

Bristol Planning Commission  
Meeting Minutes  
January 20, 2015

Commission Members: Sue Kavanagh, John Elder, Gary Clark, Kris Perlee , Katie Raycroft-Meyer, Bill Brown, Chico Martin, Bill Sayre

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

Public: Kevin Harper

The Planning Commission opened the meeting at 7:00pm

Approval of Minutes

- 1) Kris made a motion seconded by Bill to accept as presented the minutes from the December 16, 2014 meeting. All were in favor (6-0) Chico and Bill Sayre were not present at time of the vote.

Administrative Matters:

- 1) John offered a recap of his and the PC's work over the past 18 months in preparing a draft planning grant application that would support the Town's exploration of developing its Stoney Hill property for commercial or light industrial use. The effort had been stalled because the State grant requires the Town to have a business partner for such development and at the time a partner had not been secured. During this process John had reached out to some local business people in the area to ask if they were interested and Kevin Harper (who most recently developed BristolWorks) expressed interest. On Monday January 12<sup>th</sup> Kevin informed the Select Board that he had purchased property adjacent to the Town's Stoney Hill property, sold to him by the Nelson family. He is interested in working with the town to develop the new acquisition as well as consider implications for the Stoney Hill property. Kevin also mentioned the possibility of allowing the town a right-of-way for a town water line down to Lover's Lane (thereby alleviating a concern about well head protection for residences on Lover's Lane if Stoney Hill is to be developed). Given this news, Adam Lougee (ACRPC) mentioned a second planning grant that the town could now apply for, related to water/wastewater planning. Now with an interested business partner (Kevin Harper), John is looking for approval from the PC to go in front of the Select Board again and request permission to apply for these two grants. The Commission approved John going to the Select Board.
- 2) Kevin Harper spoke about his purchase of the Nelson family's property on West Street. Kevin stated that he is at capacity with tenants at BristolWorks and still

receives a couple calls every month from people needing to rent business space (thus illustrating an ongoing interest and need for light industrial type space, for instance, for businesses). He stated the BristolWorks has about 100 full time employees at 10 businesses/entities. He stated that he is willing to talk to the Select Board or the Commission about uses for his new property, including rights-of-way for water or road access to the Stoney Hill property, or a possible new fire station. The Commission thanked Kevin for coming in.

Sue turned the discussion over to Adam Lougee to continue discussing the proposed combination of the Mixed and RC-1 zones and calling it Village Mixed. Adam handed out draft updated objectives and guidelines, dimensional standards and districts and standards/schedule of uses to review. The Commission agreed that the objectives and guidelines as redrafted reflected the members' input at the last meeting. The Commission went through the districts and standards for the proposed Village Mixed district as Adam had proposed them (with some changes in use). The Commission made the following changes to Adam's proposals in the draft schedule of uses dated 1/20/15:

- Dwelling, Multi-Family will be Conditional (with agreement to discuss again if needed when reviewing the proposed dimensional standards for the new Village Mixed zone, specifically the minimum acreage per dwelling unit.)
- Police Station will be Site Plan
- Inn/Guest Facility will be Conditional
- Car Wash will be Conditional
- Food Production or Processing less than 25,000 sq ft will be Site Plan
- Food Production or Processing more than 25,000 sq ft will be Conditional
- Light Industry, Class 2 will be Conditional
- The Commission also decided to update Vehicle Sales and Rental to conditional in the C1 zone.

The Commission discussed food service options at businesses at a potential commercial or light industry area (as imagined for the Stoney Hill property) (citing the offering of lunch options at Otter Creek Brewery in Middlebury, or food service for employees only, as examples). The Commission discussed this as incidental or ancillary uses (not restaurant, snack bar, or bar as currently or proposed to be defined, for instance). Adam suggested that he would get back to them with language that would clarify these uses.

Kris made a motion to adjourn, seconded by Gary. All were in favor (8-0). The Planning Commission meeting was adjourned at 9:30pm