

Bristol Planning Commission  
Meeting Minutes  
February 17, 2015

Commission Member: John Elder, Gary Clark, Bill Brown, Katie Raycroft-Meyer, Kris Perlee, Bill Sayre

Other: Eric Forand (Zoning Administrator), Mary Arbuckle (NEAT Tv), Adam Lougee (ACRPC)

Public: Kevin Harper

Assistant Chairperson John presided over the meeting in Chairperson Sue's absence.

Meeting opened at 7:05pm

#### Approval of Minutes

Kris made a motion seconded by Bill to accept the minutes from January 20, 2015 as presented.  
All were in favor (6-0)

#### Administrative Matters

- 1) No report of ad hoc committee
- 2) John reviewed his work on potential business park grants. He stated that the select board had approved his request to apply for two planning grants. A committee has been formed to explore the possibility of a business park. The committee is made up of Therese Kirby, John Elder, Peeker Heffernan, Adam Lougee and Kevin Harper.
- 3) Kevin Harper addressed the commission as to what he thinks is necessary for a potential business park to succeed. He felt that a 10,000 sq ft building is too small, this would not allow for companies to grow. He felt there should be the ability for development of 50,000 sq ft or larger buildings. He thinks the commission should be looking for a business park not an industrial park and the new rules need to be flexible. Kevin also discussed how he feels that any specific requirements for a developer need to be clearly laid out.
- 4) Adam discussed an email he sent to business owners that had moved their business out of Bristol and asked them about what sizes of buildings they think should be in a potential business park. He has only received one response from Robin Shue who said the commission should look more at use then square footage. To that point Adam passed out a copy of Vergennes bylaws in regards to their industrial district.
- 5) A sub-committee was formed to evaluate the definition of Light Industry including size and use. It will also look at possible scenarios where the same light industry could be site plan in one district and conditional in another district. The committee will be made up of Kris and Gary.
- 6) A sub-committee was formed to evaluate zoning district lines to see if they should be adjusted to match property lines in some instances. This committee will also look at updating the zoning district for Rocky Dale. Currently Rocky Dale is in the Residential Commercial (RC) district. The RC district is potentially being updated in other parts of the town to Village Mixed. The committee will be made up of Katie, she will work with Kevin Behm at ACRPC.

- 7) The commission looked at districts and standards for the village mixed zone. Farm Products class II and Nature Preserve were changed to Site Plan. Sawmill was changed to Forest and Wood products.
- 8) The commission reviewed the dimensional standards for the village mixed zone. The lot coverage for non-residential was changed to 50%. The minimum acreage requirement was changed to .5 acres.

At the next meeting all zones will be reviewed for consistency.

Kris made a motion to adjourn, seconded by Bill. All were in favor (6-0)

Meeting adjourned at 9:20pm