

Bristol Planning Commission

Meeting Minutes

May 19, 2015

Commission Members: Sue Kavanagh, Gary Clark, Bill Brown, Kris Perlee, Chico Martin

Other: Eric Forand (Zoning Admin), Adam Lougee (ACRPC)

Public: Ted Lyliss, Steve Ayotte, Rod Cousino, Shawn Rockwood, Jess Messer, Carolyn Ashby, Ian Albinson

Public Hearing for Design Review Committee (DRC) opened at 7:05pm

Permit 15-24 Rockwood Block

Jess Messer tenant and Shawn Rockwood the owner of the building have submitted an application to install 3 horizontal 72x30 inch two pane sliding window. This windows will be installed on east wall above eye level. They would like to install these to increase natural light and natural ventilation. They chose horizontal so they would receive light longer and because there was space restrictions because of appliances on wall. They are also installing two new stove vents. These will be roughly 6 inch vents similar to dryer vents. They will be installed slightly below the new windows. They old vents to the rear of the building will be removed.

Chico made a motion, seconded by Kris to approve the application as presented. All were in favor (5-0).

Permit 15-26 Bristol Historical Society

Ted Lyliss and Steve Ayotte, representing the Historical Society submitted an application to place a 12x48 storage trailer on the Howden Hall property. The wheels and landing gear will be removed and the trailer will be place on low blocks. The Society has several larger artifacts, such as a jail cell, bell and soda fountain that it currently stores off site that they would like to store in this trailer. The Commission reviewed the approval letter from the DRC which stated they had potential issue with #1 and #6 of the Design Review criteria. Ted stated he felt the trailer would be hardly visible, Bill state he felt the trailer would be visible. Sue stated she felt that the trailer did not belong in the DRC as there are several historic buildings and a trailer does not fit in with those. Chico stated that he felt no one would see the trailer and that maybe a 5 year time limit would be an option. Ted stated that the Society felt that if they stored the trailer at a different location that it may be vandalized. He also stated that there had previously been two buildings at this location and neither matched the architecture of Howden Hall. Bill stated because it was town property they should be even more cognizant of setting a precedent. Gary inquired if the Society had looked into other storage options. Steve stated they had but they were much to expensive. Rod Cousino, who is an abutting landowner stated he would like to see the Society have more of a long term plan to display these objects, he felt that 5 years in storage was a long

time. Ted stated they would have power in the trailer for lights. They do not envision this as a place for the public to view artifacts.

Chico made a motion, seconded by Kris to approve the application with the conditions imposed by the DRC as well as these additional conditions:

- 1) That the Society has to come back in 5 years to the appropriate municipal panel to re-apply for a new zoning permit if they intend to keep the trailer at this location longer.
- 2) That the Society work with Long Leaf Organic to pick fast growing cedar type trees to screen the trailer.

Kris proposed a friendly amendment that any utilities run to the trailer be buried underground, seconded by Sue. Amendment accepted by Chico, all were in favor (5-0)

Motion as amended with the following conditions was voted on:

- 1) That the Society has to come back in 5 years to the appropriate municipal panel to re-apply for a new zoning permit if they intend to keep the trailer at this location longer.
- 2) That the Society work with Long Leaf Organic to pick fast growing cedar type trees to screen the trailer.
- 3) That any utilities run to the trailer be buried underground.

3 in favor – Chico, Kris and Gary

2 against – Sue, Bill

Motion passed.

Chico made a motion, seconded by Kris to adjourn

Public Hearing for the DRC adjourned at 7:40pm

Regular Planning Commission Meeting opened at 7:45pm

Carolyn Ashby from the Bristol Downtown Community Partnership (BDCP) informed the Commission of the changes happening at the BDCP. The downtown has a historic designation and part of the requirement is to have a body that is charged with historic preservation and economic development for that area. They recently held two public meetings to inform the public of the mission of the BDCP. They also decided to change the name to Bristol CORE. They have a new executive director Ian Albinson. Their plan is to focus on the downtown but they also feel it is important that they try to work with the town overall. They feel if they help the town in general then it will help the downtown.

Minutes

Kris made a motion to accept the minutes from the April 21, 2015 meeting as presented, seconded by Gary. All in favor (5-0)

Administrative

Kris stated that the maps from the Vermont Geological Survey are complete and available at the town office. They are also available on the Agency of Natural Resources website.

The sub-committee on the definition for light industry delivered their findings. They removed food processing from the definitions and added it under light industry. They added language to craftperson studio that states if the studio is larger than 10,000 sq ft then it is a light industry. They added language to light industry that states 20% of the total space can be used for retail of products produced on the site. They added language to class two that states it has to be in an enclosed structure or screened year round. They changed class three from all others to uses with a greater potential to impact neighbors or uses that may cause potential nuisances. Chico stated that the town plan outlines that no light industry should cause nuisances to neighbors. He also felt that is what they said during public meetings. The Commission agreed so the sub-committee will draft new language for the next meeting. The sub-committee would also like to look at the office / services section to see if they could combine uses and outline it more by square footage than by use, similar to light industry. The Commission agreed the sub-committee should look at this as well.

The commission began its review of all the districts. Adam handed out a draft of Section X.

Village Business district: Adam asked about adding "any exterior modification" to site plan review. As the Village Mixed district and the Downtown Review District cover almost the same area, he was hoping to move the responsibility of the DRC review to the PC. Carolyn stated she thought that the State may have mandated a separate Commission to look at it. Chico stated he liked the current structure. The Commission removed that language. The Commission voted 4-1 (Kris negative) to remove public work facility from this district. Vote did not pass. ZA asked that language be added to dimensional standards that state where set backs are measured from.

Residential Office Commercial: The lot size minimum will be changed from 15,000 to 10,000 sq ft. The two story minimum for height will be removed. Language will be added to footprint to state the lesser of 10,000 or 50% of principle structure.

Village Mixed: Inn and Hotel will remain conditional uses.

Chico made a motion to adjourn, seconded by Kris. All in favor (5-0)

Meeting adjourned 9:40pm