

Bristol Planning Commission
Meeting Minutes
December 2, 2014

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

Others Present: Eric Forand (Zoning Administrator)

Public: Ron LaRose, Ricki Marcelle, Laura Marcelle, Robert Shaw, Janet Shaw, Judy Marcelle

The Planning Commission meeting opened at 7:05pm

- 1) The PC opened the public hearing regarding recommendations made by Design Review Commission (DRC) for permit application 14-77, Riverside Holdings LLC. Greg Cromis, representing the applicant, explained that siding has failed and caused the windows and siding to rot on the rear of the building. They are looking to replace two windows on the back west side and three windows on the back north side. All of the windows would stay the same size. They would replace vertical wood siding with horizontal vinyl siding. Siding would be an ivy green color. The window trim would remain white. Chico discussed how he thought the color was too dark and how having all horizontal siding would not fit in with the other buildings. He stated that the Bristol Bakery, nearby, had horizontal siding on top and vertical on the bottom. Greg stated that the owner has wanted a darker color but settled on this lighter color, he also said it would appear lighter on the side of a building. Kris also stated he would rather see a slightly lighter color. Katie brought up how currently all the buildings rear facades were different as are the fronts, and the proposed changes to color and siding is in keeping with that character. She discussed how she felt all of the buildings did not have to be the same. Sue asked if the owners could paint the small overhang on the back that is currently dark green, white and Greg stated he could. Sue made a motion to accept the DRC recommendation to approve permit 14-77, seconded by John. All were in favor (8-0).
- 2) The PC continued the public hearing for permit application 14-02PUD, submitted by the Marcelle family for a six lot PRD on South Route 116, which was initiated on Tuesday, August 5, 2014. Two maps were distributed by applicant, one with all requested information and another that excluded the well and septic protection shields to allow for easier review of each lot. Ron LaRose from LaRose Surveys, P.C., discussed the maps, pointing out well and septic plans. Ron stated that all State requirements for waste

water and drinking water were met with the proposed map. Ron described the septic systems and provided details on each lot.

The Commission asked about the barn in the right-of-way (ROW) on lot 1. Ron stated that as it didn't impede access it was acceptable. Chico asked about the barn being closer than the required 50 feet to an exterior boundary, the ZA stated that it was a pre-existing structure on a pre-existing lot line so it would be grandfathered. The Commission asked about the driveway across the brook, requiring a culvert. Ron stated that the State (Dept. of Natural Resources) would have the final say on how big and exactly where it would be, but he felt that it would remain close to where it is depicted on the map. Sue asked if it could be a condition for the culvert to be permitted before permits would be granted for building on Lots 5 and 6, and Ron felt that would be acceptable. Ron stated that the ROW for the properties will be 40 feet, which is larger than the required 35 feet. The PRD would not need a new curb cut as they are using the existing one on Rt. 116. Bill asked how often the stream flooded and the Marcelles stated the last time was during the 2004 flood. There was discussion about the nature of the brook ("running year round") and the potential for effecting development nearby. Katie asked about the need for a stream buffer zone or existence of wetlands along the brook. Ron stated the State has no issues with the proximity of the septic to the brook, as depicted on the proposed map, as the property is not within the State indicated flood zone. The Commission discussed at length building envelopes and building sites as depicted on the maps. The Marcelles shared illustrations of houses intended for each of the lots.

Public comment included Janet Shaw, an adjoining neighbor, who expressed an interest in knowing more about planned vegetative (or other) screening.

The commission decided to continue the hearing on December 16, 2014 and requested the following:

- The scale of the map be increased for Lots 1-4 (essentially, east of the brook) in order to more clearly see proposed details.
- That house footprints, with dimensions, be added to each building envelope for Lots 1-6 and depictions of the houses be included with the application.
- That driveway sections leading to each house footprint/site be added to the maps.
- That the intended two parking spaces per house footprint/site be added to the maps.
- That any new landscaping for screening/buffering purposes be added to the maps.

A date certain to continue the public hearing for PRD application 14-02PUD was set for Tuesday, December 16, 2014, 7:00 pm, Town offices, Holley Hall. The meeting was adjourned at 8:45 pm.