

**Planning Commission
Meeting Minutes
August 16, 2016**

Commission Members: Sue Kavanagh, John Elder, Kris Perlee, Gary Clark, Skimmer Hellier, Bill Sayre, Anna Daylor

Other: Eric Forand (zoning administrator), Mary Arbuckle (NEATTv), Adam Lougee (ACRPC)

Public: Liz Sayre, Kristen Underwood, Gabe Andrews

Meeting open 7:05pm

Minutes

John made a motion to approve the minutes from the August 2, 2016 meeting as submitted, seconded by Anna. All were in favor (7-0).

Administrative Matters

Sue stated that the Commission was on track to have the draft updated zoning bylaws and regulations voted on by the public in March 2017. To stay on track the PC will need to be done with its revisions and be ready to vote on the draft at its September 6, 2016 meeting.

Sue updated the Commission on her presentation to the Selectboard on Aug. 8, 2016. She explained to them that the PC is on track to convey the draft updated zoning bylaws and regulations to them according to the proposed timeline. Sue then gave an update on the possibility of the re-adoption of the Town Plan. The current Town Plan (approved by the Town voters in November 2012) is due to expire in November 2017, however there is not an election planned for November 2017. Sue has spoken to both ZBA chair Kevin Brown and consultant Adam Lougee about how the PC could proceed in order to best continue to provide Town Plan coverage for Bristol (anticipating its imminent expiration and limited time now to work on it before the next town election). They both suggested that if the Plan was conveyed unchanged to the Selectboard (recommending re-adoption) before it expires that the Town would be covered in the event of an Act 250 permit being filed (per legal precedence in Vermont). The Plan would then be slated to be voted on in March 2018. Sue shared that the Selectboard discussed the implications of not having active Town Plan 'coverage' between November 2017 and March 2018. They asked if the PC would explore recommending and voting to re-adopt the Plan in conjunction with the upcoming steps to vote on the draft revised zoning bylaws and regulations.

Sue is now proposing to the Commission two choices for the Town Plan:

Option 1 is to convey the existing Plan, unchanged, to the Selectboard sometime after the draft revised zoning bylaws and regulations document has been convey and (with luck) voted on in March 2017. The SB would then need to warn the re-adoption of the Town Plan for public hearing before the November 2017 expiration in order to be in line with the legal precedence cited by Kevin Brown and Adam Lougee as indicating the Town's intention for re-adoption (and thereby offering coverage in an Act 250 review

after the Plan would expire in November 2017). Then complete the public process and have it voted on in March 2018.

Option 2 would be to pursue re-adoption of the Town Plan at the same time as the process to convey the draft updated zoning bylaws and regulations. This would mean the PC would warn the re-adoption of the Town Plan along with the draft updated zoning bylaws and regulations before presumably voting to approve and convey both documents to the Selectboard. The SB would then embark on its own review and public hearing process before, presumably, finally voting to approve both documents before warning, finally, for both documents to be voted on by the Town at Town Meeting in March, 2017.

John asked about small changes or updates to the Plan and Sue stated that there would not be time for any revisions now. However, the PC could return to the Town plan and revise it after the March 2017 vote when there would be more time to better consider future updates. The consensus of the Commission was to go with option 2 and present both the revised zoning bylaws and regulations and the Town Plan for re-adoption (unchanged) to the voters in March 2017.

Review of draft updated zoning by-laws and regulations

The Commission discussed the draft updated Flood Hazard regulations (new Article VIII). Adam explained that he had made some minor updates to bring this section in line with State statutes. The Zoning Admin explained that if language was added that restricted building in flood plain and river corridor that the Town would be eligible for a higher level of reimbursement from the State government after an emergency. If this language was added then the Town could get up to 5% more back from the State. This higher reimbursement would be for all disasters not just floods. Kris felt that any growth for the Town was good for the tax base even if that growth was in the flood plain. He felt the Commission should not be restricting buildings to get a higher reimbursement from the government. The Commission felt it was best to keep the language as proposed now and revisit this section after the draft updated zoning bylaws and regulations have (with luck) been adopted in March 2017. They would want to see information on total acreage involved, how much we have received from previous disasters, etc. in order to better explore possible further, up to date Flood Hazard and River Corridor regulations.

The Commission discussed the draft noise regulations as proposed. John felt the Commission had come to a resolution on the language at the last meeting but he is not seeing it reflected in Adams edits. The Commission decided that #1 should be amended to read "in all cases sustained night time noise should not exceed 50 decibels at the property line" and removing the reference to increase of 5 decibels.

There was discussion about updating the sign regulations. Adam offered to review and advise again.

Adam distributed a draft update to definitions which would now appear as new Article IX.

Adam will provide a complete updated, corrected and ready-for-review draft of the proposed updated zoning by-laws and regulations document for review prior to the September 6th PC meeting. Sue stated the current plan is to vote to re-adopt the Town Plan and on the updated draft zoning bylaws and regulations at the September 6th meeting in order to warn a PC public hearing for both documents, likely on Oct. 4, 2016.

Kris made a motion to adjourn, seconded by Anna. All were in favor (7-0).

Meeting adjourned 9:10pm

Respectfully Submitted,

Eric J Forand