

Bristol Planning Commission

Meeting Minutes

August 18, 2015

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

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

Public: Jill Kopel (playground committee), Pat Anderson (Addison County Readers), Joel Bouvier (Recreation Club)

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

Permit 15-48, submitted by Lawrence Memorial Library, to install a "Little Free Library" at the Town green playground. The Design Review Committee recommended approval of the permit at its July 13, 2015 meeting. Jill Kopel and Pat Anderson explained that a Little Free Library is a small container that would be located under the "fairy house" structure of the playground on the green. The Lawrence Memorial Library will stock and take care of it. The Little Free Library program is a worldwide association that the Lawrence Memorial Library will join and which will provide the standard signage, after which the location will be placed on Little Free Library's website map. Through the Little Free Library, children's books can be taken and do not need to be returned (like a traditional lending library). Commission members expressed concern about upkeep and maintenance of the structure. Jill explained that Marita Schine, the Children's Library at Lawrence (who has proposed the idea) will be responsible for it (Marita is on vacation or would have been in attendance at the hearing). The Commission discussed its proximity to Lawrence Memorial Library and why it was not placed there. Pat explained that these need to be placed in alternative locations to the usual library and, specifically, where children are naturally spending time (such as the playground). Several PC members expressed concern about precedence setting for additional structures on the green (clarifying they are not opposed to the Little Free Library concept itself). There was discussion that the park was already too crowded and even though this was a small structure, attached to the existing playground, it would be yet another addition to the green. Sue noted that the zoning administrator and town manager are currently drafting an ordinance relating to the use of the green (and other town parks).

Chico made a motion to postpone to a date certain of September 15, 2015 the public hearing, requesting they prepare information about alternative locations and how much child traffic they receive over the course of a week so the Commission can compare other possible locations with the location on the green, seconded by John. Sue noted that locations outside of the Downtown Designation District would not be subject to DRC or PC approval. Vote was 7-0.

Chico made a motion for the PC to advocate to the Select Board a moratorium on any further modifications to the Town green until an ordinance is approved that addresses use and development of the green, seconded by Kris. Vote was 6-1 with Sue against.

Public hearing closed at 7:50pm

Regularly scheduled Planning Commission meeting opened at 7:55PM

Joel Bouvier addressed the Commission as a trustee of the Bristol Recreation Club (Club). He stated that the Club would like the portion of the Club's property adjacent to (facing) West Street to be zoned Recreation (REC) rather than its current designation of Residential Office Commercial (ROC). Joel suggested that when they had the town vote to change the Club's property from High Density Residential (HDR) to REC that it was meant that the entire property would be changed to REC. John asked if the Club needed this change to be down immediately with a town vote or if it could wait and be included with the amendments and updates the Commission will be proposing for SB and Town vote. Joel stated that there was no urgency and it would be fine if the change was done along with other changes the Planning Commission will be proposing.

Minutes

Kris made a motion to accept as presented the minutes from the June 16, 2015 meeting, seconded by Bill. All were in favor (7-0).

Administrative

Adam continued the review of Article X, starting this evening with the Rural Agriculture 2 zone (RA2). The Commission discussed the Office and Service uses previously recommended by the PC. Upon reflection, Chico felt that these were not compatible uses in the RA2 zone. Kris pointed out that some of these uses are currently allowed and he did not want to strip those from landowners. Chico made a motion to remove office, personal service, business service, financial service, media studio, and healthcare clinic as conditional use from RA2, seconded by Bill. Vote 5-2, Kris and Sue against.

The Commission discussed the residential density bonus that has been proposed for the RA1, RA2, and RA5 zones. Adam explained that these bonuses give owners the incentive to build multi-family residences. The Zoning Administrator stated that these bonuses are in the current regulations. The Commission discussed how they felt they did not want to give an incentive to build multi-family residences. Chico made a motion to remove the density bonus from RA1, RA2, and RA5, seconded by Bill. All were in favor (7-0).

The Commission moved their discussion to RA5. Chico made a motion to remove office, personal service, business service, financial service, media studio, and healthcare clinic as conditional use from RA2, seconded by Bill. Vote 5-2, Kris and Sue against.

The Zoning Administrator stated that the proposed Density Based Alternative being proposed for RA5 is unlike anything the Town office is currently doing and using this would significantly increase the amount of time and resources required to process a zoning permit in the future.

At the next meeting the Commission will be reviewing the Pond Camp, Conservation and RC1 districts. Adam made the suggestion that the Commissioners consider if the current RC1 zone (in the Rocky Dale area) could become RA1. There will also be a discussion of a possible overlay district at the intersection of Rts. 116 and 17.

Chico made a motion to adjourn, seconded by Kris. All were in favor (7-0).

Meeting closed at 9:35pm.