

Bristol Planning Commission

Meeting Minutes

April 5, 2016

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

Other: Eric Forand (zoning admin)

Public: Paul Jackman, Matt Mancinni, Robert Fuller, Bill Bouvier

Public Hearing opened at 7:02pm

The public hearing for permit 16-11 was opened and the Zoning Administrator (ZA) explained the difference between the two choices (or, options) for the St. Ambrose Church garage modifications that the Design Review Committee approved and recommended to the PC for consideration. The applicant wanted some flexibility if the structure could not be repaired and needed to be rebuilt from scratch. The ZA described choice A as keeping the structure but reinforcing it, new color ties, replace sills etc. They would install a 9ft garage door on the back and install a 12ft garage door with windows on the front, they would remove one window on the front and replace t111 with siding to match the rest of the structure. (see photos and descriptions in permit application.) Choice B would be necessary if the building has to be torn down (as determined by contractor and agreed upon by St. Ambrose), they would rebuild the structure the same as it currently is but install the two doors and remove the window (as outlined in the permit application). Due to the structure being too close to the property line, if choice B has to happen they will shift it the north to allow more access room between the building and the property fence. There are currently about 8 inches at the property line and choice B would allow for 20 inches. Paul stated that due to economical reasons it is most likely they will go with choice A. They are looking to add the door to the back so they can access lawn equipment.

Chico made a motion to accept the Design Review Committee recommendation to approve both choice A and choice B, seconded by Bill Sayre. All were in favor (8-o).

Kris made a motion to adjourn the public meeting, seconded by Bill Brown. All in favor (8-o).

The regular Planning Commission meeting was opened.

The informal informational meeting was opened for permit 16-01PRD for a Planned Residential Development on North Street. Katie recused herself due to a conflict of interest as she is working as a landscape architect on the project.

Robert Fuller joined the Commission and explained the possible project. He explained how he is looking to build something for the aging population, which he feels he is a part of. He wants to build something so he doesn't have to move somewhere he may not like. He thinks Bristol is great for the elderly as it is relatively flat and has both the high school and elementary school along with easy access to stores and services. Robert outlined the issues he was having with septic location/design that he feels have now been solved. Robert outlined how he was looking to create a "pocket village" with 6 smaller cottage type houses facing a central quad. Similar to the Kirby Cottage project in South Burlington. He said they would be looking to build net zero homes at a price of roughly \$350,000 each (land+structure). Each house will have its own septic tank but all 6 will share a pressurized leach field. Robert stated that the current house there is beyond repair and is not worth saving. He has had someone interested in moving it. The barn will be staying in the new proposal and he hoped those that buy the properties will work together to make it a community space for them to share. There is no timeline for this project but Robert would like to start by planting some trees along the north property line. Chico asked if it would be covered parking and Robert said it may eventually be carports but that is not the current plan. Chico said he thought this was a good use of the property and fits the Town Plan. Bill Bouvier the neighbor to the north asked for a chance to speak. Bill stated that he had verbal agreement with the heirs of the property to purchase 65ft of property on the other side of a ROW that currently sits on the property. He then had hoped to switch that with the ROW so he could push it away from his property. He is upset that this verbal agreement was not honored, however he understands what's done is done with Robert Fuller purchasing the whole property. He however does want the PC to look very hard at this project. He feels that this type of dense project does not fit the neighborhood. He feels that a couple houses would be better suited and that 6 is too many. He is also worried about water run off as he stated a lot of water crossed the road onto his property. Sue thanked Bill for his time.

The ZA stated that as this permit will remain with him until the application is finalized, then it will be brought back before the PC.

Bill Brown made a motion to adjourn, seconded by Skimmer. All were in favor (8-o).

Respectfully Submitted,

Eric J Forand