

Planning Commission Meeting
Minutes
June 7, 2016

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

Other: Eric Forand (zoning administrator), Joanna Eckert (NEATTv)

Public: Karen Bushey, Diane Cushman, Ted Lylis, John Moyers, Marcia and Roger Jimmo, Steve Danyon, Virginia Vautier, David Furney

Public hearing for permit 16-25 opened at 7:05pm

Jill Fragga the applicant was not present. Eric advised the Commission on the permit application. 3 Main St. was doing repairs to the wood facade under the two main front windows. When the contractor removed portions of the wood it was all found to be rotten. Jill decided to replace the rotten plywood with bead board. This was done under both large front windows. The bead board will be painted a dark brown. The Design Review Committee's recommended to the PC that the application be approved.

Kris made a motion to accept as presented application 16-25, seconded by John. All were in favor (9-0).

The public hearing was closed for permit 16-25 at 7:20pm

Public Hearing for Permit 14-01PRDa was opened at 7:25pm

Katie recused herself from the PC's discussion as her landscape architecture/design firm is doing work for the Bristol Village Cohousing Project. Sue distributed a revised proposed amendment list provided by the applicant and Katie, on behalf of the applicants, presented the proposed amendments one by one. The major amendments/changes to the original zoning permit (approved March 2014) include:

- 1) 14 North Street becoming a tri-plex. In the original plan the structure at this location was a duplex with a single cottage behind (to the east).
- 2) The fire access road behind 14 North Street has been removed because it was to serve the single cottage that would now be eliminated.
- 3) 16 North Street, upstairs was a single residential unit and now it is proposed to be an efficiency apartment, allowing for three bedrooms for association guests.
- 4) 8 North Street, the existing garage will be removed and a pergola will be added to the side of the existing house. The parking space associated with that location will now be located at 12 North Street.

- 5) Cottage I orientation will be changed for better solar exposure. This has caused the walking path on the east side of the quad to be angled in slightly toward the center.
- 6) All cottages now have the same foot print.
- 7) A new walking path was added through garden on the north side of the quad.

Bill B. asked what the buildings will look like. Katie described the plan to maintain the feel of the existing structures on the property. She described the 1.5 story cottage-style with dormers and porches, sided with hardy board in muted colors. Kris observed that the parking structure located in the south east corner had been removed from the newly proposed site plan. Katie said that this was unintentional and it would be put back in. She stated that the intention was to offer purchasers the option to pay for covered spaces at that location but none had expressed interest so far. Note: if the applicants do not build the covered space there would still be 4 parking spaces. Kris mentioned that some of the snow removal areas had been removed from the new proposed site plan, Katie said that would be looked at and addressed. The Commission debated if the new setup of 16 North Street made it a duplex instead of a single unit (with common use guest bedrooms). Kris felt that because there would now be bedrooms in the community area that it became a second unit, the zoning administrator agreed. They felt there were now 16 total units and not 15 for the overall project. The Commission felt that the calculations for density and parking would need to be re-run with the new unit count to be sure the proposed density agrees with current zoning allowances. Ginny Vautier asked about the new water line to be installed on Mountain View Street. Several of the neighbors were concerned about effects to their lawns if the new water line were to be installed on the north side of the street. Sue stated that the Planning Commission does not have control over the water line and that they would need to go speak to the Selectboard.

John made a motion to approve the permit amendments with the following stipulations:

- An updated site plan be submitted to the ZA including the (southern end) proposed parking structure and the snow storage areas.
- The Zoning Administrator re-calculate the parking and density requirements to be sure the amended plan remains in compliance with current regulation (proposed amendments were found to be in compliance via ZA the following morning via an email to the PC).

Seconded by Skimmer. 8 in favor, 1 against (Kris)

The public hearing was closed for permit 14-01PRDa at 8:05pm

Minutes:

Kris motioned to approve the May 17, 2016 Planning Commission meeting minutes as presented, seconded by John. All were in favor.

Administrative Matters:

Sue discussed the updated PC meeting and task timeline. She felt they were still on track and if they kept focused they could complete their zoning regulations work in order for a newly proposed document to be presented to town voters on Town Meeting day 2017.

Sue mentioned that Adam Lougee had emailed an updated draft regulations document that is intended to include all text changes to Article 1-5 to date. It was mentioned that it may be easier if all of the Articles were in different files instead of one large file for future emailing and review.

Sue opened the meeting to receive public input regarding noise regulations.

John Moyers addressed the Commission. John is on an advisory group in Montpelier, VT that is working to limit noise pollution. He wants Bristol to be on the leading edge of controlling noise pollution. He spoke with Les Blomberg from the Noise Pollution Clearinghouse (nonoise.org) and they said the best way to address noise is through strong and clear by-laws and an ordinance. He said the Commission should not grandfather noise allowed under current performance standards as that does not incentivize businesses or entities emitting noise to upgrade their equipment or practices. He also stated that the responsibility of noise pollution should be on the noise generator not the complainant; that there should be the power for the Town to enforce any regulations, and people need to know how to comply. John Moyers asked that the handout he prepared for the PC be included in the meeting minutes (attached). John Elder, who had recused himself from the PC for this agenda item, spoke as a citizen about his interaction with Shaw's grocery store about noise from their current refrigeration compressor. John has been exchanging email with Shaw's management and the landowner for 12 months but has seen little progress related to his offers of support and request for measures to reduce noise. Members of the community understood that they lived in a commercial/ residential area and they all expect some noise, however they feel the Shaw's compressor is too loud and could easily be upgraded, perhaps with support from Efficiency Vermont. John suggested that a working group be formed to look into noise regulation further. Kris stated he would be concerned if we only talk to one noise expert as there may be bias. Sue asked for volunteers for a working group and Bill B. and Kris offered their time. John said he would work with the group as a citizen.

Sue stated that due to the time they would not review the proposed zoning regulations document Adam had emailed earlier in the day. Sue requested that everyone review Adam's draft of articles 3-5 and offer input between now and the next meeting, June 21st.

Kris made a motion to adjourn, seconded by Bill. All were in favor.

Meeting adjourned at 8:55pm