

Bristol Planning Commission

Meeting Minutes

November 17, 2015

Commission Members: Sue Kavanagh, Gary Clark, Bill Brown, Kris Perlee, John Elder, Skimmer Hellier, Chico Martin, Katie Raycroft-Myer

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

Public: John "Peeker" Heffernan

Meeting opened at 7:10pm

John "Peeker" Heffernan came before the Commission to discuss language in the town plan in relation to extraction and quarrying. Currently he is applying for a new ACT 250 permit for his pit on Hardscrabble Road and one of the 10 criteria for Act 250 approval requires conformance with the town plan. He is specifically questioning the town plan text about quarrying not being permitted anywhere in the town until the topic can be further studied. Sue discussed that when the town plan (passed by the town in November 2012) was being drafted, the PC's detailed discussions made clear distinctions between the work of extraction and quarrying, particularly in the Land Use section (pages 51-52). Chico stated that the PC's intention was to restrict future development of quarries but not to close existing quarries necessarily. The Commission discussed possible scenarios regarding Mr. Heffernan's pursuit, including the PC drafting a letter to the Act 250 Commission stating that it was not an intention of the town plan to restrict existing quarries (particularly in this case as Peeker reported no complaints from neighbors). Chico and Kris will work to develop a draft letter to the Act 250 Commission stating there was no intention in the town plan to close existing quarrying operations, and they will bring back a draft to the PC at the December 1, 2015 special meeting (only one other item will be addressed that evening: a public hearing on a DRC recommendation).

Approval of Minutes:

Chico made a motion to accept as presented the minutes from the September 15, 2015 meeting, seconded by Kris. All were in favor (6-0). Bill and John were not present at the September 15, 2015 meeting.

Kris made a motion to accept as presented the minutes from the October 20, 2015 Planning Commission meeting and the Public Hearing for the Little Free Library zoning permit on October 20, 2015, seconded by Bill. All were in favor (5-0). John, Chico, and Katie were not present at the October 20, 2015 meeting.

Administrative Matters:

Sue informed the Commission that the Selectboard acted on their request for a policy in regards to structural development on the Town Green. Sue distributed a copy of the new policy that was approved at the Selectboard meeting November 16, 2015.

Review of Article X:

Chico stated that he had a discussion with Bill Sayre as Bill is currently not able to attend the PC meetings. Bill had the following requests that he would like the PC to address:

- 1) Change the title of the definition of saw mill to saw mill / wood products manufacturing;
- 2) That wood pellets be allowed under the saw mill/ wood products manufacturing definition;
- 3) Under a newly proposed definition of heavy industry include after wood pulp that wood mash/slurry/mesh also not be allowed.

The Commission discussed these and decided to change the definition of saw mill to saw mill / wood products manufacturing, to include wood pellets as an allowed product under saw mill/ wood product manufacturing and to include wood mesh/slurry/mash (once the final correct term is researched) as banned product under heavy industry.

Bill also had a question about what is considered retail when calculating retail space under a newly proposed definition of light industry. For example A. Johnson has some display area in the office but some of the product is outside; how would the square footage of retail space be calculated? The Commission decided this issue involves all multi use facilities and would need to continue to be discussed. It was decided to add the same language about 20% retail space limits that is currently under the proposed light industry definition to the saw mill / wood products manufacturing definition.

Adam distributed updated Use definitions and asked for a review. Chico asked that reference to “small scale” be removed from the catering definition, the Commission decided to remove it. The Commission decide to add the word “rock” to the quarrying definition.

Adam distributed an updated zoning districts and planning area map. The Commission discussed again the triangle shaped area of conservation zone in the south east corner of the village planning area. A vote was taken to change it to another zone, the 4-4 vote resulted in no change.

Adam distributed an updated schedule of uses. He added language about 1 acre minimums for commercial uses in all districts.

Adam asked that everyone review the definitions, schedule of uses and maps and let him know of any comments. Also, since the meeting ending time was upon them, Adam suggested that at the December 15, 2015 meeting the PC continue discussion of a proposed overlay zone (now outlined on the updated map after PC input at the Oct. 20, 2015 meeting) and review the definition document he distributed at the very end of the meeting.

John made a motion to adjourn the meeting, seconded by Skimmer. All were in favor (8-0).

Meeting adjourned 9:40pm