

## **Bristol Planning Commission Meeting**

**July 17, 2018**

Commission Members: Katie Raycroft-Meyer (Chair), Anna Daylor, Bill Sayer, Mark Gibson, Robert Rooker, Sue Kavanagh

Other: Shawn Kimball (NeatTV)

Public: Greg Cousino, Todd Jennings, Thomas Lathrop, Michael Angelo Giorgio

Meeting called to order at 7:05

**1. Hearing for zoning permit application #18-901 by C&J Properties LLC for parcel #06-02-45.1.**

Hearing opened at 7:02 pm

Robert Rooker recused himself. His employer is working on this project.

Greg Cousino and Todd Jennings from C & J Properties introduced themselves and gave an overview of their business, Hillside Precision. They presented site plans from Otter Creek Engineering and Larose Surveys. T. Jennings went through the Site Plan Review Criteria Overview (See attached). A discussion about required permitting occurred and C & J will need to apply for the following permits: Wastewater, Highway curb-cut, and possibly a stormwater permit. C & J, if the site plan is approved, will be submitting their Act250 application to the State. Sue asked about storm water and if a permit would be needed. C & J explained that their engineer will be working on this and they were told that they would not need a stormwater permit because they have less than one acre of impervious surfaces. Katie asked about different types of storm water options. C & J explained that their engineers are designing it for them. Sue asked about the pads for the generator and A/C units. She had concerns about noise. C & J explained that they did not have plans to purchase one at this point in time. They were advised by their engineer to include the generator pad since they needed to include one for the A/C unit. Sue asked about trash location. C & J explained that the trash was located behind the building and will be screened. They also said that they recycle a large portion of materials used in their business. Katie asked about landscaping. She suggested some plantings, possibly maple trees, along Rte. 116. Sue asked about access to Lot #2. Kris explained that there will only be two lots after the subdivision and the remaining lands can be accessed via Stoney Hill Road or Rte. 116. Michael presented a few different drawings of the building. C & J discussed their desire to use doors and windows that are not just plain, industrial features. Sue asked about solar. C & J stated that they have looked into it and the positioning of the building was done to maximize possible solar. Michael stated he would work with C & J on roofing options to make installation easier. Mark discussed the 30% tax credits for solar installations. This includes both the panels and the roof. Bill discussed that this area was zoned for commercial uses 30 years ago and was happy to see growth occurring there. He did state he is cautious about too many mandates. Anna stated that she had no questions. Sue made a motion to approve the site plan as presented

with the following conditions. 1) The subdivision of the 7.1 acres needs to be finalized by the Town of Bristol. 2) A state wastewater permit must be obtained. 3) If required, a storm water permit must be obtained. 4) State highway access must be granted. Anna 2<sup>nd</sup>. So Voted (5-0-1 Robert abstained). Sue made a motion to close the hearing, Anna 2<sup>nd</sup>. So voted.

Hearing closed at 7:50 pm

**2. Approval of minutes from the June 19, 2018 meeting.**

Sue made a motion to accept the March 20, 2018 meeting minutes. Bill. 2<sup>nd</sup>. So voted.

**3. Administrative Matters**

A discussion about future meeting occurred. Concerns about trying to work on Town Plan and Zoning Regulation and having hearings on the same night was discussed. Kris suggested that the 1<sup>st</sup> Tuesday be used for hearings, as needed, and the 3<sup>rd</sup> be used for planning activities. Sue cautioned group about scheduling 2 meeting a month since the PC had agreed to try to only meet once a month. Kris suggested that they plan on 2 meeting a month through September. Kris discussed several minor zoning changes that the PC might want to consider. A discussion occurred about the need for subdivision regulations. Kris stated that since Bristol does not have subdivision regulation, any commercial application of 1 acre or greater would have to apply for an Act250 permit. Kris stated that the permitting could cost as much as \$80,000. A discussion about how the regulations would work. Katie discussed that the regulations do not need to be overly complicated. Bill stated that the original resistance to subdivision regulations was it would make it more complicated for land owners to get permitted. He said that we should look into the process and see if it would now make applications smoother for applicants. Sue liked the extra oversight provided by Act250. Katie explained that Bristol could use site plan and conditional use to ensure enough oversight occurred. A discussion occurred about how the PC would go about making such changes. Would they be made by the Selectboard or would they need to go to the public for voting. Kris will research and provide more information to the PC.

**4. Any Other Public Comments**

None

**5. Adjournment**

Anna made a motion to adjourn. Sue 2<sup>nd</sup>. So voted