

Bristol Planning Commission
Meeting Minutes
December 16, 2014

Commission Members: Sue Kavanagh, John Elder, Gary Clark, Kris Perlee, Skimmer Hellier, Katie Raycroft-Meyer, Bill Sayres, Bill Brown

Other: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC), Mary Arbuckle (Neat TV)

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

The Planning Commission (PC) reconvened the public hearing for permit 14-02PUD at 7:02pm.

1. Surveyor Ron LaRose handed out revised maps. The revised maps contained the information requested by the PC at the continued public hearing on December 2, 2014. This information included; building sites (within proposed building envelope), a table showing the building square footage and height for each lot, parking spaces and driveways closer to each proposed building site. LaRose had also added language provide by the PC in regards to flexibility for siting within the building envelope. He answered some questions that had been posed at the last meeting including: Would ANR (State of Vt) have an issue with the buildings beside the brook, he stated they would not. He stated that if the Marcelle family did any alterations to the brook they would have to get a permit from the Agency of Natural Resources (ANR). He stated that the waste water permits would be filed in June after the results from the test wells was collected. Ron also stated that the Marcelles would be open to having a condition that they could not get a building permit for lots 5 and 6 until the culvert in the brook was approved by the State. The commission discussed the need for building envelopes vs. building sites on PRD/PUD application maps and whether landscaping is required to be indicated as well.

Kris made a motion to approve permit 14-02PUD a submitted, seconded by John. After a discussion Kris amended his motion to include the following conditions, amendments accepted by John.

- No building permits will be approved until the State of Vermont waste water permit approvals are received by the PC.
- No building permits for lots 5 and 6 (as indicated by the map reviewed on 12/16/14) will be approved until the State of Vermont approves a culvert for the brook crossing the property.
- The latest version of the submitted maps with a revision date of 12/16/14 that will be signed by the Chairperson of the PC will serve as the final map for the PRD application and will be filed with the permit application.

Kris made a motion to approve Permit 14-02 PUD with conditions, seconded by John. All were in favor (8-0).

Kris made a motion to close public hearing, seconded by John. All were in favor (8-0).

Regular Planning Commission meeting was opened at 7:45pm

Administrative Matters

Sue distributed a memo drafted by Adam Lougee, dated Dec. 3, 2014, in regards to questions that arose at the 12/2/14 PC meeting (see PC meeting materials binder) during the continued public hearing for PRD application 14-02PUD. The memo provided answers to questions posed to Adam by Chairperson Sue Kavanagh and ZA Eric Forand regarding:

- The difference between Planned Residential Development (PRD) and Planned Unit Development (PUD) both at the Town level and the State of Vermont level (where current regs refer only to PUDs), and whether the Town regulations or State regulations should be guiding the ZA, applicants, and the PC;
- Elements that can and should be included in an application site plan;
- The difference between building envelope and building site and which is recommended/appropriate for a PRD/PUD application map;
- PRD/PUD application /permitting enforcement;
- Appropriate use of communications between PC members and the ZA throughout a permit application and public hearing process.

Sue asked that Adam speak about each point of the memo and asked the PC to use Adam's answers as a guide for future PC considerations.

Sue gave an update about her 12/2/14 telephone meeting with Town Manager Therese Kirby regarding two topics discussed at the 11/18/14 PC meeting: PC concern about future development of the Town green and concerns about necessary zoning regulation enforcement. Regarding the Town green Therese said that the Select Board and the ZA are working on developing an ordinance and Sue offered assistance from the PC if desired. Based on that action Sue thanked the members of the PC's ad hoc committee reviewing Recreation definitions and suggested that the ad hoc committee had completed its work. All present agreed. Regarding zoning regulation enforcement and the possibility of the ZA working more hours, Sue reported that Therese said that she and the ZA were working on the proposed FY16 budget and she would discuss the possibility of additional hours with him.

Approval of Minutes

Kris made a motion to accept the November 18, 2014 meeting minutes as presented, seconded by Gary, All were in favor (8-0).

Kris made a motion to accept the December 2, 2014 meeting minutes as amended by Katie, seconded by Skimmer. All were in favor (8-0).

Sue turned the table over to Adam to continue deliberations on zones within the Village Planning Area.

The commission discussed Adam's recommendation for combining what is currently the Mixed and RC-1 zone into one zone. Discussion included questions about whether any uses would be eliminated with a combined zone (Adam does not think so), intention to provide for a good mix of commercial, light industrial, and residential uses, concern about possible increase in density in certain locations in the newly named zone, points about topographical conditions not being favorable to development in certain locations. Adam drafted potential new Objectives and Guidelines for the combined district and called it Village Mixed. The commission decided to

combine the two zones and for now to call it Village Mixed. The commission discussed the Objectives and Guidelines. Kris would like to have language referencing specific private companies be removed, the commission agreed to remove that language. John would like the language referencing planned unit developments be more clear and include language about residential buildings as well. The commission would also like to see aspirational language about walkable employment opportunities and extending the grid like street patterns included.

For the next meeting the commission will discuss the Dimensional Standards and the permitted uses of the Village Mixed zone. The commission decided to not review or make changes to the southeast portion of the Village Planning Area that includes portions of Conservation, RA2 and RA5 zones. The PC plans to review all the zoning district work over the past two or so years at the February, 2015 meeting, if possible, using fully updated materials that Adam prepares.

Kris made a motion to adjourn, seconded by Skimmer. All were in favor (8-0). The meeting was adjourned at 9:18pm.