

Bristol Planning Commission Meeting

May 16, 2017

Commission Members: Sue Kavanagh (Chair), Kris Perlee, Gary Clark, Anna Daylor, Katie Raycroft-Meyer

Other: Eric Forand (zoning admin), Mary Arbuckle (NeatTv)

Public: James Lathrop, Adam Thomas, Jason Barnard, George Landis

Public meeting for permit 17-02SD opened at 7:10

Public Hearing related to a Right of Way for zoning permit 17-02SD, a 3 lot sub-division at parcel #06-02-45, 382 Hewitt Road. Surveyor Jason Barnard, working with the applicant, described the project. Applicants George Landis and Elizabeth Susan Small are looking to create two additional building lots on the north side of their property. The access road/driveway will be west of their current driveway to the existing house. The ROW is proposed to be 50 feet wide and is designed to be serpentine in order to preserve and avoid existing large maple trees. Lot 2 will have the well for both lots and lot 3 will have the septic for both lots.

Adjacent property owner James Lathrop noted that a section of the proposed ROW touches the property line between his and the Landis/Small property. Jason said that when designing the ROW they moved it to the west in that section to move it away from a potential septic site on the eastern side of the ROW. James asked if the ROW could be shifted at least 15 feet from his property line. He also requested that cedar trees be planted as a visual barrier every 4 feet 50 feet north of where the ROW is closest to the property line and 50 feet south of where the ROW is closest to the property line and that they be guaranteed for 5 years. Jason stated that the ROW could be moved 15 feet away from the property line and George agreed with that request and to cedar trees every 4 feet in that particular section of the ROW.

Kris made a motion to approve the ROW with the condition that it be 35 feet wide, 15 feet from the Lathrop (western) property line and that cedar trees be planted every 4 feet from the center point of the closet edge of the ROW to the Lathrop property line for 50 feet to the north and 50 feet to the south, seconded by Sue. All were in favor (5-0). Motion passed.

Kris made a motion to close the the public hearing on permit 17-02SD, seconded by Gary. All were in favor (5-0). Motion passed.

Public hearing on permit 17-02SD closed at 7:40

Public meeting for permit 17-20 opened at 7:45

Public Hearing for permit 17-20 for a commercial building with a light industry class 1 use, requiring Site Plan Review, at parcel #06-02-07.3 at 50 Orchard Terrace. Adam Thomas, representing applicant Terry Thomas, described the proposed project. He would like to build a structure to house a class 1 light industrial use. He currently does not have a proposed tenant but has been talking to a few different companies. The PC asked for clarification of the property/boundary lines with the neighboring Bristol Family Center and the adjacent multi-family/apartment building. Adam stated the shared property line with the Bristol Family Center goes down the middle of Orchard Terrace, and indicated that the family center currently parks cars on his property. He has talked with them about now needing some area for his newly proposed access drive. Katie would like to see the traffic flow in that section of Orchard Terrace to be more clearly indicated. The PC went through Section 356: Specific Criteria for Review (pages 43-44) and informed Adam of aspects of the application related to Site Plan Review criteria they felt were missing. Katie felt that more of a landscape plan was needed, for instance. Adam described how he planned to save some apple trees so he will indicate those on a revised plan. The PC also discussed traffic flow within the project, parking, and gave some suggestion about the possibility of loading areas and access to entrance doors. The PC listed the following items in Section 356 as most important to include for an approvable application: #s 1-6, and 9.

The PC agreed to continue the public hearing on a date certain of June 6, 2017 for permit 17-20, requesting an updated site plan be submitted to the ZA one week prior (May 30).

Annual Organizational Meeting

The PC opened their annual organizational meeting. They had no changes to their policies & procedures document (last updated in spring 2014). The floor was opened for nominations for Chairperson and Vice Chairperson. Katie stated her interest in being considered for Chair and Anna and Kris stated their interest in serving as Vice Chair. Kris then indicated that given Anna's interest his schedule would better permit a leadership position in the future.

Sue made a motion to elect Katie as Chair and Anna as Vice Chair, seconded by Kris. All were in favor (5-0). Motion passed.

Minutes

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

Administrative Matters

Sue presented a memo from the Bristol conservation commission that was a follow up to their suggested presentation to the PC on April 18. They would like to see the PC incorporate river corridor regulations in the Zoning Regulations. They asked to come back for further discussion, the Board decided to have them come in September. Sue will inform the BCC of this suggestion and alert that body to the PC's new leadership.

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

Meeting adjourned at 9:30pm

Respectfully Submitted,

Eric J Forand