

Bristol Planning Commission

Meeting Minutes

February 16, 2016

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

Other: Eric Forand (Zoning Administrator), Adam Lougee

Public: James Quaglino, Anna Daylor, Matthew Daylor, Kathy Gammon

Informational Meeting opened at 7:05pm.

Sue welcomed members of the public to the informational portion of the meeting first by introducing the members of the Commission and explained the handouts associated with the evening's discussion about proposed revisions to Article X: the proposed Schedule of Uses, definitions, Objectives and Guidelines, and a narrative of the overall work and PC's goals/intentions. Sue explained how the Commission is working to revise the zoning bylaws and regulations to comply to the adopted Town Plan (voted and approved November 2012), with attention to zoning updates that would increase economic development and increase residential development opportunities. Sue described how the Planning Commission (PC) worked through the planning areas (outlined in the Town Plan) starting outside the village planning area and working their way toward the Main Street center of town area. Sue walked through the zones on the maps that were displayed and explained what some of the more significant proposed changes would be. Focusing on economic development, John talked about the Stoney Hill area and its history and possible future as a business park. He stated the PC proposes zoning in that area to allow for this kind of growth. Chico outlined how the PC was following the goals outlined in the Town Plan. Katie stated that this is an informational meeting where the PC is looking for feedback on its work. Sue mentioned that the PC meets the 3rd Tuesday of the month and that all of their meetings are open to the public. She also mentioned that the proposed maps and written materials are on display in the town office and at the library. Sue opened the floor for questions. Chico offered an explanation of the proposed Site Plan requirement for some new/additional uses in almost all the zones (making a distinction between SP and Conditional use).

Regular Planning Commission meeting opened 7:55pm.

Meeting Minutes: Chico made a motion to accept as presented the minutes from the January 19, 2016 meeting, seconded by Gary. All were in favor (7-0), Kris was not present at the 19th meeting.

Administrative Business -- AdHoc Committee report:

John gave an update on the Stoney Hill Project. A master plan is being developed by Green Mountain Engineering. The 30% complete meeting will be next week (Feb 24). Therese Kirby, John, Eric, and Pecker Heffernan are currently working on this project.

Review of Zoning Bylaws and Regulations Article I

Adam passed out draft Article I, II and III for the PC to consider. Adam explained that this proposed structure would flow better and would be better understood by the reader, with it mimicking how a zoning permit applicant might move through the process. He proposed shifting the current Article IV into what will become Article I. The definitions will be moved to the back of the bylaws document, the Downtown Designation/Design Review section would be moved to Article II, and Flood Plane would remain its own Article. Also Exemptions and Exceptions were combined under the single heading Exemptions. Kris felt that the language in the current draft Article I stating that "land not in accordance ...is prohibited" was too restrictive. He also felt there should be a mechanism to allow for uses that the PC potentially had not yet considered (example, a biomass gasification plant), he was also uncomfortable accepting Adam's proposed Articles I and II as he had just received them for the first time for review that evening. Chico made a motion to *accept in principle* the proposed Articles I and II, seconded by John (6-1). Kris voting against.

Adam explained that the draft of Article III (sections, outline) was taken from Cornwall's zoning bylaws as an example for Bristol to consider. He wanted to present the structure and didn't want the Commission focusing on the underlying language for now. He and Eric will review the specific language needed for Bristol and send out a draft with the next PC package (a week prior to the March meeting). Adam advocated for this proposed outline/structure, again, illustrating how it corresponds with the actual use of the zoning bylaws and regulations document, making it easier for towns people and administrators to understand and use it. Kris made a motion to postpone discussion of Article III until the Commission had a chance to review it, seconded by John. Sue asked that this motion be tabled until after Adam had a chance to fully present his Article III proposal. Adam discussed the possibility of a waiver section. He explained that a waiver is in State Statute to give towns the ability to allow slight deviations from the rules as deemed needed. These are not as strict as variances. John mentioned that he did not like the term waiver. Eric stated that there are several things in the current bylaws that are already similar to waivers and Adam stated those kinds of loopholes would be removed and centralized in the waiver section. The Commission voted 8-0 to *accept in principle* to the structure of Article III as proposed by Adam Lougee.

Sue explained that the PC should carefully review the more complete draft of Articles I-III that will be emailed and sent in preparation for the March meeting. Also, she will meet with Eric to schedule out the proposed zoning and bylaws document review and PC/SB approval process in order to determine if it will be possible and how to plan for a potential town vote on the full proposal at Town Meeting 2017.

Gary made a motion to adjourn, seconded by Skimmer. All were in favor (8-0).

Meeting adjourned 9:30.

Respectfully Submitted,

Eric J Forand

Zoning Administrator