and ROC were changed to conditional)
- m. Place of worship – will be reviewed later
- n. Cemetery – conditional
- o. Cultural facility – conditional
- p. Community center – conditional
- q. Club – will be reviewed later
- r. Antenna – conditional

Chico made a motion to adjourn the meeting, seconded by Sue. All were in favor (6-0).

Meeting Adjourned 9:30 PM