

Planning Commission
Meeting Minutes
June 17, 2014

Board Members Present: Chico Martin, John Elder, Skimmer Hellier, Sue Kavanagh, Gary Clark, Katie Raycroft-Meyer, Bill Brown

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

Public: Joel Bouvier (Select Board)

The Planning Commission meeting was opened at 7:06pm

1) Approval of Minutes

John made a motion to approve the meeting minutes from the May 20, 2014 meeting, seconded by Gary. All were in favor (6-0).

2) Administrative Matters

Adhoc Committee

The adhoc committee that was charged with reviewing the definitions for recreation Facility, indoor facility and outdoor facility submitted their report. The committee felt that Recreation Facility was more of a location then a use. They recommended that it be removed from the definitions and the uses section of the by-laws. There was discussion about the timing of the change, either in a separate public vote or rolling the changes in with the adoption of the new by-laws. Chico proposed a separate district for the public green. Sue asked the committee to clarify some points, for PC consultant Adam Lougee to lend assistance, and come back to the Commission at a later meeting with a revised recommendation.

John discussed the potential grant for the Stoney Hill business park from the Agency of Commerce. He would like permission from the Commission to go to the Select Board and ask if he could look at applying the grant to other locations in Bristol. He mentioned that he could continue this project alone or he would be willing to form an ad-hoc committee and work with others. The Commission agreed that John should ask the Select Board for permission to look at other sites at the SB's June 30th meeting. Sue stated that anyone interested in forming an ad-hoc committee let her know.

Sue discussed her conversation with Therese Kirby, acting town administrator in regards to the zoning question regarding the Recreation Club's lot adjacent to West Street (as it relates to the Fire Facility Site Selection Committee's recommendation for a new fire station). The Select Board has tasked the Commission with making a determination on the zoning district boundary question (per Bylaws Section 230) and presenting them with a decision as soon as possible. Sue asked the Commission to meet July 1st to formulate a decision to be presented to the Select Board. Eric will complete his research by June 25th and distribute to the Commission.

Sue stated that she will meet with the Select Board June 30th to let them know where the Commission stands in their review of the By-Laws. She is on the agenda for 7:30 any one is welcomed to attend.

Sue stated that she is trying to coordinate a meeting between the PC and the ZBA.

Sue stated there are new open meeting laws as of July 1, 2014, that the Town Administrator is reviewing and she will let the Commission know what changes they will need to make to their current process.

Sue distributed the updated Policies and Procedures for the Commission.

3) Deliberations on Village Planning Area

The table was given over to Adam from ACRPC to continue discussion of the Village Planning Area. Adam discussed the proposed Village Business district dimensional standards. It was decided to use the standards as presented by Adam. Adam began deliberation on the proposed Village Residential 3 zone. The Commission discussed the Objectives and Guidelines, agreeing to use a proposed new definition, including reference to the zone as north and east of 'downtown' Bristol, and reference to protecting 'existing character' as appears in the current definition. There was discussion about the name and the Commission decided to keep it called the High Density Residential (HDR) district. The boundaries of the district were discussed and it was decided that the zone should remain the same except to change the residential houses on Maple St. and Munsill Ave that currently fall into the Mixed zone to HDR. The Commission began discussion on the Schedule of Uses, home business was changed from conditional use to not allowed.

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

Meeting Adjourned 9:30 PM