

Bristol Planning Commission

Meeting Minutes

September 15, 2015

Commission Members: Sue Kavanagh, Kris Perlee, Gary Clark, Chico Martin, Katie Raycroft-Meyer, Skimmer Hellier

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

Public: Randy Durand, Marita Bathe-Schine (Addison County Readers and Lawrence Memorial Library), Nancy Wilson (Library)

Continuation of Public Hearing for Design Review Committee (DRC) opened at 7:10pm

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. The Planning Commission discussed at the August 18, 2015 meeting and continued it to a date certain of September 15, 2015. At that meeting the Commission asked the applicant to provide data on alternative locations and how much child traffic they received, so they could compare it with the data for the park.

Sue stated that the Commission is on the agenda for the Select Board meeting on September 21, 2015. The Commission is there to talk about the motion made at their last meeting to ask the Select Board for a moratorium on any further modifications to the Town Green until an ordinance is approved that addresses the use and development of the Town Green.

Sue made a motion to continue to a date certain of October 20, 2015 the public hearing for permit 15-48, seconded by Chico. Vote was 5-1, with Skimmer against. Motion passes.

Public hearing closed at 7:10pm

Regularly scheduled Planning Commission meeting opened at 7:11PM

Minutes

Sue made a motion to accept as presented the minutes from the August 18, 2015 meeting, seconded by Chico. All were in favor (5-0). Skimmer was not present at August 18, 2015 meeting.

Administrative

Sue reminded the Commission that as a 9 person panel, there needs to be 5 members voting in favor to pass as motion. Five members also is a required quorum for a PC meeting. For "straw polls," when deliberating on a particular topic (not necessarily a formal motion) it is also desirable to have five members' opinions in alignment in order for the topic to be agreed upon or approved.

Kris and Gary provided a brief report on their work as the ad hoc committee for revising the proposed Light Industry definition, including Light Industry Class 1, Class 2 and Class 3. When Adam Lougee arrived, several recommendations were offered:

(1) Recommendation that the proposed definition for Light Industry Class 3 be amended to read “all other light industrial uses” to be more specific and address light industrial structures with a square footage greater than 25,000 square feet.

(2) Recommendation to remove Research and Development from the Table of Uses and Definitions as well as to add Light Industry, Class 3 to the proposed Village Mixed zone as a conditional use.

(3) Recommendation that language be added to the definition of Artist/Craftperson Studio, “class 2 or class 3 light industrial manufacturing facilities depending upon the facility’s size” and

(4) Recommendation to add language to the Commercial 1 uses, “portions of commercial structures not intended for human occupation, like silos or towers, in this district may reach up to 60 feet if necessary for the operation of the proposed facility.”

All the recommendations proposed by the ad hoc committee were accepted.

Chico asked about specifically stating that Heavy Industry be not allowed in any district and conversation then explored the need for a definition of Heavy Industry even if it is not listed as a permitted (or conditional) use anywhere in the recommended bylaw revisions. Question was asked if something is not listed or defined does that mean it is not allowed? The light industry ad hoc committee was tasked with defining heavy industry and reporting back to the PC at the next meeting. Chico asked if solar farms should be included in light industry, the Commission discussed this and decided to table it to a later date.

Adam then continued the review of proposed Article X revisions, starting this evening with the Residential Commercial 1 zone (RC1). The Commission had previously proposed combining all RC1 locations, including the Rocky Dale area, into other zones as an ongoing effort to reduce and clarify the number of total zones in the bylaws revisions. Randy Durand, a resident of the Rocky Dale area, spoke about how he felt that the area should remain a less densely populated area. He feels that it is an animal migration corridor (connectivity) between two large Conservation zone areas and it should not have increased residential zoning. The Commission discussed if the RC-1 zone in the Rocky Dale area should be changed to RA-1. A comparison of the two zones show few differences in uses and dimensional standards. The Commission agreed to proposing a change of the current RC-1 zone in the Rocky Dale area to become RA-1.

The Commission reviewed proposed changes to the Conservation zone (updated Objectives and Guidelines, Table of Uses, and Dimensional Standards). The Commission discussed the northeast corner of the Village Planning Area as it pertained to the Conservation zone boundary. Skimmer made a suggestion that HDR zone should be increased in this area as this is a potential area for residences close to the village center. The Commission decided no zone boundary changes should be made. Chico suggested that the use Educational Facility have a clearer definition that has a differentiation between outdoor classrooms and university type campuses. The Commission discussed the dimensional standards. The word exempt will be added in the objectives and guidelines in front of “resource based business” for clarity. The lot coverage will remain at the proposed 5% maximum. Footprint will remain at the proposed 5,000 sq ft per structure. The setbacks will be changed to 100ft.

The Commission reviewed the Bristol Pond Camp district. No changes were recommended.

At the next meeting the Commission will discuss the area at the Route 17 and Route 116 intersection south of the downtown. The Commission will also discuss the southeast corner of the Village Planning Area.

Kris made a motion to adjourn, seconded by Gary all were in favor (6-0)

Meeting adjourned at 9:30pm