

Bristol Planning Commission Meeting

April 18, 2017

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

Other: Mary Arbuckle (NeatTV), Eric Forand (Zoning Admin)

Public: David Henderson, Kristen Underwood, Pete Diminico and Carolyn Dash representing the Bristol Conservation Commission, and Chris and Melanie Acker

Meeting opened at 7:00pm

Gabriel Andrews, UVM graduate student in the Field Naturalist Program, Plant Biology Department, and Sacha Pealer, Regional River Scientist and Floodplain Manager with the Vermont Dept. of Environmental Conservation, Watershed Management Division, Rivers Program gave a presentation on cultural, economic, and ecological components of the New Haven Watershed, with particular focus in Bristol. They discussed River Corridor Planning and how this tool and could be incorporated into Town's zoning regulations to better protect Bristol and downstream communities.

A printed copy of Sacha's PowerPoint presentation will be included in the meeting records for future reference as well as a recap of information and links to State of Vermont online and information resources provided by Sacha. At the conclusion of the presentation, Bristol Conservation Commission member Pete Diminico offered Sue a statement on New Haven River Anglers' Association letterhead dated March 9, 2017, reiterating information about the impact of storm damage in the New Haven floodplain area and advocating on behalf of the BCC for adoption of a River Corridor Plan and regulations in Bristol. A copy of this statement is also included with the meeting records.

Minutes

Kris made a motion to approve the April 4, 2017 meeting minutes as presented, seconded by Bill Brown. All were in favor, motion passed (5-0).

Sue re-opened the discussion of the application permit 17-01PUD. Sue addressed the issue raised at the last meeting about PC's authority to apply the Site Plan Criteria to the review and consideration of Planned Unit Development (PUD) applications. Acknowledging the new order (or layout) of the new Zoning Regulations and inclusion of the new Site Plan Review Criteria for review of numerous newly included permitted uses as well as PUDs, Sue outlined the Articles and Sections that give the PC the continued authority it sought in the revision process for the Zoning Regulations, noting

Site Plan Review for PUD applications in particular (given the current application review which prompted this discussion):

Article III (Administration and Enforcement), Sections 390-396: Site Plan Review, Planned Unit Development Review, Downtown Design Review and Other Applications (pages 47-49) includes in Section 391: General Conditions text includes reference to PUD being “reviewed under the procedure immediately below” specifically including “Planned Unit Development Review and other reviews shall be conducted by the Planning Commission pursuant to the criteria below.” Below, in Section 394: Site Plan Review Criteria includes reference to reviewing a site plan map and supporting data and considering the objectives listed in Section 356: Specific Criteria for Review (page 43). Further, Section 394 specifically authorizes the PC in reference to PUDs to review applications pursuant to “additional criteria contained in Section 609: Planned Unit Developments (pages 62-64).”

Sue stated that PUDs, as more “intense development projects,” require the applicant and the PC to apply a higher level of scrutiny to uphold the intention of the Planned Unit Development as a planning tool and to protect neighbors and the Town as well as to encourage creative development.

Regarding the application for 17-01PUD, the applicants submitted a revised site plan as requested by the PC following the April 4 public hearing and discussion. Two changes include the addition of two maple tree plantings along the southern border of the development along the West Street boundary and the removal of lines delineating parking spaces in the parking area adjacent to the older house (on the east side, closest to Liberty Street). The ZA stated that he felt that for the safety of pedestrians on Liberty Street those two parking spots should be oriented from north to south and indicated as such and that the entrance (curb cut) should be reduced, thus encouraging more restricted but orderly entry and exit from the overall parking area (including that space adjacent to the older house). If the entrance was reduced and the cars parked in a north-south orientation would be forced to back into the parking lot before exiting the development rather than backing across the sidewalk and directly into the street. Kris felt that backing into the parking lot was dangerous as one may not be able to see around the house to do so. Chris Acker stated he was not willing to reduce the size of the entrance to the parking lot. He stated that larger trucks have issues parking there and he would like the ability to park in any configuration. Bill Sayre stated he felt the Ackers had made a good faith effort to address the Commission’s concern about a delineation from West Street by planting the two maple trees. He felt the revised parking plan was not an issue. Gary stated he felt that parking would not be an issue as the parking for the commercial/residential use for the house has not changed. He felt backing on to Liberty Street was not an issue because the traffic was already slowing for the corner. Bill Brown asked where the trash dumpster would be placed and Chris stated he was not sure but wanted to keep his options open.

Kris made a motion to approve the amended proposal dated April 18, 2017 as presented, seconded by seconded by Gary. All were in favor, motion passed (5-0).

Administrative Matters

Eric gave details about a FEMA flood plain training he attended that was hosted by ACRPC. He will forward the slides to the group.

Sue discussed the upcoming meeting on May 16, 2017. She has invited the ZBA and DRC to attend to discuss the new regulations. Sue also stated the annual organizational meeting for the PC would be held then as well. The ZA informed the Commission that they will also be reviewing applications for a Right Of Way and conduct a Site Plan Review.

Gary made a motion to adjourn, seconded by Kris. All were in favor, motion passed (5-0).

Meeting adjourned at 8:30pm

Respectfully Submitted,

Eric J Forand