

Planning Commission
Meeting Minutes
February 4, 2014

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

Other Present: Eric Forand (Zoning Administrator), Mary Arbuckle (NEAT tv)

Public: Lisa Barnes, Corey Barnes, Liam Murphy, Peg Kamens, Jim Mendell, Steve Revell, Dean Grover, Peter Morrow Meyer, Ted Lylis, Kathy Gammon, Diane Cushman, Eve Thompson, Janis A Olson

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

1) Chico made a motion to approve the meeting minutes from the January 7, 2014 meeting, seconded by Kris. All were in favor (7-0).

The public hearing continued from January 7, 2014 was called to order at 7:10pm. Katie recused herself due to a conflict of interest.

Chico made a preliminary ruling to apply density restriction from the HDR zone to the NC zone. The current bylaws omitted a number from the "lot area minimum dwelling unit" line in the specific regulation section of NC zone. Given that NC would be reasonably thought to permit higher density than HDR, the more conservative standards from HDR will be applied to the NC zone. The applicant's application meets these standards.

Chico discussed that whereas Bristol's by-laws refers to both PRD and PUD, the state now only recognizes PUDs in its statutes. The applicable statute is Section 4417. The Bristol by-laws reference this statute as being applicable to its PRDs, Therefore, Chico made a ruling that the applicants permit would be reviewed under Section 4417.

The applicant addressed the items the Commission had requested more information on at the January 7th meeting.

Map showing site placement and size. Liam presented a map showing the locations of the sites on the property. Sue asked if structures a, b, and e would be redone and sold first. Liam stated that this was the plan, but the timeframe on selling the lots would be market driven. Ted Lylis asked if lot coverage restrictions apply to these little lots. Liam explained they are not lots, under the Common Interest Community statute they are considered sites, the entire parcel is considered a lot. Kris asked about Bristol by-law section 502, landlocked lots. Liam stated that section 502 does not apply because these are sites and not lots. Ken asked about plowing and emergency vehicle turnarounds. Liam stated that they have labeled designated snow storage areas on the revised map and that the fire chief has signed off on the property design.

Before and after impervious cover calculations. Liam stated the current impervious cover area is 22,381 sq. ft.; the new cover area will be 39,309 sq. ft. They also added 3 drainage areas that are now shown on the map. Skimmer asked about pervious cement and green roofs. Dean stated they could use pervious cement however it is expensive, Peg stated she would be willing to use green roofs on new structures.

Total lot coverage. Liam stated the current lot coverage in HDR is 14.6%; the lot coverage in NC is 18.1%.

By-laws as they pertain to appearance of structures. Applicant submitted draft by-laws for review. Liam stated they would like to only supply by-laws as they pertain to appearance of structures, Chico requested that they provide the entire by-laws. Liam stated that house will look like the landscape and fit in with houses in the village. The development will have a design review commission set up to enforce bylaws. Kris asked if common buildings have to adhere to standards and Liam stated they did. Ken asked if development is located in Bristol's Design Review area, Chico stated it is not. Ted Lylis asked about agricultural uses, Liam stated there are no by- laws against raising livestock in any zone.

Specifics on outdoor lighting that will be used. Katie showed locations for 5 outside pole lights. A picture and diagram were submitted showing the lights that will be used. Katie also stated there will be 3 outside lights located on out buildings that will have the same appearance as the pole lights. Katie stated that the hedge pictured in the diagram will not be part of this project.

Specifics on privacy screening that will be utilized. Katie described how the north, east and south property line will be a stockade fence. The west property line on North St. will retain the current iron fence and no new fences will be added. Diane Cushman stated she would like an attractive stockade fence 4-5 feet high, but wants to leave discussion about actual design to a later date.

Confirmation that state permits have been obtained. Dean Grover stated all permits necessary for the project have been applied for.

Round Table:

Kris asked if old septic tanks need to be removed, Steve Revell said they do not. Ken asked if the shared gravel drive had any right of way issues with other properties, Liam stated it did not. Peter Meyer asked why parking spaces had to adhere to commercial regulations when the project has only residential structures. Kris stated that the parking regulation set forth in the zoning by-laws are the same for residential and commercial properties.

The public hearing on the Bristol Co-Housing Project was closed at 8:43pm.

The Commission went into deliberative session at 8:50pm.

Chico made a motion stating that the Commission acting as an appropriate municipal body had reviewed the density requirement in the Bristol by-laws (Section 528, 529, 1009 and 1011) and the Vermont Statutes Section 4417 and determined that this project as proposed meets Bristol's density and lot size requirements; motion seconded by John. The motion was called to a vote, Ken and Kris voted no, and the Chairperson tabled the remainder of the vote until a date certain of February 18, 2014.

The deliberative session for the Bristol Co-Housing Project application was continued to a date certain of February 18, 2014.

Meeting Adjourned 9:10 PM