

Bristol Planning Commission

Meeting Minutes

June 16, 2015

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

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

Public: Mary Arbuckle/NEATv

Approval of Minutes

Kris made a motion, seconded by Gary to accept the minutes from the May 19, 2015 meeting as presented. All were in favor (6-0).

Administrative Matters

Sue requested that the PC not take a break in the summer and meet on July 21 and August 18, trying to stay on pace for presentation of the Bylaws and Regulations to the Selectboard with enough time for public hearings and further revisions that may bring the proposal to the voters in November 2016. The members present agreed (although some will miss either a July or August meeting because of vacations, summer activities, etc.)

In his work to gather information for the PC regarding the Rocky Dale area and interest in wildlife in that area (and in response to considerations of zoning changes in that area), Gary attended a forum (with Rocky Dale area resident Randy Durand) hosted by a VT Fish and Wildlife biologist. Gary explained how terminology has changed and the term "wildlife corridor" is no longer used, preferring "connectivity" when considering areas where there's wildlife presence and movement. He explained how the state helped with wildlife connectivity in some areas where traffic interrupts connectivity. In his research and discussion with the biologist Gary learned that the Rocky Dale area serves as a connectivity area between South Mountain, Hogsback and Lincoln. However there was little data/ information on adjusting density to help wildlife. Sue asked that when the PC returns soon to discussing zoning of the Rocky Dale area (the RC-1 zone) that Gary's research be taken into consideration.

The sub-committee on Light Industry definition was not able to get together, they will present at the next meeting.

Continued Review of Article X recommendations

Discussion continued with review of the newly named Village Mixed zone, dimensional standards minimum acreage per dwelling unit. The Commission discussed .33 acre vs .5. The decision was made to use .33 as it allowed for more flexibility when sub-dividing (agreement that sub-division regulations are needed). The Zoning Administrator (ZA) spoke about how there would need to be language about the density used in a sub-division in its deed and the ZA office

does not have the resources to review deeds. The ZA stated a new system would need to be implemented in his office to track these “mother properties.”

The Commission discussed the Recreation district. Sue made some grammatical corrections to the objectives and guidelines. Kris asked about the two town-owned parcels inside the REC zone, the ice rink and the riding ring. He stated they were non-complying lots as they were smaller than the current (and proposed) 10 acre minimum. Adam stated that due to their non-complying nature any proposed change there would need to go to the ZBA. All uses in the Rec zone are site plan review.

The Commission discussed the C-1 (Commercial) zone. Farm worker housing was added as a permitted use. The Commission felt that this was the zone could allow salvage yards, landfills and vehicle sales/rentals. Adam stated that the question of min/max footprint would be resolved when the new light industry definition were developed. The issue of allowing single family residence development was debated. The ZA stated that in 2008 the town had a vote that had added single family residences into the C-1 zone. The PC discussions about C-1 in 2013, informing this evening’s considerations, recommend removing that use.

Katie motioned to include single family residences in as a conditional use in the C-1 zone, seconded by Kris. The vote was 3-3 with Sue, John and Gary voting against. Motion did not pass.

For clarity and consistency Adam stated he would clarify and use front yard, side yard and rear yard setback in all districts as rather than the term property line setback as it appears in the draft for some districts.

In the high density residential (HDR) and in the newly named Village Residential districts Retail 1 was again briefly discussed (Adam asked for a reminder of previous discussions on this topic) and the PC agreed that use would not be allowed in its recommendations for these two zones.

Club was added as a conditional use to Village Residential.

RA-1 zone recommendations were reviewed and no changes to the draft were made.

At the next meeting, July 21, 2015 the Commission will continue the review of draft changes to Article X with discussion of: RA-2, RA-5, Bristol Pond and Conservation districts. They will also revisit the Rocky Dale area (RC-1).

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

Meeting adjourned 9:35pm