

Bristol Planning Commission Meeting

July 18, 2017

Commission Members: Bill Sayre, Katie Raycroft-Meyer, Anna Daylor, Kris Perlee, Bill Brown

Others: Eric J Forand (Zoning Admin), Shawn Kimball (NeatTv)

Public: Timothy Heffernan, Ron LaRose, Heather & Chris & Bonnie Burpee, Michelle Perlee, Dana Lavallee

Meeting opened at 7:05pm

Public Hearing permit 17-04SD

Katie opened the public hearing for permit 17-04SD, a ROW request from Heather Burpee. Heather joined the Commission at the table. She explained that she had submitted a sub-division application to break off a piece of land from her parents. The new lot would be land locked so she was requesting a ROW over her parents land. The ROW would use an existing drive past her parent's house then up to their barn, it would be a new road after that. The driveway would be centered on the ROW except by the barn, as the existing drive passes within a couple feet of the barn. Bill asked how much the elevation change on the new portion of the driveway, Heather stated she was not sure. The ZA stated that the drive and potential emergency vehicle turnaround would be addressed in a building permit.

Kris made a motion to approve the ROW for permit 17-04SD as presented, seconded by Bill B.. All were in favor (5-0), motioned passed.

Kris made a motion to close the public hearing on permit 17-04SD, seconded by Anna. All were in favor (5-0), motion passed.

Public Hearing permit 17-05SD

Katie opened the public hearing for permit 17-05SD, a ROW request from Michelle Perlee. Michelle joined the Commission at the table. She explained that she submitted a sub-division application to break off 2 acres from the front of her 10 acre lot. The lot is in RA5 however there is a minimum lot size of 2 acres. Her lot is not in a PUD or in the Act 250 permit that the houses behind her are in. Michelle pointed out that the ROW depicted on the map showed it crossing the neighbor's property. She asked if it could be narrowed to 35ft wide at this point. Kris stated it could, but it would be much cleaner if the ROW was straightened out so it could remain 50 ft for the entire length. Michelle stated that she would amend the map to show this change. Dana Lavallee a neighbor asked if the survey pins on the map were correct. Ron Larose who performed the survey stated they were. Dana was also very worried about water runoff from more houses behind his. He currently gets flooded every spring and he believes it is due to the larger

sub-division behind his and the Perlee's property. Katie informed him that that was not part of the ROW review that the PC was hearing tonight. That would be an issue to bring up to the ZA. The ZA introduced a letter written by a neighbor, Rick Beauchaine, that had concerns about the permit application. The Commissions only official response to the letter was to clarify that the applicant was not a member of the PC.

Kris made a motion to approve the ROW for permit 17-05SD as amended to have a 50 ft width for the entire length and not reduce in size at the southern property line, seconded by Anna. All were in favor (5-0), motioned passed.

Kris made a motion to close the public hearing on permit 17-05SD, seconded by Anna. All were in favor (5-0), motion passed.

Approval of Minutes

Kris made a motion to accept as presented the minutes from the June 6, 2017 meeting, seconded by Anna. All were in favor (5-0), motion passed.

Administrative Matters

Katie mentioned that the ZA had scheduled a Waiver hearing for August 1st. She would not be here but Anna said she would run the meeting. The ZA briefly described how the applicant may be requesting a frontage waiver, but there were lots of other issues involved. Kris, Bill B. and Anna said they were available, the ZA will check with the rest of the members.

Katie mentioned the 2 vacant spots on the Commission and asked everyone to try to recruit qualified people to fill them.

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

Meeting adjourned 7:45pm

Respectfully Submitted

Eric J Forand