

Planning Commission
Meeting Minutes
November 15, 2016

Commission Members: Sue Kavanagh, Anna Daylor, John Elder, Bill Brown, Kris Perlee
Other: Eric Forand (Zoning Admin), Mary Arbuckle (NEATTv),
Public: Zachary and Bob Hines, Diane Cushman, Ted Lylis, Peg Kamens, Jim Mendell, Slim Pickens

Public Meeting for permit 16-77 opened 7:00pm

Zachary Hines described the accessory structure he and the Bristol Historical Society are proposing to house the Howden Hall bell. He stated that the application was originally to have the structure where the current information kiosk is located. However the Design Review Committee recommended that the front of the bell structure should align with the front of the coach house, so Zachary has moved it on the site plan slightly to the south to accommodate that recommendation. He provided a revised site plan to the Planning Commission for review. Zachary stated that this project is his Eagle Scout community service project and this evening's presentation is a last step for him getting his Eagle badge, which is the highest rank for a Boy Scout. Sue reviewed the DRC minutes and recommendation with the Commission and they found no issues.

Kris made a motion to approve permit 16-77 with the amendment to move the structure to the south, seconded by Bill B. All were in favor (5-0).

Kris made a motion to close the public hearing on permit 16-77, seconded by Anna. All were in favor (5-0).

Public Meeting for permit 16-76 opened 7:15pm

The Zoning Administrator explained the zoning permit application on behalf of RiteAid. They need extra storage for their holiday inventory and they have had no luck convincing the landlord to build a permanent addition to the current building RiteAid leases. They are looking to have a storage container adjacent to the store from October to February each year. They are looking to place it on the east side of the building between the dumpsters and the building. The container would be 10ftx20ft. The ZA described the recommendations and decision of the DRC and how they hoped putting a 5 year limit on the structure would give RiteAid leverage to get an addition built. Slim Pickens (a member of the DRC) mentioned that the dumpster in the location should also be screened according to Downtown Designation Area overlay regulations. Kris felt that the dumpsters may have been there before the DRC was created and therefore they are considered pre-existing non-conforming. Bill felt that the storage container did not fit the Downtown Designation Area intentions. Ted asked if the container could be moved to the north side of the building. The Commission discussed the amount of room at the rear (east) and to the north of the building. John asked if the container could be screened. Bill asked if they could request RiteAid to come up with some alternative solutions for the location and screening of the container. Kris wanted to acknowledge the work that the DRC put into their decision he also felt that if a compromise was not achieved and the storage container not be allowed to stay in some capacity that it could cause RiteAid to close. Bill stated that he felt 5 years was to long for the container to be there. Slim stated the DRC had used that time frame because of the precedent

set by the storage trailer behind Howden Hall. The Commission discussed the process for asking the applicant to come back with alternatives for the location and screening of the container. It was recommended that the ZA speak to RiteAid and advise them that the PC understands their need for storage but would like them to provide alternative solutions in regards to location and screening of the container. Then the application can go back to the DRC for review then come in front of the PC at their December 20 meeting.

The public hearing for permit 16-76 was postponed to a date certain of December 20, 2016.

Sue made a motion to close the public hearing for permit 16-76, seconded by Bill. All were in favor (5-0).

Public Meeting for permit 14-01PRD(b) opened 7:35pm

The ZA described the reason the applicant was back in front of the Commission. The ZA had been in contact with the applicant because the building at 12 North Street had been totally removed. The applicant had found the building to be too rotten to save, so they removed the front façade and tore down the remainder of the building. There had been discussion and perhaps a lack of clarity as to what the original permit allowed in regards to the demolition of that building. There were also a few other minor site plan changes the applicant was looking for so the ZA requested the applicants appear before the Commission for requested amendments to the zoning permit. Peg explained the changes they were looking to make to the original permit.

- Move cottage I a few feet to the south to allow an existing tree to be saved.
- Shift the east-west path on the north side of the green to allow a tree to be saved.
- Reduce the turnaround size in parking lot between 8 and 12 North Street.
- Reduce the number of lights in the parking lot from 5 to 4
- Change style of light to a solar powered fixture.
- Add a 1-2 ft high retaining wall next to the barn on south edge of property.

Peg then discussed the building at 12 North Street and how they decided because of the rot that only the front façade could be saved. They removed the façade and stored it on site. They will attach it to the front of the new building so it will appear the same. Peg provided a diagram that showed the footprint of the new building superimposed on the original building for comparison. The new building will be constructed to appear like the old building. The west facing porch on the new building will be screened instead of having windows. The small porch on the south side will be replaced with a bay window. The new building will be slightly smaller than the old building. Sue mentioned that the applicant should stay in close touch with the ZA when large possible changes or challenges come up like the removal of the building. The ZA stated there were no zoning issues with any of the amendments the applicant was seeking.

Sue made a motion to approve permit 14-01PRD(b), seconded by John. All were in favor (5-0).

Sue made a motion to close the public hearing for permit 14-01PRD(b), seconded by Kris. All were in favor (5-0).

Regular PC meeting opened at 7:50pm

Kris made a motion to accept as presented the minutes from the November 1, 2016 meeting, seconded by Bill. All were in favor (5-0).

Sue stated that the Selectboard public hearing for the proposed zoning regulations and Town Plan amendment are Monday November 21, 2016. Sue said she would be there and encouraged everyone else to come. The second SB public hearing will be December 19, 2016. There is a PC meeting planned for Tuesday, Dec. 20, 2016 to consider an amendment to a PRD permit and the possibility of a public hearing for a new PRD. Sue will be absent and John will chair. There's a possibility of no PC meeting in January, 2017.

John made a motion to adjourn, seconded by Anna. All were in favor (5-0).

Meeting adjourned 7:55pm

Respectfully submitted

Eric J Forand