

Planning Commission  
Meeting Minutes  
September 16, 2014

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

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

Public:

The Planning Commission meeting opened at 7:05pm

1) Approval of Minutes

Kris made a motion to accept the meeting minutes from the August 19, 2014 meeting as presented, seconded by Gary. All were in favor (5-0) Chico was not present for August 19, 2014 meeting. Katie was not present for vote.

2) Administrative Matters

Sue attended a recent Zoning Board of Adjustment meeting to discuss the Planning Commission's (PC) current work of revising and updating Bristol's Zoning By-Laws and Regulations. She suggested that the PC would appreciate input from the ZBA and hoped that soon the groups could meet together. Sue will follow-up with Chairman Kevin Brown to discuss an organized way for the ZBA to offer input.

Sue shared that the Conservation Commission has been informed that the geological derivative mapping project is complete and it is time for Bristol to request the specific maps that will aid the Town in its planning efforts. Kris and John will work with CC representatives to learn more from state geologist Larry Becker about what specific information and which maps are available and they will work together to recommend to the CC, PC and ultimately the Selectboard to order the actual maps.

The report from the adhoc committee on the definitions of Recreation will be presented at the next Planning Commission meeting.

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

Adam offered a quick overview of the work started at the August 19 meeting regarding the relatively small remaining NC zone just 'outside' of the new Village Business zone (essentially absorbing NC into ROC). He also shared the new draft of the ROC Objectives and Guidelines and the PC agreed his text was accurate and representative of their agreement at the August meeting.

The Commission discussed the Allowed uses for the Residential Office Commercial district.

Changed Restaurant from not allowed to Conditional

Changed Snack Bar from not allowed to Conditional

Changed Bar from not allowed to Conditional

Changed Catering from not allowed to Conditional (Commission will revisit definition of catering)

Changed Bed and Breakfast from Conditional to Site Plan Review  
Changed Inn from not permitted to Conditional  
Hotel remained not permitted  
Resort remained not permitted  
Retreat Center remained not permitted  
Campground remained not permitted  
Tabled Recreation, Indoor and Recreation, Outdoor pending outcome of the ad hoc committee's recommendations on revised definitions  
Changed Theater from Conditional to Site Plan Review  
Changed Retail Class 1 from Conditional to Site Plan Review  
Retail Class 2 remained Conditional  
Retail Class 3 was tabled until future meeting  
Lumber Yard was changed from not permitted to Conditional  
Changed Open Air Market from not permitted to Site Plan Review  
Changed Grocery from not permitted to Site Plan Review  
Wholesale Facility remained not permitted  
Changed Service Station from not permitted to Site Plan Review  
Service Station with Convenience Store was changed from not permitted to Conditional  
Changed Car Wash from not permitted to Conditional  
Changed Repair Shop from not permitted to Site Plan Review  
Vehicle Sales or Rentals remained not permitted  
Food Processing less than 25,000 sq ft remained not permitted  
Food Processing greater the 25,000 sq ft remained not permitted  
Changed Art Craft Studio from not permitted to Site Plan Review  
Changed Light Industrial Class 1 to Conditional  
Light Industrial Class 2 remained not permitted  
Light Industrial Class 3 remained not permitted  
Warehouse remained not allowed  
Self Storage remained not allowed  
Changed R&D from not allowed to Conditional  
Business Yard, Salvage Yard, and Landfill remained not permitted  
Farm Sale Class 1 – Exempt? (if not, Site Plan Review)  
Changed Farm Sale Class 2 from not allowed to Site Plan Review  
Nature Preserve remained not permitted  
Veterinary Clinic remained conditional

Katie made a motion to adjourn, seconded by Skimmer. All in favor (7-0)

The meeting was adjourned at 9:35pm