

Bristol Planning Commission

Meeting Minutes

October 20, 2015

Commission Members: Sue Kavanagh, Kris Perlee, Gary Clark, Bill Brown, Skimmer Hellier

Other: Eric Forand (Zoning Admin), JoAnne Eckert (NeatTv), Adam Lougee (ACRPC)

Public: Marita Bathe-Schine (Addison County Readers and Lawrence Memorial Library)

Continuation of Public Hearing for Design Review Committee (DRC) approved permit 15-48 opened at 7:10pm

Permit 15-48, submitted by Lawrence Memorial Library, to install a "Little Free Library" at the Town Green playground. The Design Review Committee recommended approval of the permit at its July 13, 2015 meeting. The Planning Commission discussed at the August 18, 2015 meeting and continued it to a date certain of September 15, 2015. At that meeting the Commission asked the applicant to provide data on alternative locations and how much child traffic they received, so they could compare it with the data for the park. Sue stated that the Commission is on the agenda for the Select Board meeting on September 21, 2015. The Commission is there to talk about the motion made at their last meeting to ask the Select Board for a moratorium on any further modifications to the Town Green until an ordinance is approved that addresses the use and development of the Town Green. The Commission continued the hearing to a date certain of October 20, 2015.

Sue recounted that the PC went to the Selectboard and discussed their concern about modifications to the Town Green. Sue stated that she thought the meeting went well and that the PC's concerns were heard by the Selectboard. She referenced an email from Therese that stated the Selectboard decided to draft a policy as opposed to an ordinance to address the issue of modification to the Town Green. Sue said she was appreciative of the quick response from Therese and she feels that the Selectboard will follow through with the policy. Kris asked where the policy was, Sue said it has not been drafted yet. Kris felt like the Selectboard might not follow through with drafting it. Bill also had concerns that the Selectboard would not follow through with drafting the policy. Gary stated that he was sorry the LFL got caught up in this but there is a bigger issue of over building on the park that is causing trees to die. Marita spoke about possibly locating the LFL at a different location. She said that the LFL were usually set up at places where people could drop and pick up books but Bristol was looking to have a place where people could stop and read a book so the park seemed like the perfect place. Kris mentioned how the park was not used in the winter and that the books may be vandalized. He also asked if there is a plan in place in case the project needs to be canceled. Marita replied that the LFL is removable so if the project is discontinued then the box could be removed. Skimmer said he felt the Commission was spending an exorbitant amount of time on a permit that was already approved by two other panels.

Sue made a motion to approve permit 15-48, seconded by Skimmer. All were in favor (5-0)

Public hearing closed at 7:25pm

Regularly scheduled Planning Commission meeting opened at 7:25PM

Minutes:

Kris made a motion to accept as presented the minutes from the September 15, 2015 meeting, seconded by Bill. All were in favor (5-0).

Administrative:

The sub-committee on industry definitions gave its report. They had drafted a new definition for heavy industry as well as suggesting that “foundry” be removed from light industry definition.

All members were in favor of these suggestion and they will be incorporated into the next draft of Districts and Standards.

Review of Article X:

Adam began the review looking at the area in the south east portion of the village planning area (Caine Hill Rd). This area is currently Rural Agricultural 2 (RA2), Adam proposed it be changed to Village Residential. After a discussion the Commission agreed to propose changing the RA2 zone in the Caine Hill Road area to the newly proposed zone called Village Residential.

The second area reviewed was east of Caine Hill on the south side of the New Haven River in the Village Planning Area. This area is currently Conservation. After a discussion the Commission decided to table a decision on this area, with no change recommended since all five members present would have had to agree to move forward with a proposed change (and they did not).

The third area is in the south west corner or the Village Planning Area south of Hewitt Road and north of the New Haven River. This area is currently Rural Agricultural 5 (RA5). After a discussion the Commission agreed to propose changing the RA5 zone in this area to RA2.

Adam then began a discussion of a possible overlay district at the intersection of Rts 17 and 116. The three sides of this area are currently zones C-1 (Commercial) and the northwest corner is RA5.

The Commission discussed what their vision is for this area and how an overlay district can achieve this vision. Kris feels that more development is good, no strip malls, but rather a small business park or large grocery store. Gary sees potential for growth, Stoney Hill Road could be lined with trees to create a gateway to the village. He could see anything there given proper screening and landscaping. Bill felt that development there needs to be elegant, upscale, it needs to be done right. Skimmer would like to see Vermont manufacturing businesses that would bring people to Bristol and create local jobs. Sue felt there should not be gas stations, convenience stores or fast food and wanted to be sure the RA5 corner in a potential overlay district could be developed in a similar fashion to the other three corner areas. Sue read an email from John Elder who could not attend the meeting but who offered input on a potential overlay district in this area saying that, “Some sort of overlay zone at the intersection of 116 and 17 continues to feel extremely important to me. My fear is that unless we take steps now to prevent it from happening, big-box stores and/or fast-food franchises will occupy one of the two available corners. There are already such options available for shoppers in Rutland, Middlebury, and Williston. There is also considerable evidence to show that they drain the vitality from conventional stores in village like ours. Our entire Town Plan focuses on maintaining the vitality of our compact village

structure, including the shops and restaurants that anchor it. Nothing could be more pressing than our approach to this intersection, in my opinion.”

Adam will draft an Objectives and Guidelines for a potential overlay district based on these suggestions. The outline of the proposed overlay district was updated to create a square with the northeast corner being the cemetery, the southeast being the property lines of Benedicts, and the southwest going out to the edge of the Commercial zone.

For the next meeting Adam will bring: updated map, Article X text updates and Schedule of Uses, and the Objectives and Guidelines of the overlay district.

Kris made a motion to adjourn, seconded by Gary all were in favor (5-0)

Meeting adjourned 9:25pm