

Planning Commission
Meeting Minutes
February 18, 2014

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

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

Public: Liam Murphy, Peg Kamens, Jim Mendell, Diane Cushman,

Chico called the deliberative session for the Bristol Co-Housing project meeting to order at 7:04pm. Katie recused herself due to a conflict of interest.

Motion continued from February 4, 2014 meeting:

(previous meeting) 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, 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.

Motioned passed 5-2, Kris and Ken voted against.

John made a motion to affirm that the Bristol Co-Housing Project conforms to the Bristol Town Plan, seconded by Sue. Motion passed 5-1, Kris voted no, Ken abstained.

Sue made a motion to affirm that the Bristol Co-Housing Project conform to Vermont State Statutes 24 Section 4417 and 4302, seconded by John. Motion passed 6-0, Ken abstained.

Chico accepted resignation of Ken Weston with regret. Chico stated how Ken has made considerable contributions to the Commission and his presence will be missed.

Chico stated that all of the conditions imposed on this permit will need to be met before any new structures are built or any sites are sold. All conditions are in addition to Zoning Regulation currently imposed by the Bristol By-laws.

Chico made a motion that applicant submit by-laws according to Vermont Statutes 24 section 4417 item C #1-8, seconded by Sue. All in favor (6-0)

Kris made a motion that applicant receive a Storm Water Permit based on impervious lot coverage and disturbed area, seconded by Sue. All in favor (6-0)

John made a motion that no fences on north, east and south side of property be changed in dimension without consent from both landowners, seconded by Chico. All in favor (6-0)

Kris made a motion that the proposed house located at 14 North St, labeled site C on map, be allowed an adjustment to be positioned 40 feet from front property line instead of the 50 feet required by Section 528 in the Bristol By-Laws, seconded by Sue. All in favor (6-0)

Sue made a motion to grant permit application for Bristol Co-Housing project with the conditions listed, seconded by John. All in favor (6-0)

The deliberative session for the Bristol Co-Housing Project was closed at 7:50pm

The regular Planning Commission meeting was opened at 7:55pm
(Katie participated in the regular Planning Commission meeting)

- 1) Chico made a motion to approve the meeting minutes from the January 21, 2014 meeting, seconded by John. All were in favor (7-0).
- 2) Chico made a motion to approve the meeting minutes from the February 4, 2014 meeting with corrections, seconded by John. All were in favor (7-0).
- 3) Chico turned the table over to Adam to discuss Village Planning Area. Adam handed out an updated map to include the potential new Low Density Residential area in the northern section of the Village Planning Area. The Commission continued its review of Schedule of Uses for Low Density Residential and made the following changes:
 - Office – Conditional
 - Business Services – Conditional
 - Financial Services – Conditional
 - Media Studio – Conditional
 - Healthcare Clinic – Conditional
 - Restaurant – Conditional
 - Snack Bar – Conditional
 - Bar – Conditional
 - Catering Service - Conditional
 - B&B – Conditional
 - Inn – Conditional
 - Nature Preserve – Conditional
- 4) The Commission reviewed the Dimensional Standards for Low Density Residential.
 - Density – 2 units per acre
 - FAR- was removed from all zones
 - Lot size – 10,000 square feet
 - Lot coverage – 30%
 - Front setback – 45 feet from center of ROW
 - Accessory structures need to be 20 feet behind front of house
 - Height – 35 feet
 - Foot print – 5,000 square feet maximum principal, 1,500 square feet maximum accessory

Chico made a motion to adjourn the meeting, seconded by Sue. All were in favor (7-0).

Meeting Adjourned 9:32 PM