

**BRISTOL PLANNING COMMISSION**  
**Holley Hall**  
**Tuesday, May 15, 2018 @ 7:00 P.M**

**MINUTES**

**Planning Commission Members:** Katie Raycroft-Meyer, Sue Kavanagh, Robert Rooker, Gary Clark, Mark Gibson

**Visitor:** Kevin Harper, Alan Huizenga, Ryan Nick, Ian Albinson, Alice Hibbard

**Other:** Kris Perlee (Zoning Administrator), Mary Arbuckle (NEAT TV)

- 1. 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.**

Hearing was opened at 7:05 pm

Alan H. Presented current configuration. Project will consist of 3 single, 2 two family, and 1 multifamily with 8 units. This would create 15 new units. Discussed wastewater (WW) and runoff plans. Discussed setbacks, coverage, density, parking, heights. Discussed possible carport type garages. 8 unit building is slightly in ROC. Katie asked about density. Katie discussed PUD allows flexibility in coverage. Gary asked if it was all one property. Alan clarified that some of the retention area is on currently town owned property. Katie asked about rain gardens and if a permit has been filed. Alan explained that they have not yet filed for the WW permit. Robert wanted to know how density was calculated. Alan provided calculations. Total of 16 units 15 new and one existing. Alan discussed the density calculations. Needs additional 2.1 acres. Sue wanted to know how this would work with future property ownership. Kris explained that it would just be condition. Kevin explained that contracts have been signed, but both parties are waiting town water line to Woodland Apartments. Kevin, Sue and Alan provided history of Stoney Hill Properties. Kevin explained that the housing will be completed first, commercial next. Robert asked if removing 2 acres out of ROC would impact future commercial development. Kevin explained that there would still be plenty of land. Kevin explained that most of the acreage would come from septic and storm water sites. Katie discussed planning grant. Sue explained that new regulations opened up for more light industry. Katie concerned about warning due to changes. Alan stated that he gladly come back for another meeting that can be properly warned. Katie concerned about how much detail is in warnings. Sue had question on the multi-family building. Katie requested plans. Kevin did not have them in hand. Alan gave overview of the building. Katie asked if it is like a connected condo. Alan said very similar to a condo. Katie questioned if PC can hear a conditional use during PUD. Kris explained Katie stated that the co-housing kept units to 14 to avoid act 250. Kevin and Alan explained they will need to fill act 250 no matter what. Katie stated that the PC shouldn't review the conditional use, but only a PUD. Ian asked if town every tried to purchase land. Alan gave brief history why that didn't happen. Kris explained that Zoning regulations would allow for conditional uses. Sue felt that conditional use should not be part of the PUD and regulations should be corrected. Katie asked about lighting. Kevin discussed parking. Katie stated that more parking would increase impervious service. No dumpsters would be used. Each unit would have own trash. Katie asked about lighting. Alan explained lighting not finalized yet. More discussion about covered parking. Sue asked about basements. Kevin explained that units would be on slabs. Robert asked about screening. Alan reviewed landscaping plan. Ian asked about walking paths. Alan and Kevin discussed new

layout. Sidewalks to commercial property would be new foot access. Gary wanted to know distance from houses to bank. Alan stated it would be 40 feet. Kevin gave proposed timeline of beginning September. Ian asked question about site lines and view. Alan and Kevin explained layout of buildings tried to maximize views for each unit. Katie concerned multifamily not ROC. Kevin explained that it was allowed in VM so that is where they placed the unit. Katie felt that during PUD process, the zones disappear. Robert asked about tabling the meeting until another meeting. Kris suggested that they could close the hearing and open a new hearing. Sue suggested that the close to date certain.

Sue made motion to continue public hearing to date certain of June 5<sup>th</sup>. Robert 2<sup>nd</sup>. So voted. Hearing closed at 8:12 pm.

**2. Public hearing for zoning permit application #18-501 by Robin Burrett & Alice Hibbard for parcel #06-01-58.1, requesting Site Plan Review approval for 2 self-storage buildings per Bristol Zoning Regulations Article III Section 390.**

Hearing opened at 8:15 pm.

Alice gave overview of project. Kris stated that he went over questions for site plan with Chris Burrett. Sue asked if same material and color. Alice stated yes. There might be minor variation due to manufacturers. Gary asked if the spacing between buildings is the same as existing buildings. Alice said yes. Katie asked if there was a demand. Alice stated they have a waiting list. Katie asked if any new landscaping. Alice stated that they keep as is. Sue asked about access road to north. Alice explained that the north access is actually a ROW to property in the rear and the actual entrance to the south. Mark asked if road is public and Alice clarified that this was a private drive. Sue discussed that the buildings are in line with existing buildings. Alice explained that they buildings are pushed back due to the ROW.

Sue made motion to approve the site plan as presented. Gary 2<sup>nd</sup>. So voted.

Sue made motion to close hearing, Robert 2<sup>nd</sup>. So voted at 8:22

**3. Public hearing for zoning permit application #18-502 by Craig Brown for parcel #06-02-58, requesting Site Plan Review approval for aa addition to a Light Industrial Class 1 building per Bristol Zoning Regulations Article III Section 390.**

Hearing opened at 8:30

Craig Brown was not present so Kris presented.

Katie asked about total square footage of building and addition. Square footage is 11200. The total building is Light Industry II. Discussion on Footprint maximum and lot coverage. Both Light Industry I and II require site. Sue asked if this qualifies for Light Industry. Kris said that it is metal fab. Screening will be existing trees, shrubs, and fences. Katie asked about surrounding buildings and Kris clarified they are both rentals owned by Brown. Katie discussed that this is commercial entity surrounded by residential is why we have site plan review. Discussion of visual impact and decided that it will be more of the same.

Sue moved to approve application as presented. Gary 2<sup>nd</sup>. So voted.

Sue moved to close hearing, Robert 2<sup>nd</sup>. So voted.

#### **4. Approval of minutes from the April 17, 2018 meeting**

Sue made motion to approve. Robert 2<sup>nd</sup>. So Voted

#### **5. Administrative Matters, if any**

- a. Agenda.** Katie asked that there is a clarification the changes of agenda. Going forward the first
- b. Meeting times.** Katie recommended multiple monthly meetings if hearing need to be held. Kris asked if we should schedule all hearings for the 1<sup>st</sup> Tuesday. Hearing will be discussed and set by Chair. Robert asked if they need to submit by any time. Katie stated that they don't currently have a time in the regulations but we could set a timeframe. Discussion resulted in understanding that time restraints of Addison Independent will dictate time required. Also decided that all meeting will end at 9:00 pm, unless additional time is required.
- c. Stoney Hill Properties**
  - i. Re-warning – 15 new units. Katie asked if we need to describe the types of units. Kris will follow-up with ACRPC
  - ii. Condition of storm water application
  - iii. Condition of waste water application
  - iv. Condition of land ownership and acreage required.
  - v. Design of structures
  - vi. Lighting plan – placement and type
  - vii. Screening
  - viii. Landscape plan

#### **6. Continued discussion of Bristol Town Plan update**

#### **7. Any Other Public Comments**

#### **8. Adjournment**

Sue made motion, Gary 2<sup>nd</sup>. So Voted

A copy of the complete zoning permit application is available for review at the Bristol Town Office during regular business hours.

Public comments on tonight's agenda items following the public hearings will be called for at an appropriate juncture. We will hear public comments on other topics at the conclusion of our evening's deliberations.