

Bristol Planning Commission

Meeting Minutes

December 15, 2015

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

Other: Eric Forand (Zoning Administrator), Adam Lougee (ACRPC), Shawn Kimball (NEATTv)

Public:

Meeting opened at 7:05pm

Approval of Minutes:

Bill made a motion to accept as presented the minutes from the November 17, 2015 meeting, seconded by John. All were in favor (6-0). Chico and Katie were not present for the vote.

Gary made a motion to accept as presented the minutes from the December 1, 2015 Planning Commission meeting and the Public Hearing for the Wells Mountain LLC, zoning permit 15-94 on December 1, 2015, seconded by Kris. All were in favor (7-0). Katie was not present for the vote.

With the plan of completing the PC's review of Article X proposed updates, Adam opened a discussion about the proposed Daniels Four Corners Overlay District at the intersection of Rts. 116 and 17. Adam asked how the Commission felt about the proposed name, and after explanation of the Daniels family's historic ownership of the general area, there were no objections to the name. The Commission then discussed the Objectives and Guidelines that Adam had drafted. The Commission would like to see this as an "entrance" to the Town that will draw people in to the village area. The Commission agreed with Adam's draft, with one text change made later at the conclusion of the discussion. The Commission then discussed the proposed allowed uses in the overlay district. Kris proposed that there be no use changes in the overlay district. There was not majority PC support for that proposal. Chico proposed an alternative, and the majority of the Commission present agreed in a verbal survey around the table (with Bill Brown expressing reservations), to retain all of the proposed allowed uses in the two underlying districts (Commercial on three of the corners, and RA5 on the fourth corner) and make Site Plan review and prohibit all proposed conditional uses in the underlying districts. The Commission reviewed and accepted as drafted the design standards proposed by Adam.

Sue proposed that the Commission bring the draft proposed Article X to the Selectboard in January for review and then to host a public informational meeting (not a formal public hearing) to explain the PC's Article X recommendations to take comments. Kris asked about how the PC would incorporate input and Sue replied by suggesting that an informational meeting gives the PC the opportunity to hear reactions and incorporate input as best we can without starting from scratch. Article X is a large body of work and it's important to take this time to check in with the public. Sue will work with Therese Kirby to schedule time with the SB.

Kris made a motion to adjourn, seconded by Chico. All were in favor (8-0) .

Meeting adjourned 9:00pm