

**Planning Commission  
Meeting Minutes  
August 2, 2016**

Commission Members: Sue Kavanagh, John Elder, Gary Clark, Bill Brown, Bill Sayre, Kris Perlee.

Other: Eric Forand (zoning administrator)

Public: Sue Cousino, Michelle and Chad Perlee, Bill Heffernan

Public Hearing for application 16-02PRD opened at 7:00pm.

Bill Heffernan discussed the project. He has 145 acres on Choiniere Road, 130 acres are in current use and the remaining 15 are not. On the 15 acre portion he has applied for and received a permit for a single family residence. This residence has been built and his daughter is living there. He is applying for a Planned Residential Development permit so he can add another single family residence that he plans to rent out. He does not want to sub-divide the land because in the future he may remove both houses and build 1 house for his daughter. The two residences that will be there are double wide modular homes. The access point will be on Choiniere Road however there is a right of way that allows them to access across a property off Plank Road. Some questions about the plan and property from PC members and the public and discussion followed.

Kris made a motion to approve as presented application 16-02PRD, seconded by John. All were in favor (6-0).

Public hearing closed at 7:20pm

Planning Commission meeting open 7:21 pm

Informal informational presentation on application 16-03PRD

Chad and Michelle Perlee discussed the Planned Residential Development they are interested in pursuing. They currently own 10 acres on Stonewall Drive which is in the RA5 zone. They would like to break out a 2 acre piece on the front of the property which they hope to give to their children. They feel that if they sub-divided into 2 five acre lots that the location of the current house would cause the lots to be erratically shaped. The current house and barn would be on the "back" 8 acres and have a right of way over the "front" two acres. They are going to have the property surveyed and perc tested, then they will come back for official PRD application.

*Minutes:* Kris made a motion to accept as presented the July 19, 2016 meeting minutes, seconded by Bill. All were in favor (6-0).

*Timeline:* Sue stated that the PC is still on schedule to deliver a proposed updated Zoning Bylaws and Regulations document to the SB with the hopes of a Town vote in March, 2017. Sue

will be going in front of the Selectboard on August 8, 2016 to give them a progress report. She encouraged members to join her.

Sue recently met with Kevin Brown the Zoning Board of Adjustment chair to give him an update on the PC's work.

*Review of proposed Article VII Design and Performance Standards:*

Parking – remove reference to religious and cultural places under the Civic Uses as it is redundant. John asked if he could share this draft section with the Stoney Hill LLP Master Planning Grant committee, the Commission felt this was a good idea.

The Commission discussed employee based parking requirements. Kris stated that this would be hard to enforce as a company grows. Bill S. thought it would be a self-regulating issue as more employees are hired a company would have to create space for them to park or people would not work there. The Commission decided to leave this requirement as they felt the ZA would investigate if there were potential issues, similar to what is being done now.

Signs- There were no changes to the sign section, some clarification needed about zoning names included in particular sections.

Noise- Bill B. offered text that would set a 50 decibel limit as an alternative to what Adam Lougee suggested (increase of 5 decibels). Kris stated that if a person moves in next to a noisy neighbor they cannot expect the neighbors to then quite down. John stated he would like to see some recourse available to neighbors if noise becomes an issue.

The Commission felt this section should be aimed more at the core residential area and should be more about night time and sustained noise. Sue will ask Adam to come up with some simpler language.

Lighting – Remove number seven, turning lights off after hours. Kris would like to see an accommodation for sports field lights. The Commission would also like to see some language about businesses that are not open during “normal” hours.

*Review of Article VIII, Flood Hazard:*

Eric will check with Adam to see if new language qualifies Bristol for a higher ERAP reimbursement. The Commission is looking to not make a lot of changes to this section.

Sue made a motion to adjourn the meeting, seconded by Bill. All were in favor (6-0).

Meeting adjourned 9:00pm

Respectfully Submitted,

*Eric J Forand*