BRISTOL PLANNING COMMISSION
Holley Hall
Tuesday, June 5, 2018 @ 7:00 P.M

MINUTES

Planning Commission Members: Katie Raycroft-Meyer, Sue Kavanagh, Robert Rooker, Gary Clark, Bill Brown, Bill Sayre

Visitor: Kevin Harper, Alan Huizenga,

Other: Kris Perlee (Zoning Administrator), Shawn Kimball (NEAT TV)

1. **Continuation of public hearing for zoning permit application #18-900 by Stoney Hill Properties for parcels #22-50-37.01 & 22-50-38, requesting Planned Unit Development approval for an 11 unit development per Bristol Zoning Regulations Article III Section 390.**

Alan presented the changes to the plan that were requested by the PC at the first hearing. This included landscaping, screening, and lighting. Katie asked if the parking structure would just be a pole barn style. Kevin said yes, but they would have side and rear walls. Alan discussed the design of the multifamily structure. There was a discussion about some units being Americans with Disabilities Act (ADA) compliant. Kevin stated that the cottages, the duplexes, and the 1st floor end units of the multi-family would be fully ADA compliant. Alan and Kevin discussed the landscaping, or lack thereof, between the cottages and duplexes. They explained that they wanted to preserve the views and allow homeowners to have gardens. The type of landscaping allowed would be covered by a Home Owner's Association (HOA). There was also concern about tall tree limiting solar possibilities. Sue asked about driveway access. Alan explained that there are two entries and the drive is a semi-circle. Kevin discussed the parking and stated that there are 28 designated parking spaces along with parking on the "Livingston" parcel and alone Firehouse Drive. Katie asked about the storm water. Alan explained that it would be a catch basin located to the south of the project. The multifamily would have ground drains. Katie asked if there was clarity about the underlying uses for each district. Kris stated that he discussed with Adam from Addison County Regional Planning Commission and the uses for each underlying district is what should be used. Discussion about where additional lands would come from. Kevin explained that the Nelson property (land along Stoney Hill) would close the first part of June. The Town property is still waiting the on the Town tying Woodland Apartments to the water line. Katie discussed other types of landscaping that might be used. This is not just for ascetics, but also erosion prevention. Gary asked about the walking path that was going to go through the property. Kevin explained that this no longer existed and the sidewalk along Firehouse Drive would connect to a future path around the rest of the property to the south. Bill Sayre stated that he felt this was a good plan and the gravel was a good base.

Sue made the following motion – "Approve the zoning application 18-900 by Stoney Hill Properties for a Planned Unit Development with three conditions. The conditions being acquisition of 2.11 additional contiguous acres within the Village Mix zoning district in order to achieve the correct density calculation. The second being the acquisition of the state storm water permit. And the third being the state potable water supply and wastewater permit. Gary Second. Discussion followed. Alan concerned Kevin doesn't currently own the Westerly property. Alan would like to call out

Sue made amendment. Strike the following "of 2.11 additional" and have the sentence read the following. "*The conditions being acquisition of the appropriate amount of contiguous acreage to achieve the correct density calculation.*"

The amended motion reads as follows. "Approve the zoning application 18-900 by Stoney Hill Properties for a Planned Unit Development with three conditions. The first condition being acquisition of the appropriate amount of contiguous acreage to achieve the correct density calculation. The second being the acquisition of the state storm water permit. And the third being the state potable water supply and wastewater permit." Bill S. 2nd. So voted (6-0)