

**Planning Commission  
Meeting Minutes  
June 21, 2016**

Commission Members: Sue Kavanagh (by phone), Skimmer Hellier, Anna Daylor, Bill Brown, Bill Sayre, Gary Clark, Katie Raycroft Meyer.

Other: Eric Forand (zoning Administrator), Mary Arbuckle (NEATv), Adam Lougee (ACRPC)

Public: Bill Heffernan

**Pubic Meeting**

Public Meeting for permit 16- 29 opened at 7:05pm

The applicant was not able to attend the meeting so the Zoning Administrator presented the application. The project consists of a fence to be installed at the former Mountain Greens Market property on Mountain View Street. It would be located on the east side to the south of the loading docks. The purpose of the fence is to screen around the outside of the office of a handy man that currently rents space there. Periodically material or equipment may be outside so the owner would like the fence as a screen for the neighbors. The fence will extend off an existing row of shrubs and create a 16ft x 24ft area outside the door to the office. The north and east side of this area will be the new fence, the south side will be the existing trees and the west will be the building. The fence will be a 4 feet high stockade fence. The Design Review Committee recommended approval of the application and suggested the addition of planted shrubbery around the fence in addition. Gary would like to see natural screening used instead of a fence. He feels that with the road slopping down to the building a 4 foot fence will not be an adequate screen. He feels that shrubs would be a better choice as they are allowed to be higher than the four foot maximum for fences and they do not have the visual barrier that a fence does. The Commission discussed including that shrubs need to be planted as well. There was discussion on whether possible shrubs should go inside or outside the fence. The Commission discussed the design of the fence and whether it should match the existing fence.

Skimmer made a motion, seconded by Bill S., to accept the recommendation of the Design Review Committee and approve permit 16-29 with the stipulation the new fence match the design of the fence recently installed around the propane tanks. They also encourage the owners to plant shrubs along with the new fence. All were in favor (7-0)

The public hearing for permit 16-29 was closed

**Minutes**

Skimmer made a motion to accept as presented the minutes from the June 7, 2016 Planning Commission meeting, seconded by Bill B.. All were in favor (7-0).

**Ad Hoc Committee**

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. There will be a

meeting on Tuesday, July 5 to review the input from this evening's proposed zoning regulations update.

The ad hoc committee to offer input on possible noise regulations was formed at the last meeting to research possible noise ordinances and placing noise restrictions in zoning bylaws. Bill B, Kris and John (working as a citizen) make up the group. Bill B. informed the PC that he had called Les Blumberg from the Noise Pollution Clearing house in Montelieu but has not yet heard back. He has been looking at several of the cities that Les worked on via the organization's website and thinks we should do something less complex.

### **Informal Informational Meeting on Planned Residential Development (PRD)**

Bill Heffernan detailed a potential PRD on his property on Choinere Road. He owns 160 acres with 15 acres not in current use. On this 15 acre piece he would like to place two modular homes. He currently does not want to sub-divide the land because he is unsure of what he will do with it in the future. He has purchased one of the classroom buildings from Mount Abraham and will install it on the property for his daughter, this has already been permitted. He then plans to place another modular to rent. Potentially he will remove one or both in the future to build a house. The PRD fits the density requirement for the zone. Sue stated they would have him back for his public hearing on August 3<sup>rd</sup> and Bill should work with the zoning administrator to make sure his application is complete by then.

### **Review of proposed zoning regulation updates:**

Using the draft of Articles III, IV, V, and VI that Adam has been updating with input from previous meetings:

Adam reviewed proposed section 350 conditional uses.

Section 353 Bill B said was redundant, there is language in the paragraph in the beginning and later in the bullet points. Adam will take out the redundant language.

Section 356, Adam will remove bullet 5-a and change 5-b to remove language about architecture. In 5-c the Commission wanted to add the language "with buildings within the village planning area." 10 is new and Bill S felt it was too onerous for property owners to have to prove that hours past 9pm was appropriate for them. Gary felt there should be no time parameters. The Commission decide to change 7:00am to 6:00am and remove the last sentence about the owners having to prove other hours are necessary.

Section 405, the Commission wanted language added property owner being able to demonstrate they were auto merged.

Section 408 a, Eric stated that there was no longer a restriction on a home occupation involving retail.

Sue took a straw poll and all members approved Sections III and IV with the above changes made (a final version with changes incorporated will be emailed after the meeting).

Section 518 –Landscaping Adam will return to this section with suggested language.

Section 602 – Adam spoke about light canopies at gas stations and how the PC could address them. The Commission decided that this would be addressed in the Site Plan Review sections.

Section 605 – The Commission confirmed that quarrying is not allowed in Bristol and no gravel pits in the Village Planning Area as specified in the Town Plan (approved November 2012).

Section 606 – Solar section/language still to come.

Section 608 – Planned Unit Development: Adam will add language about lots in two districts and remove language about density bonus.

Sue straw polled the PC members present and approved the draft Article V anticipating the input and changes suggested this evening. An updated version will soon be emailed to the PC.

For the next meeting the Commission will cover: Campgrounds, solar and telecommunication tower with input from Adam. They will also begin performance standards which include; signs, parking, landscaping, noise and lights.

Skimmer made a motion to adjourn, seconded by Anna. All were in favor.

Meeting adjourned 9:30pm.

Respectfully Submitted,

Eric J Forand