

BRISTOL PLANNING COMMISSION
Holley Hall
Tuesday, October 2, 2018 @ 7:00 P.M
MINUTES

Members: Katie Raycroft-Meyer, Sue Kavanagh, Bill Brown, Bill Sayre, Robert Rooker, Mark Gibson
Public: Greg Newman, Piper Westbrook, Art Curcillo, Raymond Shire, Skyler Shire, Tommie Thompson
Others: Kris Perlee (ZA), Mary Arbuckle (NEAT)

1. Call to order 7:05
2. Hearing 18-505 – Greg Newman
 - a. Greg presented his plan to be located at 7 Main St. It will be located at the rear of the building and accessed via the alley. He will be opening an indoor garden supply store. The plan has gone through the DRC and has been approved with conditions. He would like to add a stairway, walkway, and plantings. Tommie presented drawings of the alley updates. Katie asked about lights. Greg stated that there would be three lights fixed on the building. He might also look into lights strung across the alley. Greg explained the sign design he would like to hang on Main and the one over the door. Sue asked what hours he would be open. Greg stated 10-6, seven days a week. Sue mentioned lights might be needed during business hours. Mark asked what the business would be. Greg explained supplies like lights and soils for indoor gardening. Bill asked for clarity on the crime and safety concerns. Greg explained that he wanted to make sure there were no chances people could hide in the alley and do illegal things. Robert asked about ADA. Greg explained that there would be access via the Main St. real estate office. Art discussed his right of ways in the alley. He is concerned that the right of ways in the alley have just been ignored. He would like to see if he could install a parking space in the alley. A discussion of the history of the alley occurred. A survey of the alley to clarify the right of ways was discussed. A discussion of the trees and fence that would be removed at the bottom of the alley. Greg discussed his discussions with abutting land owners and they have signed off on his use of the alley. Art once again discussed the ROW of the alley. A discussion about the alley is no longer for vehicles once the Town installed the curbs. Bill S. agreed that the ROW were complicated and a survey might be a good idea. Greg stated that the stairs would not be in the ROW.
 - b. 8:07 Katie made a motion to close the hearing. Sue 2nd. So voted.

Deliberative session: Bill B. had some concerns over ROW issue. He is concerned that after construction, if someone was able to prove it was in their ROW it would need to come down. He feels a shared survey would be good. Sue believes the survey is a good idea, but does not believe they can make it a condition since it impacts other property owners and they cannot be made to participate. Bill S. believes this is a good project and is an improvement to the building and the alley.. He feels encouraging a survey is a good idea. Mark also had concerns about the ROW and like the survey idea. Kris pointed out sections 392 and 353 would allow the PC to require a survey. Robert felt that the site plan was missing a few elements. Mark was concerned about the discussion about parking spaces in the ROW. Sue did not feel that there area would be large enough for parking per the parking requirements. Sue also discussed that the parking issue is not part of the application being reviewed. Robert felt that the site plan was missing a few elements such as landscaping and lighting. Katie felt it was a good plan, but a survey is recommended. Robert discussed how costly this could be because of the research that could be required. Bill S.

offered an alternative to a survey in which all the landowners agree upon terms and have it recorded. Katie feels that the missing items on the drawing need to be submitted. Sue made a motion with the following recommendations:

- i. Strongly suggest clarification of property boundaries including those served by the potential ROW

And following conditions:

- ii. Updates to the site plan drawing that clearly indicates all exterior lighting, vertical sign, and the existing and proposed fence changes, showing existing tree to be removed.
- iii. Along with the following conditions agreed upon by the DRC September 24
 1. Pathway need to be brick or wood and gravel
 2. Doorway needs to match window above it.
 3. Any changes to the plan would require DRC approval.

Bill B. 2nd. So voted.

A discussion about whether parking should be addressed in the conditions. Kris explained that there is no parking in the plan and if anyone wanted to request parking, that would be another permit.

- c. Robert made a motion to adjourn, Mark 2nd. So voted.