

**BRISTOL PLANNING COMMISSION**  
**Holley Hall**  
**Tuesday, March 20, 2018 @ 7:00 P.M**  
**Meeting Minutes**

**Planning Commission Members:** Sue Kavanagh, Bill Brown, Bill Sayre, Robert Rooker, Gary Clark, Mark Gibson

**Visitors:** Kris Perlee (Zoning Administrator), James Weening, Doug Bowen

Once meeting opened (7:02 pm), Bill B. made a motion to select Sue as acting chair. Bill S. 2<sup>nd</sup>. So Voted.

**1. Public hearing to consider the application for permit #18-500 James Weening (parcel 23-50-86) located at 11 Basin Street, for a Site Plan Review per Bristol Zoning Regulations Article III Section 392.**

At 7:05pm, Sue made a motion to open the hearing for permit 18-500, Bill B. 2<sup>nd</sup>.

Bill B. asked why Home Business was not allowed in High Density Residential (HDR). Sue explained that the PC felt that home businesses didn't fit in the HDR. Kris mentioned that the PC might want to look at this when they address possible changes to the zoning by-laws. Sue gave an over view of what a Site Plan Review was. Sue asked if there would be any new lighting. Mr. Weening stated that there would be no new exterior lights. Gary asked what changes would be made to the structure. Mr. Weening stated no changes to the structure would occur. Bill B. asked what retail would occur and Mr. Weening stated that there would be no retail. Mr. Weening explained that the business, Classic Stitching, has been in operation for 30 years in Vergennes. He has owned it for the past 10. Gary asked how the district lines were defined. Kris explained that he used multiple maps to locate where the lines are. Robert asked if setbacks are met. Kris explained that the setbacks are 25 feet in rear and 15 feet on sides. The current shed is 30 plus feet from property lines. Robert asked about parking. Kris pointed to #1 on the Criteria sheet. The applicant would require 2 parking spots. Even though the site map states he would have 6 spots, there are actually only 3 spots.

Sue made a motion to approve permit #18-500, S Bill S. 2<sup>nd</sup>. So voted.

Sue made a motion to close the hearing, Bill B. 2<sup>nd</sup>. So voted.

**2. Approval of minutes from the February 20, 2018 meeting**

Gary made motion at accept the February 20, 2018 minutes. Bill B. 2<sup>nd</sup>. So voted.

**3. Administrative Matters, if any**

Kris handed out copies of the Municipal Planning Manual. He explained that PC should review for the next meeting, especially the section on updating the plan.

Next meeting is April 17, 2018

**4. Any Other Public Comments**

None

**5. Adjournment**

Sue made a motion to adjourn. Bill B 2<sup>nd</sup>. So voted (7:27 pm)