



**TOWN OF BRISTOL
PLANNING COMMISSION
Tuesday, August 7 2018, 7:00 PM
Holley Hall**

MINUTES

ATTENDANCE:

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

Public: Michael Gibson, Geoffrey Pearsall, Kristine, Pearsall, Joshua Gale, Nicole Gale, James Sawyer, Samantha Sawyer.

Others: Kris Perlee (ZA) Mary Arbuckle (NEAT)

I. Call to Order: 7:05 PM

1. Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
 - a. Bill B made a motion that Sue be acting Chair, Bill S 2nd. So voted

II. Scheduled Appointments.

1. **Public hearing for application of permit #18-700, Steven Hutchinson (parcels 09-01-51.1), Right of Way access per Bristol Zoning Regulations Article IV Section 407.**
 - a. Call to order 7:10
 - b. Mr. Hutchinson was not available so Kris presented application. Kris clarified this was for a right of way only.
 - c. Kris explained this is an extension of existing ROW. Sue wanted to clarify that the ROW was on Mr. Hutchinson's property. Mr. Pearsall was concerned that turnaround was on his property. Kris clarified location and that it was not on their property. Mr. Pearsall was agreed and had no issue. Kris explained that previous ROW was approved at 50' and Mr. Hutchinson was fine with 50' continuing. Kris also explained that new ROW would have an emergency vehicle turnaround as shown on map. Bill B. wanted clarification of how current ROW connected to Lower Notch Road. Gary wanted clarification of 50' ROW, Kris confirmed. Mr. Gale wanted to know if a ROW could become a town road. Kris explained process and why private drives are named. Sue wanted clarification on when and how original ROW was permitted. Kris explained ZBA approved. Kris provided tax map to show location of ROW. Gary asked if property 51.1 was wooded. Kris stated yes it was. Question if remaining land could be sub-divided. Kris stated yes, but that would be another hearing. Sue asked if grade requirements, how should it be stated as a condition. Kris suggested that they state that it should meet the driveway standards.. Gary stated that Chief LaRose wanted to have less than 15% grade. Robert asked if the road was part of the PC's jurisdiction. Kris explained that it was. PC would like Chief LaRose to review. Bill S asked if new land owners are aware of road maintenance requirements. Mrs. Gale asked if it was one house or many. Kris explained that it is 5 acre zoning and only one house would be permitted. Mr. Gibson had no questions. Sue made motion to approve the application with the condition that the Bristol Fire chief visit the site and approve the grade. Bill B. 2nd. Discussion of width Sue made amendment to require ROW be 50'. Robert 2nd. Amendment passed (6-0). Amended motion passed (6-0)
 - d. Sue made motion to close hearing. Gary 2nd.
 - e. Mr. Gale asked if road would be 50' Kris explained that the road does not have to be the full 50' and most of the time it does not exceed 16'-20'. The Gales were concerned that this ROW was on their property, and it was explained that it was all on Hutchinson's property.
2. **Public hearing for application of permit #18-504 by James Sawyer for parcel #06-02-25, requesting Site Plan Review approval Light Industrial I use, per Bristol Zoning Regulations Article IV Section 390.**
 - a. Hearing opened at 7:30 pm.
 - b. The Sawyers gave overview of project. It would be a brewery and taproom. Sue asked if the use would be grandfathered. Kris explained that the brewery would be light industry. Bill B. asked about what

waste would be produced. The Sawyers explained how the wastewater would be used. The current septic will be used. Samantha explained that the solid waste would be hauled to a local farm for feed and the waste water would use the current septic and would need state approval. James explained that they want to minimize the amount of solids in the septic to minimize the stress on the system. Gary asked about volume of wastewater. Samantha estimated about 500 gallons a week. Bill asked about how much beer would be produced. Samantha explained that they would produce about 150 gallons a week. Sue asked if all beer would be sold on site. Samantha explained that most would be bottled distributed. Samantha and James explained the difference between a tasting room and a tap room. Per the State a tasting room is very limited on what it can serve. A taproom is allowed to do tastings plus pints. A taproom would be required to serve food. Bill asked if any additional permits would be required. Kris explained they would need a liquor license from the town and the rest of the permits would be from the state. A discussion of what would be served for alcohol and it was explained that they would only be serving beer that is produced on site. James explained that they have 4 kids and have no plans to open a bar. Bill B asked about number of employees. Samantha stated the permit is for up to 5, but it would not be that many to start with. Gary asked how much brewers waste would be produced and how would it be removed. Samantha explained 300-400 lbs. a week and it would be hauled away with a pick-up. Bill asked how supplies would be delivered. Samantha explained that they would pick it up locally. Gary asked about storage of ingredients. Samantha explained that they would be using just in time inventory so no long term storage would occur. Sue asked where used grains would be unloaded from the building. Samantha said that they would use the Northern door on the front of the building. Sue asked about external storage, and no external storage would occur. Bill asked if dumpster would be screened, and yes it will be. Northern property line was discussed. Sue asked where wastewater system was. It is located on the south-western corner of the property. Almost all of the open green space is currently leech field. Bill asked if this was a standard system or one that was engineered. Jason Barnard has designed the system. Sue asked if they would still need a wastewater permit, and yes they would. Location of dumpster was discussed. Sue asked if they planned to use the covered patio. Samantha explained that they had no plans right now. Sue asked about the apartment on site. Samantha explained that they are buying the property and plan to continue renting. Sue asked about parking for the apartment. They use the current parking lot. Gary asked about hours of operation. Bill asked if Kris had reviewed the criteria, he said yes. He reviewed the criteria overview that is part of the application. Sue had a question on venting of brewing beer. Samantha explained that they would vent out. James explained that brewing is only about 1 hour at a time. Samantha said they only plan 1-2 batches a week. Hours of operation was discussed some more. The application is for 6:00am to 10:00pm. This was mostly to allow for brewing. The taproom hours were discussed as being Thursday-Sunday noon – 9:00pm. if any changes are made, they would meet with the ZA. Mary had a question of their vision. James explained that they wanted to truly make a VT beer, with all VT ingredients. Bill asked if hours be enough. Hours of taproom was discussed. Bill B. asked why Thursday through Sunday. Samantha explained they are looking at staffing. Bill B. suggested that they have taproom hours Monday-Sunday noon – 9:00pm. Sue made motion to approve application with the following conditions: 1- All state wastewater and storm permits be obtained, 2- hours of operation 6:00am-10pm production, and 12:00noon – 9:00pm for the taproom. Gary 2nd. Discussion of the taproom as a use. Kris explained that the brewery to be light industry and the taproom would fall under the 20% retail section of the definition. So voted (6-0)

- c. Sue made motion to close hearing, Bill B. 2nd. So voted 7:55pm

III. Public Forum

1. This is an opportunity for citizens to briefly share comments and concerns with the Board about matters that are not on the agenda (up to 5 minutes for each topic). A topic requiring more than 5 minutes should be scheduled for a future agenda.

IV. Regular Business.

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V. Other Business.

1. Correspondence, reports, correspondence received.

VII. Executive Session: personnel matters per 1 V.S.A. §313(a)(3), potential real estate negotiations per 1 V.S.A. §313(a)(2), and potential contract negotiations per 1 V.S.A. §313(a)(1)(A).

VIII. Adjourn. Sue made motion to adjourn, Gary 2nd. So voted (6-0) 8:00 pm.