

**Planning Commission
Meeting Minutes
July 5, 2016**

Commission Members: Sue Kavanagh, Bill Brown, John Elder, Gary Clark

Other: Eric Forand (Zoning Administrator), Mary Arbuckle (NEATTv)

Public:

Meeting opened at 7:00pm

Minutes

There was not a quorum present to approve the June 21, 2016 meeting minutes.

Ad Hoc Committee

Bill Brown updated the Commission for the noise ad hoc committee. John recused himself from the discussion. Bill said he spoke to Les Blumberg for about 45 minutes about other towns'/cities' noise regulations and ordinances. Bill has looked at Wallingford, Middlebury and Burlington. Bill feels that imposing decibel level restrictions would be too onerous for Bristol and the zoning office. Bill believes that an ordinance has more teeth than a regulation. Sue stated the Commission will be focusing on noise regulation and the Selectboard would have to address the ordinance. Bill will be meeting again with other members of the ad hoc committee and will come back to the commission with recommendations.

Sue reviewed the timeline for continuing to draft and review zoning regulations updates with a plan to approve and convey to the Selectboard in early fall. The PC has approved the draft of Articles III-VI but is anticipating several additions/updates that Adam has offered.

Review of proposed zoning regulations:

Section 301 #1, 2, 3 – John and Bill stated the draft language is confusing.

Section 301 #9 – The Commission was good with the exemption for individual use satellite dishes.

Section 480A – still questions about Protection of Home Occupation (and Home Business)

Section 412 – Sue will ask Adam about the inclusion of a flood insurance requirement.

Section 547 – Sue will ask Adam about waterside protection language.

Section 606 – John's language was not included in draft (Solar). Sue will ask Adam.

Section 607 – Telecommunication Facilities need to be defined.

Review of proposed parking regulations:

Sue has distributed Morrisville's parking regulation. They are minimal but offer some guidance, particularly for certain development (residential, commercial, retail) but giving the appropriate municipal body the ability to increase or decrease minimums and maximums based on the particular use – a trend that is more common as municipalities are rewriting zoning regulations. The Commission felt that parking regulation should be less restrictive but there should still be some regulations as guidelines/standards. There was a discussion about minimum and maximum amounts of parking, John suggested one parking space for every 300/400 sq ft of building (commercial, for example). John mentioned getting input from the business park development working group as they are currently working on a project that will be impacted and serves as an example for other light industrial and commercial development that will also take place. The suggestion was made to require a transportation plan for all future projects.

Meeting adjourned 8:49pm

Respectfully Submitted,

Eric J Forand